

# **RIVER RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 27, 2023**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**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**

June 20, 2023

Board of Supervisors  
River Ridge Community Development District

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

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on June 27, 2023 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/82086246862>, Meeting ID: **820 8624 6862** or telephonically at **1-929-205-6099**, Meeting ID: **820 8624 6862**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)
3. Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
4. Consideration of Resolution 2023-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
5. Update: Premier Lakes, Inc. [Alex Kurth]
6. Consideration of Quality Assurance Audit – Lake Maintenance
  - A. Memorandum
  - B. Evaluation Sheets
  - C. Photos
7. Discussion: Safety Hazard Request Letter [Pelican Sound Dr. and Pelican Sound Blvd. Intersection]
8. Consideration of Collier Paving and Concrete, Divisions of Southern Striping Solutions, LLC, Estimate #23-284 for Solar Pedestrian Crosswalk Street Signage
9. Discussion: Fiscal Year 2024 Budget

- 10. Acceptance of Unaudited Financial Statements as of May 31, 2023
  - A. Budget Variance
  - B. Breakdown
- 11. Approval of May 23, 2023 Regular Meeting Minutes
  - Active Action and Agenda Items
- 12. 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: July 25, 2023 at 1:00 PM

○ QUORUM CHECK

SEAT 1	JAMES (JIM) GILMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BOB SCHULTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KURT BLUMENTHAL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TERRY MOUNTFORD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BOB TWOMBLY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 13. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
- 14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams  
 District Manager

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

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

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## INDEPENDENT AUDITOR'S REPORT

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

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of River Ridge Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

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

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



May 30, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of River Ridge Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2022 resulting in a net position balance of \$8,246,574.
- The change in the District's total net position in comparison with the prior fiscal year was \$440,854, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported ending fund balance of \$1,346,745 an increase of \$408,573 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid expenses, restricted for debt service and is assigned for the Pelican Sound program. The remaining fund balance is unassigned, which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

The District maintains two governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund and the special revenue fund, both of which are considered major funds.

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 1,392,471	\$ 443,142
Capital assets, net	8,795,867	7,650,647
Total assets	<u>10,188,338</u>	<u>8,093,789</u>
Current liabilities	72,297	38,725
Long-term liabilities	1,869,467	249,344
Total liabilities	<u>1,941,764</u>	<u>288,069</u>
Net position		
Net investment in capital assets	6,926,400	7,401,303
Restricted for debt service	-	15,844
Unrestricted	1,320,174	388,573
Total net position	<u>\$ 8,246,574</u>	<u>\$ 7,805,720</u>

The District's net position reflects its net investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDING SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,302,623	\$ 795,473
General revenues	205	62
Total revenues	<u>1,302,828</u>	<u>795,535</u>
Expenses:		
General government	159,036	138,163
Maintenance and operations	651,411	660,471
Interest	32,277	14,547
Note issue costs	19,250	-
Total expenses	<u>861,974</u>	<u>813,181</u>
Change in net position	440,854	(17,646)
Net position - beginning	7,805,720	7,823,366
Net position - ending	<u>\$ 8,246,574</u>	<u>\$ 7,805,720</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$861,974. The costs of the District's activities were primarily funded by program revenues, which are comprised primarily of assessments. Expenses increased during the current year mostly due to higher interest and note issue costs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$15,190,565 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,394,698 has been taken, which resulted in a net book value of \$8,795,867. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$1,869,467 in debt outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

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

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 1,364,286
Prepays	7,480
Assessments receivable	703
Restricted assets:	
Cash and cash equivalents	20,002
Capital assets:	
Nondepreciable	5,705,623
Depreciable, net	3,090,244
Total assets	10,188,338
<b>LIABILITIES</b>	
Accounts payable	45,726
Accrued interest payable	26,571
Non-current liabilities:	
Due within one year	398,994
Due in more than one year	1,470,473
Total liabilities	1,941,764
<b>NET POSITION</b>	
Net investment in capital assets	6,926,400
Unrestricted	1,320,174
Total net position	\$ 8,246,574

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Changes in Net Position Governmental Activities
Primary government:			
Governmental activities:			
General government	\$ 159,036	\$ 159,036	\$ -
Maintenance and operations	651,411	1,143,587	492,176
Interest on long-term debt	32,277	-	(32,277)
Bond issue costs	19,250	-	(19,250)
Total governmental activities	861,974	1,302,623	440,649
General revenues:			
Investment earnings			205
Total general revenues			205
Change in net position			440,854
Net position - beginning			7,805,720
Net position - ending			\$ 8,246,574

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Fund		Total Governmental Funds
	General	Special Revenue	
<b>ASSETS</b>			
Cash and cash equivalents	\$ 155,915	\$ 1,228,373	\$ 1,384,288
Prepays	7,480		7,480
Assessments receivable	614	89	703
Total assets	<u>\$ 164,009</u>	<u>\$ 1,228,462</u>	<u>\$ 1,392,471</u>
<b>LIABILITIES</b>			
Accounts payable	<u>\$ 32,767</u>	<u>\$ 12,959</u>	<u>\$ 45,726</u>
Total liabilities	<u>32,767</u>	<u>12,959</u>	<u>45,726</u>
<b>FUND BALANCES</b>			
Non-Spendable			
Prepaid Expenses	7,480	-	7,480
Restricted for:			
Debt service	-	20,002	20,002
Assigned to:			
Pelican sound program	-	1,195,501	1,195,501
Unassigned	<u>123,762</u>	<u>-</u>	<u>123,762</u>
Total fund balances	<u>131,242</u>	<u>1,215,503</u>	<u>1,346,745</u>
Total liabilities and fund balances	<u>\$ 164,009</u>	<u>\$ 1,228,462</u>	<u>\$ 1,392,471</u>

See notes to the financial statements



**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,346,745

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

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

Cost of capital assets	15,190,565	
Accumulated depreciation	(6,394,698)	8,795,867

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

Accrued interest payable	(26,571)	
Bonds payable	(1,869,467)	(1,896,038)

Net position of governmental activities		\$ 8,246,574
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See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Fund		Total Governmental Funds
	General	Special Revenue	
<b>REVENUES</b>			
Assessments	\$ 216,965	\$ 1,085,658	\$ 1,302,623
Interest	102	103	205
Total revenues	<u>217,067</u>	<u>1,085,761</u>	<u>1,302,828</u>
<b>EXPENDITURES</b>			
Current:			
General government	121,230	37,806	159,036
Maintenance and operations	81,043	241,431	322,474
Debt service:			
Principal	-	79,877	79,877
Interest	-	9,862	9,862
Note issue costs	-	19,250	19,250
Capital outlay	-	1,474,157	1,474,157
Total expenditures	<u>202,273</u>	<u>1,862,383</u>	<u>2,064,656</u>
Excess (deficiency) of revenues over (under) expenditures	14,794	(776,622)	(761,828)
<b>OTHER FINANCING SOURCES (USES)</b>			
Loan proceeds	-	1,700,000	1,700,000
Total other financing sources (uses)	<u>-</u>	<u>1,700,000</u>	<u>1,700,000</u>
Fund balances - beginning	<u>116,448</u>	<u>292,125</u>	<u>408,573</u>
Fund balances - ending	<u>\$ 131,242</u>	<u>\$ 1,215,503</u>	<u>\$ 1,346,745</u>

