

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

June 25, 2024

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 18, 2024

Board of Supervisors
River Ridge Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on June 25, 2024 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/89848208244>, Meeting ID: **898 4820 8244** or telephonically at **1-929-205-6099**, Meeting ID: **898 4820 8244**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(5 minutes per speaker)*
3. Update: Premier Lakes, Inc. [Alex Kurth]
4. Continued Discussion/Update: Irrigation Water Resource [Eric Long - PSGRC]
 - Discussion/Consideration of McCullers Construction Services & Consulting, LLC Estimate #8 to Install a New Well
5. Discussion/Consideration of MRI Construction, Inc. Estimate for Dry Retention Flow-Way Ditch Cleaning Adjacent to River Course Hole #6 Through #8
6. Consideration of Certain Documents to Provide for a Revised Project Scope for the Series 2024 Note *(to be provided under a separate cover)*
7. Continued Discussion: Fiscal Year 2024/2025 Budget
8. Acceptance of Unaudited Financial Statements as of May 31, 2024
 - A. Budget Variance
 - B. Breakdown
 - C. Proposed Budget 2023-2029 [5 Year Plan]

9. Approval of May 28, 2024 Regular Meeting Minutes

- Active Action and Agenda Items

10. Staff Reports

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

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

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

- Key Activity Dates
- NEXT MEETING DATE: July 23, 2024 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

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

12. 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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McCullers Construction Services & Consulting, LLC

17470 B Jean Street
Fort Myers, FL 33967
239-317-5060

operations@mcscfl.com | <https://www.wellservicesandplumbing.com/>



RECIPIENT:

River Ridge Community Development District

9220 Bonita Beach Road Southeast
Suite 214
Bonita Springs, FL 34135

Estimate #8

Sent on Jun 05, 2024

Total \$323,250.00

SERVICE ADDRESS:

4561 Pelican Sound Boulevard
Estero, Florida 33928

Product/Service	Description	Qty.	Unit Price	Total
(W) Permit	NOC, Lee County DNR Well Construction Permit, VOE Electrical Permit. SFWMD WUP is to be provided by the owner.	1	\$1,250.00	\$1,250.00*
(W) Water Well	Install ground protection mats over the cart path, and leave them in place until the drilling equipment is demobilized. Approximately 1,000' or 250-4' x 8' mats.	1	\$22,000.00	\$22,000.00*
(W) Water Well	Drill a new 12" PVC lake recharge well, casing installed to approximately 340' and a total depth of approximately 400'. We will air-develop the well for up to 4 hours to clear drill-cutting and develop the formation. The actual casing depth and total depth will be determined in the field by the underground formations encountered at this site. Our drilling rig and support equipment will access the well location on the cart path. Includes hauling off drill mud.	1	\$149,000.00	\$149,000.00*
				Optional
(W) Well and Pump Services	Set up & run an 8-hour specific capacity to confirm well capacity before releasing the new well pump. Video and dummy test well. This pump test is based on utilizing the 30-hp submersible pump stored at the maintenance building and a diesel generator. During the pump test, we will continuously monitor drawdown & gpm to determine the specific capacity of this new well.	1	\$18,000.00	\$18,000.00*

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Product/Service	Description	Qty.	Unit Price	Total
(W) Pump Installation	Provide & install 100 hp, 8" dia Franklin Electric submersible pump motor, 8" Franklin 1,000 gpm submersible well pump, 100 hp Franklin VFD pump control panel, 240' for 6" cetra-loc pvc drop pipe, 6" check valve, steel wellhead pipe & fittings, 6" pressure staining check valve, 6" flow meter, 00 AGW submersible pump wire, stainless steel safety cable. Wellhead encased in concrete, two concrete support columns, and 20' of pvc discharge pipe into the lake.	1	\$72,000.00	\$72,000.00*
(W) Electrical	Coordinate with FPL, connect to new FPL transformer, and install a new 400 AMP disconnect switch and meter socket, install approximately 340' pvc conduit and 000 AGW copper wire or equivalent aluminum wire and connect to pump VFD pump control panel.	1	\$61,000.00	\$61,000.00*

Total **\$323,250.00**

* Non-taxable

Notes:

1. We must drive our drilling equipment and heavy trucks across the golf course cart path to access this well site. We will place a double row of ground protection mats covering the cart path and adjacent grass. However, we will not be responsible for damage to or the restoration of the grass, landscaping, concrete cart path, or curbing.
2. The customer will remove and restore grassing landscaping as needed to

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Notes Continued...

facilitate the installation of the new FPL transformer and conduit installation.