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	938,172
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.		1,474,157
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(328,937)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		(22,415)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		79,877
The issuance of long-term debt (e.g. bonds and notes) provides current financial resources to governmental funds and are reported as financing sources in the governmental fund statement but such amounts increase liabilities in the statement of net assets.		<u>(1,700,000)</u>
Change in net position of governmental activities	\$	<u>440,854</u>

See notes to the financial statements

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

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

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

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

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

The Board has the responsibility for:

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Special Revenue Fund**

This fund accounts for the financial resources to be used for the Pelican Sound Program.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

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

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

#### Capital Assets

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

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

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

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

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

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

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

#### Unearned Revenues

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

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

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

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

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

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

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

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

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

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## **NOTE 4 – DEPOSITS**

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



## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 4,231,466	\$ -	\$ -	\$ 4,231,466
Infrastructure under construction	-	1,474,157	-	1,474,157
Total capital assets, not being depreciated	4,231,466	1,474,157	-	5,705,623
Capital assets, being depreciated				
Buildings and improvements	799,138	-	-	799,138
Infrastructure - water control and other	8,685,804	-	-	8,685,804
Total capital assets, being depreciated	9,484,942	-	-	9,484,942
Less accumulated depreciation for:				
Buildings and improvements	479,916	20,008	-	499,924
Infrastructure - water control and other	5,585,845	308,929	-	5,894,774
Total accumulated depreciation	6,065,761	328,937	-	6,394,698
Total capital assets, being depreciated, net	3,419,181	(328,937)	-	3,090,244
Governmental activities capital assets	\$ 7,650,647	\$ 1,145,220	\$ -	\$ 8,795,867

Depreciation expense was allocated to maintenance and operations.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2019

On April 24, 2019, the District issued \$400,000 of Operations and Maintenance Assessment Revenue Notes, Series 2019 due on April 24, 2024 with a variable interest rate of 203 basis points above the five year Treasury Constant Maturity with a floor of 4%. The Notes were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each April 24 and October 24. Principal on the Notes is to be paid serially commencing April 24, 2020 through April 24, 2024.

The Series 2019 Notes are subject to redemption at the option of the District prior to their maturity. The note is subject to prepayment at any time by the District with no prepayment penalty.

The Note has restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service, and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

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

### Series 2022A & B

On May 27, 2022, the District issued \$1,700,000 of Improvement Revenue Notes, Series 2022 A and B, due on May 1, 2027, with a true interest cost rate yield of 3.27% and 4.08% respectively. The Notes were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each April 24 and October 24. Principal on the Notes is to be paid serially commencing May 1, 2023 through May 1, 2027.

The Series 2022 Notes are subject to redemption at the option of the District prior to their maturity. The note is subject to prepayment at any time by the District with no prepayment penalty.

The Note has restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service, and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019 Notes	\$ 249,344	\$ -	\$ 79,877	\$ 169,467	\$ 83,072
Series 2022A Note	-	850,000	-	850,000	159,240
Series 2022B Note	-	850,000	-	850,000	156,682
Total	<u>\$ 249,344</u>	<u>\$ 1,700,000</u>	<u>\$ 79,877</u>	<u>\$ 1,869,467</u>	<u>\$ 398,994</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 398,994	\$ 64,915	\$ 463,909
2024	419,436	48,812	468,248
2025	343,954	34,443	378,397
2026	355,226	23,171	378,397
2027	351,857	11,530	363,387
Total	<u>\$ 1,869,467</u>	<u>\$ 182,871</u>	<u>\$ 2,052,338</u>

## NOTE 7– MANAGEMENT COMPANY

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

## NOTE 8– RISK MANAGEMENT

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

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budgeted Amounts Original &amp; Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
<b>REVENUES</b>			
Assessments	\$ 214,350	\$ 216,965	\$ 2,615
Interest	750	102	(648)
Total revenues	<u>215,100</u>	<u>217,067</u>	<u>1,967</u>
<b>EXPENDITURES</b>			
Current:			
General government	128,459	121,230	7,229
Maintenance and operations	84,601	81,043	3,558
Total expenditures	<u>213,060</u>	<u>202,273</u>	<u>10,787</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 2,040</u>	14,794	<u>\$ 12,754</u>
Fund balance - beginning		<u>116,448</u>	
Fund balance - ending		<u>\$ 131,242</u>	

See notes to required supplementary information

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – SPECIAL REVENUE FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 1,083,980	\$ 1,085,658	\$ 1,678
Interest	500	103	(397)
Total revenues	<u>1,084,480</u>	<u>1,085,761</u>	<u>1,281</u>
<b>EXPENDITURES</b>			
Current:			
General government	29,000	37,806	(8,806)
Maintenance and operations	220,000	241,431	(21,431)
Debt service:			
Principal	-	79,877	(79,877)
Interest	-	9,862	(9,862)
Note issue costs	-	19,250	(19,250)
Capital outlay	799,000	1,474,157	(675,157)
Total expenditures	<u>1,048,000</u>	<u>1,862,383</u>	<u>(814,383)</u>
Excess (deficiency) of revenues over (under) expenditures	36,480	(776,622)	(813,102)
<b>OTHER FINANCING SOURCES (USES)</b>			
Loan proceeds	-	1,700,000	1,700,000
Total other financing sources (uses)	<u>-</u>	<u>1,700,000</u>	<u>1,700,000</u>
Net change in fund balance	<u>\$ 36,480</u>	923,378	<u>\$ 886,898</u>
Fund balance - beginning		<u>292,125</u>	
Fund balance - ending		<u>\$ 1,215,503</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2022	5
Number of independent contractors compensated in September 2022	5
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$8,600
Independent contractor compensation for FYE 9/30/2022	\$83,383
Construction projects to begin on or after October 1; (>\$65K)	
Budget variance report	See page 20-21 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	N/A
	N/A
Special assessments collected FYE 9/30/2022	N/A
Outstanding Bonds:	
Series 2019, due April 24, 2024,	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of River Ridge Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 30, 2023.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

## **Purpose of this Report**

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

*Bhav & Associates*

May 30, 2023





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

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

We have examined River Ridge Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

*Grau & Associates*

May 30, 2023



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of River Ridge Community Development District, Lee County, Florida as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 30, 2023.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

*Grau & Associates*

May 30, 2023

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

**WHEREAS**, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

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

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 27th day of June, 2023.

ATTEST:

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135**

**MEMORANDUM**

Date: June 27, 2023  
To: River Ridge Board of Supervisors  
From: Shane Willis – Operations Manager  
Subject: Quality Assurance Audit – Lake Maintenance

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Management recently conducted the yearly on-site audit review of District owned Lakes within Pelican Sound. The tour was conducted on Monday, May 22, 2023:

Included in this report are the following:

- Evaluation Sheets for each Lake
- Field Report of each Lake

There is a total of (14) District owned Lakes which are identified as follows: Lake E1-A, E1-B, E1-E, E-1C, E3-A, E3-C, E4-A, E7-A, E8-A, E8-C, H1-A, H1-B, H1-C, and H2-A.

**Please note the below observations, which are included in each Evaluation Sheet:**

- **E1-A:** At the time of this audit there were no observations of concerns.
- **E1-B:** Observations included a seeded palm in the south corner and Pennywort on the GC side of lake.  
**Action Item:** Work-Order submitted to remove the palm and treat pennywort.
- **E1-E:** Observations included tree branches in south corner & minor bank weeds.  
**Action Item:** Work-Order submitted to remove branches & treat weeds.
- **E1-C:** At the time of this audit there were no observations of concerns.
- **E3-A:** At the time of this audit there were no observations of concerns.
- **E3-C:** At the time of this audit there were no observations of concerns.
- **E4-A:** Observations include littoral removal by a resident.
- **E7-A:** Observations included a seeded palm on north bank corner.  
**Action Item:** Work-Order submitted to remove the palm.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135**

- **E8-A**: Observations included need for bank restoration on resident side.
- **E8-C**: At the time of this Audit there were no concerns.
- **H1-A**: Observations included Pennywort, submerged vegetation & future LBR.  
**Action Item**: Work-order has been submitted to treat the Pennywort & submerged vegetation. Continue to monitor for lake bank restoration.
- **H1-B**: At the time of this audit there were no observations of concerns.
- **H1-C**: At the time of this audit there were no observations of concerns.
- **H2-A**: At the time of this audit there were no observations of concerns.
- **Dry Retention 1**: Observations included excessive amounts of weeds; this dry retention is out of compliance.  
**Action Item**: Work-order has been submitted to bring into compliance.
- **Dry Retention 2**: Observations included excessive amounts of weeds; this dry retention is out of compliance.  
**Action Item**: Work-order has been submitted to bring into compliance.

During the time of this inspection wildlife observed included Red Beak Hens, Florida Mottled Ducks, Great White & Grey Herons, Anhinga, Deer, Spoonbill Heron, Black Birds, Turtles, Bass, Alligators, and Fish.

Of the 14 District owned lakes, seven had noted treatment requirements; two of which were out of compliance at the time of this audit (Dry Retention 1 & Dry Retention 2).

Additionally, Staff continues to review the FPL drainage ditch to ensure there are no obstructions in the flow-way both South & North sides of the basin. Premier Lakes continues to review/address as necessary on a quarterly basis.

Management has noted Lakes E8A, H1B, H1A, H2A, E1B, E4A, E3C, E7A, & E3A for potential Littoral Shelf planting on the resident side of the pond.

Management has noted Lake E8A for immediate lake bank restoration (LBR) and lake H1A for continued monitoring for future LBR.

It is the opinion of Management, that at the time of this Audit these lakes are in compliance with SFWMD permits.



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E1-A

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MINOR BANK WEEDS ON RESIDENT SIDE
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HERRON, FISH, MINNOWS, SQUIRRELS, DUCKS
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 1 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E1-B

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

	YES	NO	Additional Comments/Information
<b>Vegetation Control:</b>			
Invasive/undesirable plant control meet contract specifications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PENNYWORT ON GOLF COURSE SIDE, SEEDED PALM IN SOUTH CORNER
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LITTORALS NEEDED ON RESIDENT SIDE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Health/Safety:</b>			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FISH, HERRON, TURTLES, RABBITS
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Structural Integrity:</b>			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Aeration/Fountains:</b>			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 2 HEAD AERATION SYSTEM IN THE LAKE, 2 AERATION BOXES WITH 6 BUBBLERS
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E1-E

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MINOR BANK WEEDS, TREE BRANCHES IN SOUTH CORNER
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ANHINGA, MINNOWS, TURTLES
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BROWNISH WATER COLOR
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 HEAD AEREATION SYSTEM HOA OWNED FOUNTAIN
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E1-C

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RECENTLY TREATED BANK WEEDS
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FISH, DUCKS, SQUIRRELS
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ONE AERATION BOX, 3 BUBBLERS HOA OWNED FOUNTAIN
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E3-A

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS NEEDED ON RESIDENT SIDE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SANDHILL CRANE, TURTLES, FISH
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 HEAD AERATION
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E3-C

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS RESIDENT SIDE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FISH, BIRDS
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 3 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E4-A

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GOOD LOOKING LAKE
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS AFTER RESIDENT REMOVAL
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MINOR POND SCUM IN NORTH CORNER
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BIRDS, FISH
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 3 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: E7-A

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEEDED PALM ON NORTH BANK
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS AROUND LAKE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FISH, TURTLES, BIRDS
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 HOA OWNED & MAINTAINED FOUNTAINS 3 HEAD AERATION & NANO-BUBBLER
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: ES-A

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS NEEDED AROUND LAKE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TURTLES, DUCKS, FISH
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RESTORATION NEEDED ON RESIDENT SIDE
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 3 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/2/23

Lake ID #: E8-C

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BIRDS, TURTLES
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 2 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: H1-A

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

	YES	NO	Additional Comments/Information
<b>Vegetation Control:</b>			
Invasive/undesirable plant control meet contract specifications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RECENTLY TREATED BANK WEEDS, PENNYWORT, SUBMERGED VEGETATION
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS RESIDENT SIDE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Health/Safety:</b>			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DUCKS, SQUIRRELS, FISH
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Structural Integrity:</b>			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WILL NEED LBR IN THE NEXT COUPLE OF YEARS
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Aeration/Fountains:</b>			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 3 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: H1-B

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS GC SIDE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALLIGATOR, TURTLES, ANHINGA
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 AERATION BOXES, 6 BUBBLERS BIO-GENERATOR INSTALLED AUGUST 2017, WATER CIRCULATOR INSTALLED NOVEMBER 2018
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: H1-C

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

All Audit Check Points answered "No" require Additional Comments/Information

Vegetation Control:	YES	NO	Additional Comments/Information
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RECENTLY TREATED BANK WEEDS
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Health/Safety:			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BIRDS, FISH, TURTLES
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Integrity:			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aeration/Fountains:			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ONE AERATION BOX, 3 BUBBLERS
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: H2-A