3. The customer is responsible for all FPL charges for installing the new transformer and electric meter.
4. The well location to be staked by the customer. The well site must be stable and accommodate our drilling equipment.
5. We will make a reasonable effort to locate and protect the existing underground utility, irrigation piping, and control wires on your property. However, we will not be responsible for damage to unmarked underground utilities, irrigation piping, or control wires on private property.
6. We use the best information available to us on the existing water wells near your location, and underground formations encountered while drilling to determine the casing and final depth of your well. We do not guarantee water quality, water quantity, or sand content.
7. Payment terms: 50% deposit, balanced invoiced monthly for work completed each month, net 30 days, no retainage.
8. MCSC guarantees all labor, workmanship, material, and equipment for one year. The well pump & vfd control panel have a 3-year manufacturer warranty. MCSC cannot warranty acts of God such as lightning or flooding.

Thank you for the opportunity to earn your business.

CGCA54031, CFC057163, CMC057164, EC13012691, CUCA35775, WW11312

Terms & Conditions:

Unless otherwise listed, the quote expiration date/price protection period is 30 days after the quote issue date.

This estimate covers the listed services/products only and is based on the information available or provided to us before generating this estimate. Changes or additions may increase this estimated amount. This estimated amount contemplates the service/work/construction starting in the immediate future. This estimate is valid only until the listed expiration date (the "price protection period"). If MCSC cannot commence the service/work/construction because of state, city, or county permit delays within the price protection period or for any reason beyond MCSC's control, this estimate/agreement amount may have to be increased to offset increased costs. If, after commencement, there is a delay in the service/work/construction progress for any reason for which MCSC has no control and MCSC incurs an increase in labor, materials, etc., the customer/buyer shall be responsible for paying such increased costs. If there are any significant material price increases from the agreement date to the date of receiving the materials, the customer/buyer shall be responsible for paying such increased costs.

Dispute Resolution, parties agree to Binding Arbitration under F.S. Chapter 682 Arbitration Code. Consequential Damages are limited to the contract amount.

Payment Terms, payment is due upon completion of the service/work/construction, if not otherwise stated. MCSC reserves the right to repossess all products provided, installed, or constructed if payment is not received as agreed herein.

Any direct contract greater than \$2,500 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units, must contain the following notice provision printed in no less than 12-point, capitalized, boldfaced type on the front page of the contract or on a separate page, signed by the owner and dated:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY

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Notes Continued...

YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board
2601 Blair Stone Road
Tallahassee, FL 32399-0791
Telephone: 850.487.1395

Signature: _____ Date: _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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MRI Construction, Inc.

5570 Zip Dr., Fort Myers, FL., 33905

Office: 239-984-5241

Certified General Contractor – CGC #1507963

6/6/2024

Name: Cleo Adams

Company: Wrathell, Hunt & Associates, LLC

Project: Pelican Sound Ditch Cleaning

Address: 4569 Pelican Sound Blvd

RE: C052-24- REV 1

Ms. Adams,

We are pleased to submit the following estimate to furnish labor, equipment, and material, complete in accordance with the plans, specification, and conditions herein:

Cleaning of Ditch Line

Item	Unit	Per Item	Total Price
Mobilization:	1 LS:	\$902.55	\$902.55
Floating Turbidity:	250 LF:	\$1.20	\$299.75
Removal / Grading:	74,925 CUFT:	\$2.04	\$152,892.73
Flora Tam:	30 Pallets:	\$514.50	\$15,435.00
Palm Tree Removal Staging Area #1:	1 EA:	\$420.00	\$420.00
New Palm Tree:	1 EA:	\$687.75	\$687.75
Nickel Grass Staging Area #2 and #3:	13 EA:	\$30.69	\$399.00
Slit Fence Staging Areas 1, 2 & 3:	1200 LF:	\$1.94	\$2,331.00

This does not include grading slopes, digging of ponds, surveying and permits if needed. This proposal is for installment of martial, labor, and equipment.