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

	YES	NO	Additional Comments/Information
<b>Vegetation Control:</b>			
Invasive/undesirable plant control meet contract specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MINOR BANK WEEDS
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FILL-IN LITTORALS AROUND LAKE
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lake absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Health/Safety:</b>			
Is the lake surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ANHINGA, FISH
Does the over all lake body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Structural Integrity:</b>			
Is the lake/lake bank absent significant washouts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Aeration/Fountains:</b>			
Is there a CDD or Club owned Aerator/Fountain present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	THERE IS A 4 HEAD AERATION SYSTEM IN THE LAKE
Is it operating/properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**River Ridge CDD**  
 Quality Assurance Audit  
 Evaluation Sheet  
Lakes

Date: 5/22/2023

Lake ID #: DRY DETENTION 1

**PHOTO DOCUMENTATION REQUIRED**

**Audit Check Points**

*All Audit Check Points answered "No" require Additional Comments/Information*

	YES	NO	Additional Comments/Information
<b>Vegetation Control:</b>			
Invasive/undesirable plant control meet contract specifications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EXCESSIVE WEEDS, OUT OF COMPLIANCE
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the dry detention absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Health/Safety:</b>			
Is the dry detention surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HERRON, RABBIT, SQUIRRELS
Does the dry detention body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Structural Integrity:</b>			
Is the lake/lake bank absent significant washouts?	<input type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Aeration/Fountains:</b>			
Is there a CDD or Club owned Aerator/Fountain present?	<input type="checkbox"/>	<input type="checkbox"/>	
Is it operating/properly?	<input type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	



**River Ridge CDD**

Quality Assurance Audit

Evaluation Sheet

Lakes

Date: 5/22/2023

Lake ID #: **DRY DETENTION 2**

**PHOTO DOCUMENTATION REQUIRED**

All Audit Check Points answered "No" require Additional Comments/Information

**Audit Check Points**

	YES	NO	Additional Comments/Information
<b>Vegetation Control:</b>			
Invasive/undesirable plant control meet contract specifications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EXCESSIVE WEEDS, OUT OF COMPLIANCE
Does beneficial plant population meet regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are existing beneficial plants healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is the dry detention absent any trash?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Health/Safety:</b>			
Is the dry detention surface absent any oil, grease or gas sheen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Birds and or Fish observed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SANDHILL CRANE, SQUIRREL, DEER, ANHINGA, MINNOWS
Does the dry detention body appear healthy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Structural Integrity:</b>			
Is the lake/lake bank absent significant washouts?	<input type="checkbox"/>	<input type="checkbox"/>	
Is the lawn/lake transition area absent "drop offs" greater than 8"?	<input type="checkbox"/>	<input type="checkbox"/>	
Are structures in sound and appropriate life cycle condition?	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Aeration/Fountains:</b>			
Is there a CDD or Club owned Aerator/Fountain present?	<input type="checkbox"/>	<input type="checkbox"/>	
Is it operating/properly?	<input type="checkbox"/>	<input type="checkbox"/>	
Are hoses or cords properly secured or screened?	<input type="checkbox"/>	<input type="checkbox"/>	
Do pumps and motors sound like they are operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	
Are electrical and/or mechanical boxes/enclosures in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	
Are the boxes/enclosures secured properly?	<input type="checkbox"/>	<input type="checkbox"/>	
Do the boxes/enclosures appear to be securing contents from elements?	<input type="checkbox"/>	<input type="checkbox"/>	
Is timer/photo cell operating properly?	<input type="checkbox"/>	<input type="checkbox"/>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6C**

LAKE E8-C  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Birds, Turtles

COMPLIANCE ISSUES: None

COMMENTS: Aeration Working



LAKE E8A  
INSPECTION DATE: 4/24/23

LAKE BANK RESTORATION NEEDED: resident side of lake needs lake bank restoration

LITTORALS NEEDED: fill-in littorals around lake

WILDLIFE PRESENT: turtles, ducks, fish

COMPLIANCE ISSUES: None

COMMENTS: None



LAKE NUMBER H1B  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: None

LITTORALS NEEDED: golf course side of lake fill-in  
littorals

WILDLIFE PRESENT: Alligator, Turtles, Anhinga

COMPLIANCE ISSUES: None

COMMENTS: None



LAKE NUMBER H1A  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: Lake bank restoration will be needed on the resident side within the next couple of years

LITTORALS NEEDED: fill-in littorals around resident side of the lake

WILDLIFE PRESENT: Ducks; squirrels, fish

COMPLIANCE ISSUES: recently treated bank weeds, Pennywort present, Submerged vegetation present.

COMMENTS: None



LAKE NUMBER H2A  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: Fill-in littorals

WILDLIFE PRESENT: Anhinga, Fish

COMPLIANCE ISSUES: Minor Bank Weeds

COMMENTS: Beautiful Lake



LAKE NUMBER H1-C  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Birds, Fish, Turtles

COMPLIANCE ISSUES: Recently treated bank weeds

COMMENTS: None





LAKE NUMBER E1-A  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Herron, Fish, Alligator, Squirrels,  
Ducks

COMPLIANCE ISSUES: Minor Bank Weeds resident side

COMMENTS: Marsh area looks great



LAKE NUMBER E1-B  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: Resident Side

WILDLIFE PRESENT: Fish, Herron, Turtles, Rabbit

COMPLIANCE ISSUES: Pennywort Golf Course side,  
Seeded Palm south corner

COMMENTS: None



LAKE NUMBER E1-C  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Fish, Ducks, Squirrels

COMPLIANCE ISSUES: Recently treated bank weeds

COMMENTS: None



LAKE NUMBER E1E  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Anhinga, Minnows, Turtles

COMPLIANCE ISSUES: Tree branches south corner, minor bank weeds

COMMENTS: Water color is brown



LAKE NUMBER E4-A  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: Fill-In Littorals

WILDLIFE PRESENT: Birds, Fish

COMPLIANCE ISSUES: Minor pond scum in north corner

COMMENTS: Resident removed a portion of littorals



LAKE NUMBER E3-C  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: Fill-in Resident side

WILDLIFE PRESENT: Fish, Birds

COMPLIANCE ISSUES: None

COMMENTS: None



Dry Detention 2  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Squirrel, Sandhill Crane, Deer,  
Anghina, Minnows

COMPLIANCE ISSUES: Excessive Weeds, Out of  
Compliance

COMMENTS: None



# Dry Detention 2 Pictures Continued





## Dry Retention 2 Pictures Continued



DRY DETENTION 1  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: No

WILDLIFE PRESENT: Herron, Rabbit, Squirrels

COMPLIANCE ISSUES: Excessive Weeds Out of Compliance

COMMENTS: None



LAKE NUMBER E7-A  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: Fill-in Littorals

WILDLIFE PRESENT: Fish, Turtles, Birds

COMPLIANCE ISSUES: Seeded Palm on north bank

COMMENTS: None



LAKE NUMBER E3-A  
INSPECTION DATE: 5/22/23

LAKE BANK RESTORATION NEEDED: No

LITTORALS NEEDED: Fill-in Littorals Resident Side

WILDLIFE PRESENT: Sandhill Crane, Turtles, Fish

COMPLIANCE ISSUES: None

COMMENTS: None



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



June 6, 2023

Mr. Robert Schultz  
Chair, River Ridge Community Development District  
9220 Bonita Beach Road. Suite 214  
Bonita Springs, FL 34135

Dear Mr. Schultz,

Recently the Pelican Sound Public Affairs Advisory Panel (PAAP) has been involved in reviewing a few safety-related issues that relate to our community. One of the issues discussed was the intersection of Pelican Sound Blvd. at Pelican Sound Drive. This intersection was discussed because some residents believe making this location a three-way stop would be safer than under current conditions.

Traffic traveling along Pelican Sound Blvd. is not required to stop and has the right of way. Often vehicles stop as a courtesy to cyclists or golf carts. At times there seems to be confusion as to who has the right of way. This matter was raised to the PAAP and the Panel wishes to transmit a request to River Ridge to consider this issue and perhaps retain the services of a traffic engineer. There is a considerable mix of traffic at this intersection including owner's cars, visitors, vendors, cyclers, golf carts, golf course maintenance vehicles and pedestrians.

On behalf of the PAAP, I am pleased to transmit a request that the RRCDD consider undertaking an appropriate review of safety and traffic at the intersection of Pelican Sound Blvd. and Pelican Sound Drive.

Sincerely,

Eric Long, GM/COO  
Pelican Sound Golf & River Club

Cc: Cleo Adams, District Manager RRCDD  
Jim McGivern, Board President, Pelican Sound Golf & River Club

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

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[www.collierpave.com](http://www.collierpave.com)

# PROPOSAL

Date: 5/24/2023  
 Estimate #: 23-284  
 Project: River Ridge Pedestrian Crosswalk  
 Contractor: Wrathell, Hunt and Associates  
 Location: Pelican Sound Drive, Bonita Springs  
 Scope: Pedestrian Crossing Solar Signalization

Item No.	Description	Quantity	Unit	Unit Price	Extension
	Mobilization, General Conditions	1	LS	\$ 1,713.00	\$ 1,713.00
	Furnish & Install Solar Pedestrian Signal for Pedestrian Crossing	2	EA	\$ 12,373.54	\$ 24,747.08
				<b>Total:</b>	<b>\$ 26,460.08</b>

## TERMS AND CONDITIONS

30% Deposit Due Prior to Mobilization and Final Payment Due at Completion  
 Price excludes all full depth repair to Sub-base  
 Price excludes all replacement of any Wheel Stops  
 Price excludes all concrete repairs or replacements  
 No Permits, Fee's or Bond  
 No traffic control or devices  
 No Testing  
 No Q/C Plan or Services  
 No Fine Grade of sub-base  
 Progress invoicing based on work completed  
 Price submitted is good for 30 days from date of proposal  
 Excludes all Asphalt over-runs due to yielding sub-grade or Base  
 Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.  
 Final Prices Based on Field Measurements

  
 Eddie Rey  
 Estimator/Project Manager

Date of Acceptance \_\_\_\_\_  
 by: \_\_\_\_\_





# SC315-G

## Cabinet-Based Rectangular Rapid Flashing Beacon



Rectangular rapid flashing beacons (RRFBs) improve pedestrian safety by increasing yield rates to 72-96% at crosswalks.\*

- ✓ The benchmark for RRFBs, the SC315-G meets MUTCD requirements, including IA-21, and is Buy America compliant
- ✓ Audible pushbutton or passive pedestrian activation
- ✓ Solar or AC-powered
- ✓ Energy Balance Report™ (EBR) prepared for every location to ensure battery longevity

### Superior Design and Technology

The SC315-G is a cabinet-based system with a separate, high-power solar panel. This design enables the SC315-G to work with audible pushbutton stations, passive activation sensors, and remote monitoring, as well as operate at higher intensities and increased activations in challenging environments. MUTCD interim approval IA-21 flash pattern and multiple configurations enable the SC315-G to handle all crosswalk applications.

### Easy Installation

All components, including the battery or AC power supply, Energy Management System (EMS) and optional audible pushbutton controller are housed in a compact, lockable, purpose-built enclosure. It also incorporates a wire routing and termination system, and all components are wired at the factory for an efficient installation.

### Advanced User Interface

The SC315-G comes with an on-board user interface for quick configuration and status monitoring. It allows for simple in-the-field adjustment of flash pattern, duration, intensity, ambient auto adjust, night dimming, and many more. Settings are automatically sent wirelessly to all units in the system.

### Compatibility

Compatible with Carmanah RRFBs and the R820-E, R820-F, and R820-G circular beacons. Interchange solar and AC power models within the same application.

### Reliable

Designed with Carmanah's industry-leading solar modeling tools to provide dependable year-after-year operation. We prepare an Energy Balance Report (EBR) for every location.

### Trusted for 20+ Years

With thousands of installations, Carmanah's systems are the benchmark in traffic applications and other transportation applications worldwide.



\* U.S. Department of Transportation Federal Highways Administration, Publication No. FHWA-HRT-10-043 - "Effects of Yellow Rectangular Rapid-Flashing Beacons on Yielding at Multilane Uncontrolled Crosswalks"

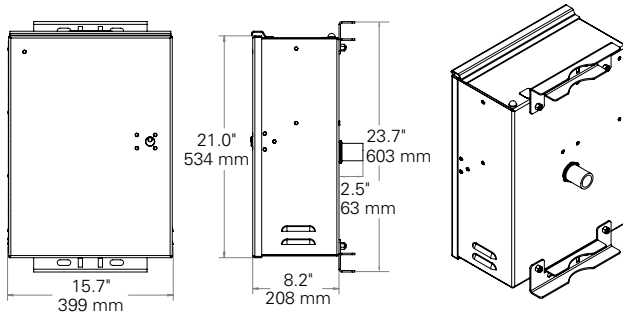
# SC315-G

## Cabinet-Based Rectangular Rapid Flashing Beacon

1.844.412.8395 | traffic@carmanah.com | carmanah.com



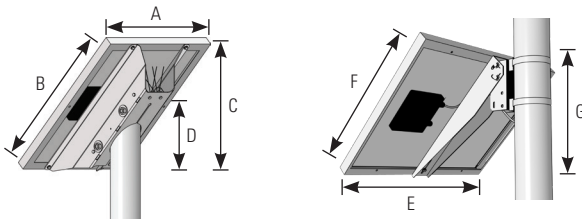
### CABINET DIMENSIONS



### SOLAR PANEL MOUNTING

4.5" Diameter Round Top of Pole Mount

Side of Pole Mount



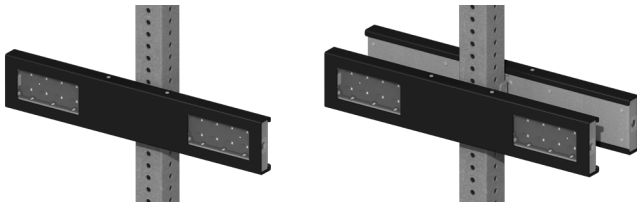
PANELS*	A	B	C	D	E	F	G
20 W	-	-	-	-	13.6" (345 mm)	18.5" (470 mm)	13.8" (350 mm)
50 W	21.2" (538 mm)	26.3" (668 mm)	19.6" (497 mm)	10.0" (254 mm)	26.3" (668 mm)	21.2" (538 mm)	16.0" (405 mm)
80 W	30.7" (780 mm)	26.5" (672 mm)	19.7" (500 mm)	10.0" (254 mm)	30.7" (780 mm)	26.5" (672 mm)	19.7" (500 mm)

\* Carmanah will conduct a site assessment and provide an Energy Balance Report™ to determine the correct solar panel and battery size.