Total: \$173,367.78

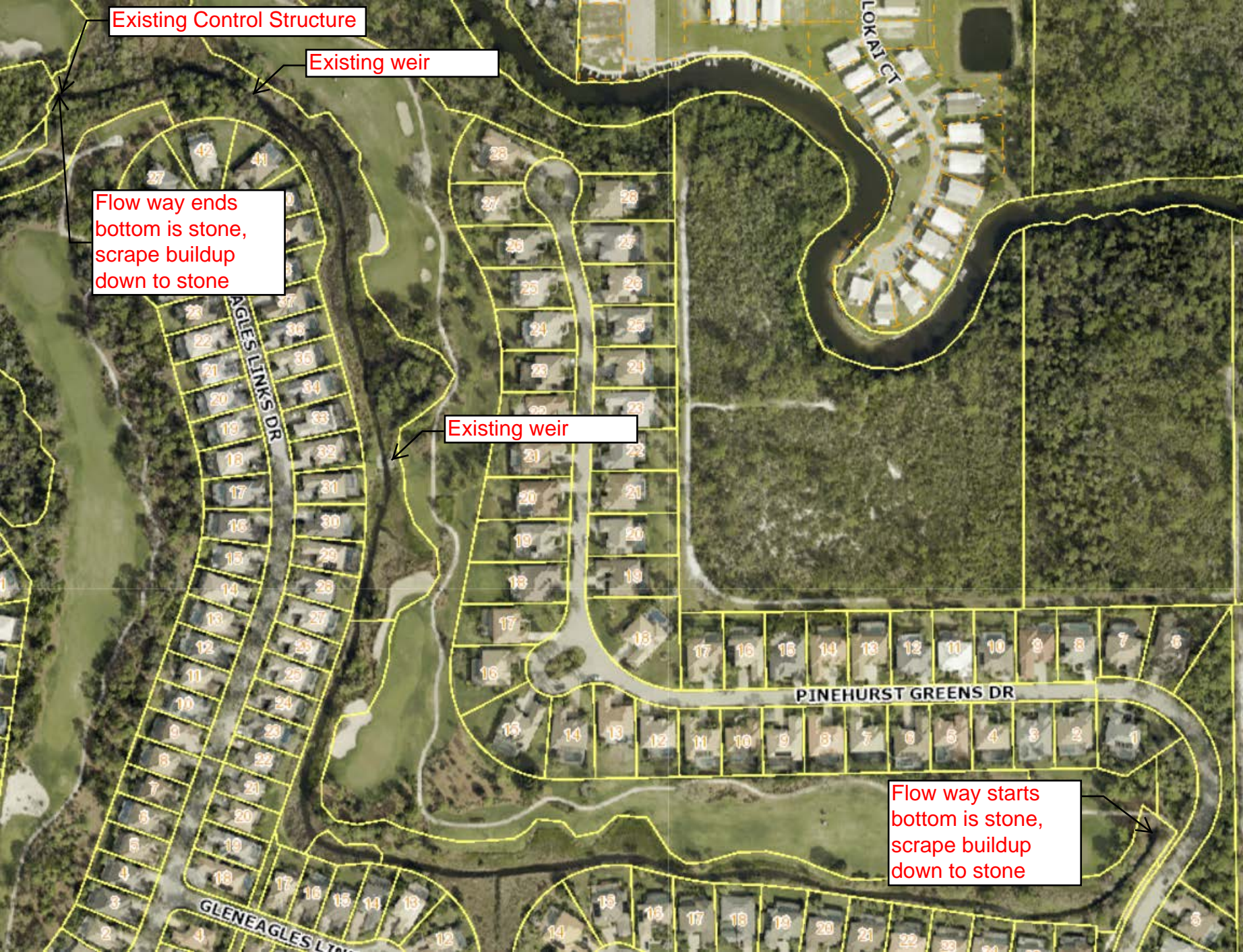
Existing Control Structure

Existing weir

Flow way ends
bottom is stone,
scrape buildup
down to stone

Existing weir

Flow way starts
bottom is stone,
scrape buildup
down to stone



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
General	\$ 247,396				\$ 247,373
Allowable discounts (4%)	(9,896)				(9,895)
Assessment levy: on-roll - net	237,500	\$ 230,332	\$ 7,168	\$ 237,500	237,478
Interest and miscellaneous	750	255	495	750	750
Total revenues	<u>238,250</u>	<u>230,587</u>	<u>7,663</u>	<u>238,250</u>	<u>238,228</u>
EXPENDITURES					
General					
Professional services					
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	-	7,100	7,100	7,100
Special assessment preparation	3,250	1,625	1,625	3,250	3,250
Legal	10,000	5,365	4,635	10,000	10,000
Engineering	10,000	2,892	4,000	6,892	7,500
NPDES report filing	13,000	7,573	5,427	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	604	396	1,000	1,000
Insurance	8,228	8,230	-	8,230	9,106
Printing & binding	750	375	375	750	750
Legal advertising	1,000	563	437	1,000	1,000
Contingencies	2,500	325	500	825	1,000
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property taxes	9	10	-	10	9
Total Professional Services	<u>120,653</u>	<u>58,437</u>	<u>57,436</u>	<u>115,873</u>	<u>117,531</u>
Field Services					
Other contractual - field management					
Q & A	2,601	1,300	1,301	2,601	2,601
Contingencies	1,000	-	500	500	1,000
Other contractual	40,000	21,548	21,500	43,048	45,000
Street lighting	4,500	3,890	2,250	6,140	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Debt service (prin & int) 2022 note	36,283	-	36,283	36,283	36,283
Street sweeping	15,000	11,600	5,000	16,600	34,200
Roadway repairs	2,500	-	1,000	1,000	2,500
Aquascaping	20,000	-	20,000	20,000	20,000
Total Field Services	<u>125,884</u>	<u>38,338</u>	<u>91,834</u>	<u>130,172</u>	<u>150,084</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other Fees and Charges					
Property appraiser & tax collector	4,313	2,891	1,422	4,313	4,313
Total Other Fees and Charges	<u>4,313</u>	<u>2,891</u>	<u>1,422</u>	<u>4,313</u>	<u>4,313</u>
Total Expenditures	<u>250,850</u>	<u>99,666</u>	<u>150,692</u>	<u>250,358</u>	<u>271,928</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (12,600)	 130,921	 (143,029)	 (12,108)	 (33,700)
 Fund balance - beginning (unaudited)					
Unassigned	126,222	191,225	322,146	191,225	179,117
Fund balances - ending					
Assigned					
Working capital	59,565	59,565	59,565	59,565	63,557
Unassigned	54,057	262,581	119,552	119,552	81,860
Fund balance - ending (projected)	<u>\$ 113,622</u>	<u>\$ 322,146</u>	<u>\$ 179,117</u>	<u>\$ 179,117</u>	<u>\$ 145,417</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2023	2024	2025	
Pelican Sound	1,299.0000	\$ 143.39	\$ 143.39	\$ 143.38	\$186,244
The Meadows	262.0000	143.39	143.39	143.38	37,564
Commercial along US 41	164.3534	143.39	143.39	143.38	23,564
	<u>1,725.3534</u>				<u>247,373</u>

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

EXPENDITURES

General

Professional Services

Supervisors	\$ 10,918
<p>The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200 plus payroll taxes per meeting for each board member.</p>	
Management/accounting	51,408
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Special assessment preparation	3,250
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Legal	10,000
<p>Woodward, Pires & Lombardo, P.A., provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Engineering	7,500
<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	9,106
<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>	
Contingencies	1,000
<p>Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.</p>	

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

EXPENDITURES (continued)