### LIGHT BAR CONFIGURATION

Uni-directional Configuration

Bi-directional Configuration



### ACTIVATION OPTIONS

Standard Pushbutton

Audible Pushbutton Station

Passive Activation Sensor



### BEACON SPECIFICATIONS

Optical	MUTCDC interim approval IA-21 and MUTCDC compliant
	Purpose-built light bar optics = maximum efficiency and no stray light
	Exceeds SAE J595 class 1 intensity by 2.5 to 3x when used as recommended
	Meets SAE J578 chromaticity
	3 in (76 mm) x 7 in (178 mm) clear, UV-rated polycarbonate lens with yellow LEDs
	High-power LEDs: +90% lumen maintenance (L90) based on IES LM-80
Side-emitting pedestrian confirmation LEDs	
Independent, stainless steel mounting brackets make back-to-back installation simple and enable in-field aiming for maximum effectiveness	
Yellow, black, or green powder coated light bar covers	

### SYSTEM SPECIFICATIONS

On-Board User Interface (OBU)	Adjustable system settings with auto-scrolling LED display on our latest EMS
	System test, status, and fault detection: battery, solar, button, beacon, radio, day/night
	Flash patterns: RFB (WW+S), RFB1 (WW+S legacy), RFB2 (WSDOT), 0.5 sec. alternating (MUTCDC), 0.5 sec. unison (MUTCDC), 0.5 sec. x3 alternating (MUTCDC), 0.1 sec. unison, 0.25 sec. unison, 0.1 sec. x3 quick flashes unison, 0.1 sec. x3 quick flashes alternating, steady on
	Input: momentary for pushbutton activation, normally open switch, normally closed switch
	Flash duration: 5 sec. to 1 hr.
	Intensity setting: 20 to 1400 mA for multiple RFBs, circular beacons, or LED enhanced signs
	Nighttime dimming: 10 to 100% of daytime intensity
	Ambient Auto Adjust: increases intensity during bright daytime
	Automatic Light Control: reduces intensity if the battery is extremely low
	Temperature correction: yellow beacons
Beacon Communication	Calendar: internal time clock function
	Radio settings: enable/disable, selectable channel from 1 to 14
	Output: enabled when beacons flashing daytime and nighttime, or nighttime only E.g., for relay control of overhead lighting
	Activation counts and data reporting via OBU or optional USB connection
	Encrypted, wireless radio with 2.4 GHz mesh technology
	Wireless update of settings from any unit to all systems on the same radio channel
	User-selectable multiple channels to group different beacons and ensure a robust wireless signal
	Communicates with all other Gen III radio-enabled systems including our R820-E, -F, and -G circular beacons
	Instantaneous wireless activation: <150 ms
	Wireless range: 1000 ft (305 m)
Power System	Integrated, vandal-resistant antenna
	Solar or AC-powered
	AC: 100-240 VAC input, 6-14 AWG Replaceable AC-DC power supply, circuit breaker, terminal block wiring
Energy Collection	20, 50, or 80 W high-efficiency photovoltaic solar panel
	45 deg tilt for optimal energy collection
	Maximum Power Point Tracking with Temperature Compensation (MPPT-TC) battery charger for optimal energy collection in all solar and battery conditions
Energy Storage	12 V battery system with multiple sizes: 35, 55, 100 Ahr.
	Replaceable, recyclable, sealed, maintenance-free, best-in-class AGM batteries offer the widest temperature range and longest life
	Battery design life: +5 yrs.
Cabinet Construction	Weatherproof, gasketed enclosure with vents for ambient air transfer (NEMA 3R)
	Lockable, hinged door with #2 lock Optional padlockable latch
	Corrosion-resistant aluminum with stainless steel hardware
	Raw aluminum finish or yellow, black, or green powder coated
Environmental	Prewired to minimize installation time
	High-efficiency optics and EMS = the most compact, lightweight system
	-35 to 165° F (-37 to 74° C) system operating temperature
	-40 to 140° F (-40 to 60° C) battery operating temperature
Activation	150 mph (241 kph) wind speed as per AASHTO LTS-6
	Pushbutton: ADA-compliant, piezo-driven with visual LED and two-tone audible confirmation
	Audible pushbutton station: ADA-compliant, piezo-driven with visual LED and customizable voice message confirmation
Passive activation: microwave-based sensor detects pedestrian	
<b>Warranty</b>	<b>5-year limited warranty, excluding batteries</b>



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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
General	\$ 247,406				\$ 247,393
Allowable discounts (4%)	(9,896)				(9,896)
Assessment levy: on-roll - net	237,510	\$ 226,923	\$ 10,587	\$ 237,510	237,497
Interest and miscellaneous	750	15	735	750	750
Total revenues	<u>238,260</u>	<u>226,938</u>	<u>11,322</u>	<u>238,260</u>	<u>238,247</u>
<b>EXPENDITURES</b>					
<b>General</b>					
<b>Professional services</b>					
Supervisors	10,918	4,091	6,827	10,918	10,918
Management/accounting	51,408	25,704	25,704	51,408	51,408
Audit	7,100	1,280	5,820	7,100	7,100
Special assessment preparation	6,500	-	6,500	6,500	6,500
Legal	10,000	1,783	8,217	10,000	10,000
Engineering	10,000	4,864	5,136	10,000	10,000
NPDES report filing	13,000	2,760	10,240	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	591	409	1,000	1,000
Insurance	7,800	7,480	-	7,480	8,228
Printing & binding	750	375	375	750	750
Legal advertising	1,000	786	214	1,000	1,000
Contingencies	3,880	82	1,500	1,582	2,500
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property taxes	-	9	-	9	9
<b>Total Professional Services</b>	<u>124,846</u>	<u>50,885</u>	<u>71,352</u>	<u>122,237</u>	<u>123,903</u>
<b>Field Services</b>					
Other contractual - field management					
Q & A	2,601	1,300	1,301	2,601	2,601
Contingencies	1,000	-	1,000	1,000	1,930
Other contractual	40,000	20,734	19,266	40,000	40,000
Street lighting	4,500	1,628	2,872	4,500	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Debt service (prin & int) 2022 note	19,500	-	19,500	19,500	19,500
Street sweeping	15,000	3,375	11,625	15,000	15,000
Roadway repairs	2,500	-	2,500	2,500	2,500
Aquascaping	20,000	2,270	17,730	20,000	20,000
Hurricane clean up (Ian Recovery)	-	4,850	-	4,850	-
<b>Total Field Services</b>	<u>109,101</u>	<u>34,157</u>	<u>79,794</u>	<u>113,951</u>	<u>110,031</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Other Fees and Charges</b>					
Property appraiser	1,725	-	1,725	1,725	1,725
Tax collector	2,588	2,278	310	2,588	2,588
<b>Total Other Fees and Charges</b>	<u>4,313</u>	<u>2,278</u>	<u>2,035</u>	<u>4,313</u>	<u>4,313</u>
<b>Total Expenditures</b>	<u>238,260</u>	<u>87,320</u>	<u>153,181</u>	<u>240,501</u>	<u>238,247</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	139,618	(141,859)	(2,241)	-
Fund balance - beginning (unaudited)					
Unassigned	124,847	128,463	214,306	128,463	126,222
Fund balances - ending					
Assigned					
Working capital	59,565	53,775	-	-	59,562
Unassigned	65,282	214,306	126,222	126,222	66,660
Fund balance - ending (projected)	<u>\$ 124,847</u>	<u>\$ 268,081</u>	<u>\$ 126,222</u>	<u>\$ 126,222</u>	<u>\$ 126,222</u>

Units	Number of ERU's	Fiscal Year			Total Revenue
		2022	2023	2024	
Pelican Sound	1,299.0000	\$ 129.41	\$ 143.39	\$ 143.39	\$ 186,260
The Meadows	262.0000	129.41	143.39	143.39	37,567
Commercial along US 41	164.3534	129.41	143.39	143.39	23,566
	<u>1,725.3534</u>				<u>247,393</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><b>Wrathell, Hunt and Associates, LLC</b> 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 &amp; 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	8,228
<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	2,500
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
<b>Field Services</b>	
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 <b>Wrathell, Hunt and Associates, LLC</b> .	
Q & A	2,601
Contingencies	1,930
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	15,000
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>\$ 238,247</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,129,147				\$ 1,129,146
Allowable discounts (4%)	(45,166)				(45,166)
Assessment levy: on-roll - net	1,083,981	\$ 1,025,468	\$ 58,513	\$ 1,083,981	1,083,980
Interest and miscellaneous	500	57	443	500	500
Total revenues	<u>1,084,481</u>	<u>1,025,525</u>	<u>58,956</u>	<u>1,084,481</u>	<u>1,084,480</u>
<b>EXPENDITURES</b>					
<b>Pelican Sound Program (Lake &amp; Wetland Maintenance/Roadway Resurface)</b>					
<b>Professional Services</b>					
Audit	3,400	720	2,680	3,400	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	20,000	12,017	7,983	20,000	21,000
Contingencies	600	-	600	600	600
Total Professional Services	<u>29,000</u>	<u>12,737</u>	<u>16,263</u>	<u>29,000</u>	<u>30,000</u>
<b>Debt Service</b>					
Interest expense	-	3,398	-	3,398	-
Total Debt Service	<u>-</u>	<u>3,398</u>	<u>-</u>	<u>3,398</u>	<u>-</u>
<b>Other Contractual</b>					
Field management	5,000	2,500	2,500	5,000	5,000
Lake/wetland	101,000	35,998	65,002	101,000	100,000
Drainage pipe annual inspection and cleaning	50,000	875	49,125	50,000	60,000
Drainage pipe repair	100,000	-	100,000	100,000	100,000
Lake bank remediation/Dry Retention enhance	50,000	-	50,000	50,000	55,000
2019 Note - Capital outlay	90,000	-	90,000	90,000	90,000
Debt service (prin & int) 2022 note	370,500	-	370,500	370,500	365,000
Roadway RM/traffic calming	35,000	67,211	-	67,211	50,000
Aeration repair	-	988	(988)	-	-
Capital outlay	-	-	-	-	194,480
Contingencies	50,000	298	49,702	50,000	35,000
Total other contractual	<u>851,500</u>	<u>107,870</u>	<u>775,841</u>	<u>883,711</u>	<u>1,054,480</u>
<b>Total Expenditures</b>	<u>880,500</u>	<u>124,005</u>	<u>792,104</u>	<u>912,711</u>	<u>1,084,480</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Excess/(deficiency) of revenues over/(under) expenditures	203,981	901,520	(733,148)	171,770	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer Out		(26,725)			
Loan proceeds	-	-	-	-	-
Total other financing sources/(uses)	-	(26,725)	-	-	-
Net change in fund balances	203,981	874,795	(733,148)	171,770	-
Fund balance - beginning (unaudited)					
Committed					
Unassigned	327,516	391,550	1,266,345	391,550	563,320
Fund balances - ending					
Assigned					
Working capital	271,120	-	-	-	271,120
Unassigned	260,377	1,266,345	533,197	563,320	292,200
Fund balance - ending (projected)	<u>\$ 531,497</u>	<u>\$ 1,266,345</u>	<u>\$ 533,197</u>	<u>\$ 563,320</u>	<u>\$ 563,320</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2022	2023	2024	
Pelican Sound	1,299.0000	\$ 869.24	\$ 869.24	\$ 869.24	\$1,129,146

**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		21,000
Anticipates continued involvement in drainage remediation and roadway improvement projects.		

**Field Services**

Other Contractual		
Field management		5,000
Lake/wetland		100,000
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		60,000
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.		
Drainage pipe repair		100,000
Lake bank remediation/Dry Retention enhance		55,000
Covers costs of lake bank erosion repairs as identified and prioritized annually. Also, includes \$20k for dry retention area enhancements for 2024.		
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		365,000
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		50,000
Cover costs of repairs and maintenance as well as traffic calming initiatives with the		
Contingencies		35,000
Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.		

Total Expenditures		\$ 1,084,480
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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**A**

River Ridge CDD  
Pelican Sound Program Updated 6.20.23

	<u>Budget</u>	YTD <u>Actual</u>	Planned/ <u>Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	50,000	6,175	86,350	92,525	-42,525
Drainage Pipe Repair	100,000	30,651	39,900	70,551	29,449
Roadway	35,000	111,193		111,193	-76,193
Lake Bank Remediation	50,000	6,275		6,275	43,725
Aeration Repairs	0	7,027		7,027	-7,027
Lakes/Wetlands	<u>101,000</u>		<u>85,508</u>	<u>85,508</u>	<u>15,492</u>
	<u>336,000</u>	<u>161,321</u>	<u>211,758</u>	<u>373,079</u>	<u>-37,079</u>
Contingencies	50,000	298		298	49,702
Grand Total					12,623



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**B**

## **River Ridge Breakdown June 20, 2023**

### Summary:

#### **Drainage Pipe Annual Inspection & Cleaning Projects:**

- Florida Painters – Outfall Structure Painting - \$875.00
- MRI, Inspection – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)
- MRI, Inspection – Annual Storm Structure Cleaning - \$86,350

**Total: \$92,525.00**

#### **Planned Drainage Pipe Repair:**

- MRI Construction – May/June 2023 Repair Projects (approved 5/24/22 by the Board)
  1. CB103 – 6” crack in 18” Pipe - \$12,850.00
  2. CB213 – Replacement of 2 grates - \$1,850.00
  3. CB132 – Sink hole around box – \$1,200.00
  4. CB104 & CB105 – Replacement of riser on man-hole - \$2,800.00
  5. CB96 – Crack at first two sections of Pipe; replacing two, eight-foot sections of the pipe - \$10,000.00
  6. CB4 – Lining the pipe due to pipe broken - \$11,200.00

**Total: \$39,900** (Work to be completed during the month of May/June)

- MRI Construction:
  7. Dry Retention @ River 4 drain repair - \$8,200.00
  8. E-2 Weir Structure Repair adjacent to River Course #7 - \$9,827.00
  9. Pinehurst CB-166 Swale Repair - \$5,823.91
  10. Structure CB-255 Rip/Rap Drain Structure - \$6,800.00 (approved 5.23.23)

**Total: \$30,650.91**

**Overall Total: \$70,550.91**

#### **Roadway Maintenance & Traffic Calming:**

- Collier Paving – October \$63,744.00 (Sidewalk/Grinding/Valley Gutter Curbs/Roots/& Asphalt)
- Collier Paving – January - \$3,467.25 (Sidewalk Replacement)
- Lykins Sign-Tek - Hurricane Ian Sign Repairs/Replacements - \$9,540.00
- Collier Paving – December - \$10,020.00 (Turnberry Repairs approved October 2021)
- Collier Paving – May – \$24,422.16 - (Sidewalk Grinding/Repairs/Replacements)

**Total: \$111,193.16**

**Lake Bank Remediation/Dry Retention Enhance:**

- Solitude Lake Management – November – Cord Grass Trimming Along River Course #4, #6 - #8 - \$2,275.00
- Premier Lakes – February – Hurricane Ian Debris Removal Project – Dry Retention & FPL Flow-way - \$4,000.00

**Total: \$6,275.00**

**Lake/Wetland:**

- Current Contract - \$69,060.00
- Nano Bubblers Lease Equipment - \$16,448.00 – (\$8,224.00 represents six months reimbursement request (H1-A, H1-B & E7-A))

**Total: \$85,508.00**

**Aeration Repairs:**

- E4-A & H1-B Bio-Generator Repairs - \$500.00
- H1-B, E4-A, H1-C, H2-A, E7-A, E3-C & E1-E - \$2871.00
- E4-A, E7-A, E3-C & E1-E - \$3,306.00
- H1-A - \$350.00 (insulation and quiet muffler install)

(Repairs include broken diffuser bases, diffuser stone replacements, compressor)

**Total: \$7,027.00**

**Contingencies:**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**ACTIVE  
ACTION AND  
AGENDA  
ITEMS**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CI**

# RIVER RIDGE CDD

## Key Activity Dates

Updated: June 2023

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance performed/completed in May.	Jan/May/July/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance performed/completed in May.	Jan/April/July/Oct
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal.	Feb/May/July/October
Dry Retention River Course #6	SOP	N/A	50% Mowing of Zone 1 completed in the Spring 2022; 50% mowing of Zone 1 will be completed in the Spring/May 2023; with no mowing in the Spring of 2024.	2022 thru 2024
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming was completed November 21, 2022.	10/1/2023
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed May 2023. Staff to mow Canna Lilly at this location, as well as H1-B (resident side of pond) Completed in October; on an annual basis and may be necessary twice per year.	May/October
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.	6/1/2023
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed in April.	April/October 2023
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. Lake E3-A identified as needing plantings during audit.	6/1/2023
Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	6/1/2023
Street Sweeping @ 5 MPH		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. Precision Cleaning is under contract for the weeks: Sep 15 & 29, Oct 13 & 27, Nov 10 & 24	Sep/Oct/Nov annually

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.	2/25/2024
Water Quality Sampling of Lake H1-B	SOP	N/A	Premier Lakes 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
Lake E7-A Dye Treatments	SOP	N/A	Approved and budgeted commencing 2023 - Premier (new contractor) - Lake E7-A - Dye treatments January thru April - Premier Lakes, Inc. will commence at no charge for these services.	January through April 2023
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. Proposal approved at the April meeting to clean at 25%. To include Hammock Greens. Projected completion is scheduled no later than July 15th.	4/1/2023 thru 7/15/23
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.	10/1/2023 - Agenda Item - Presentation in October
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)	4/1/2024
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. Repairs completed in November 2022	Oct-23
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. Last inspection May 2023.	May/October 2023
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.	6/1/2023 and is a June agenda item
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.	6/15/2023
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



2022 Budget & Other Events	SOP	N/A	Filter & Install - Metro Pumping - \$141,287. Maxicon Wire & Ground Rod Install - Irrigation Concepts - \$195K. Controller Install - Global Irrigation Solutions - \$55,978. Landscape Renovation Projects - Hannula Landscape - \$598,432.	Commenced 6/1/2022
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.	9/15/2023
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2023
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.	10/1/2023
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.	11/30/2023
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.	12/1/2023
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 (30) days before the Public Hearing and received by WHA, Corporate forty days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/23 as maybe necessary.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CII**

# RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

## BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

### LOCATION

<sup>1</sup>Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928  
River Club Conference Center, Sound Room (Second Floor of Fitness Center),  
4784 Pelican Sound Boulevard, Estero, Florida 33928

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 25, 2022<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<sup>1</sup> Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>November 8, 2022*<sup>1</sup> CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<sup>1</sup> Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>December 13, 2022*<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<sup>1</sup> Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>January 24, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<sup>1</sup> Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928 Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>February 28, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>March 28, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>April 25, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>May 23, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>June 27, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>July 25, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>August 22, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		
<b>September 26, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Join Zoom Meeting, <a href="https://us02web.zoom.us/j/82086246862">https://us02web.zoom.us/j/82086246862</a> Meeting ID: 820 8624 6862 Dial by your location 1 929 205 6099 Meeting ID: 820 8624 6862		

### **Exceptions**

<sup>1</sup>Meeting Location: October, November, December, January:

*(Golf Clubhouse, Lakesview Room, 4561 Pelican Sound Blvd., Estero, Florida 33928)*

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

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