Subscriptions & memberships	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website maintenance	
Hosting	705
ADA compliance	210
Property taxes	9
Field Services	
Other contractual - field management	
As part of the consulting manager's contract, the District retains the services of a field manager. The field manager is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implementing field operating budgets, a quality assurance program, providing information/education to the public regarding District programs and attending Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC .	
Q & A	2,601
Contingencies	1,000
These expenditures are for unforeseen costs that may arise in relation to the District's landscaping needs.	
Other contractual	45,000
The District contracts with qualified companies to perform landscape, hardscape and landscape 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 lease, power and maintenance agreement with Florida Power & Light (FPL) for the streetlighting service.	
Plant replacement	4,000
Provides for the replacement and renovation of landscape material.	
Debt service (prin & int) 2022 note	36,283
For annual repayment of portion of note related to the Pelican Sound Blvd from US 41 to Gatehouse. This section of road received 19.4% of the total proceeds of the tax exempt financing note for landscape and irrigation upgrades. This financing will mature May 1, 2027.	
Street sweeping	34,200
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 & tax collector	4,313
The property appraiser charges \$1.00 per parcel.	
Total Expenditures	<u>\$ 271,928</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,129,140				\$ 1,129,137
Allowable discounts (4%)	(45,166)				(45,165)
Assessment levy: on-roll - net	1,083,974	\$ 1,038,233	\$ 45,741	\$ 1,083,974	1,083,972
Interest and miscellaneous	500	2,816	-	2,816	500
Total revenues	<u>1,084,474</u>	<u>1,041,049</u>	<u>45,741</u>	<u>1,086,790</u>	<u>1,084,472</u>
EXPENDITURES					
Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)					
Professional Services					
Audit	3,400	-	3,400	3,400	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	21,000	11,136	12,000	23,136	26,000
Contingencies	600	-	600	600	600
Total Professional Services	<u>30,000</u>	<u>11,136</u>	<u>21,000</u>	<u>32,136</u>	<u>35,000</u>
Other Contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake and wetland operations	100,000	56,227	43,773	100,000	110,000
Drainage pipe annual inspection and cleaning	60,000	-	60,000	60,000	60,000
Drainage pipe repair	100,000	-	100,000	100,000	100,000
Lake bank remediation/dry retention enhance	55,000	-	55,000	55,000	55,000
Debt service (prin & int) 2019 note	90,000	1,728	88,272	90,000	-
Debt service (prin & int) 2022 note	342,113	25,438	316,675	342,113	342,115
Debt service (prin & int) 2024 note	-	-	-	-	134,065
Roadway RM/traffic calming	50,000	57,821	-	57,821	50,000
Capital outlay	194,480	29,356	165,124	194,480	135,410
Contingencies	35,000	3,545	31,455	35,000	35,000
Total other contractual	<u>1,031,593</u>	<u>176,615</u>	<u>862,799</u>	<u>1,039,414</u>	<u>1,026,590</u>
Total Expenditures	<u>1,061,593</u>	<u>187,751</u>	<u>883,799</u>	<u>1,071,550</u>	<u>1,061,590</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Net change in fund balances	22,881	853,298	(838,058)	15,240	22,882
Fund balance - beginning (unaudited)					
Committed					
Unassigned	752,697	571,537	1,424,835	571,537	315,657
Fund balances - ending					
Assigned					
Working capital	271,120	271,120	271,120	271,120	271,118
Unassigned	504,459	1,153,715	315,657	315,657	67,421
Fund balance - ending (projected)	<u>\$ 775,579</u>	<u>\$ 1,424,835</u>	<u>\$ 315,657</u>	<u>\$ 315,657</u>	<u>\$ 338,539</u>

Assessment Summary					
Units	Number of ERU's	Fiscal Year			Total Revenue
		2023	2024	2025	
Pelican Sound	1,299.0000	\$ 869.24	\$ 869.24	\$ 869.24	\$1,129,137

**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		26,000
Contingencies		600

Field Services

Other Contractual		
Field management		5,000
Lake and wetland operations		110,000

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. Additionally, this account covers mowing of River 6, E7 dye treatments January-April, H1-B periodic water testing and the Annual Nano Bubbler lease/purchase which will mature July 2026.

Drainage pipe annual inspection and cleaning		
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.		60,000

Drainage pipe repair		100,000
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Lake bank remediation/dry retention enhance		55,000
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Covers costs of lake bank erosion repairs as identified and prioritized annually. Also, includes \$20k for dry retention area enhancements for 2024.

Debt service (prin & int) 2022 note		342,115
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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. Repayment is based upon 80.6% of the tax exempt Landscape renovation Note as well as 100% of the taxable golf course irrigation upgrades Note. Both five year Notes will mature May 1, 2027.

Debt service (prin & int) 2024 note		134,065
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Roadway RM/traffic calming		50,000
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Cover costs of repairs and maintenance as well as traffic calming initiatives with the

Capital outlay		135,410
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Contingencies		35,000
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Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.

Total Expenditures		\$ 1,061,590
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Special Revenue Fund	Series 2022A Note	Series 2022B Note	Total Governmental Funds
ASSETS					
Cash					
SunTrust					
Operating	\$ 198,098	\$ 501,453	\$ -	\$ -	\$ 699,551
Bank United	5,000	5,000	-	-	10,000
Bank United-ICS	20,431	301,402	-	-	321,833
Synovus - Loan account 2019	-	75,316	-	-	75,316
Synovus - Note account 2024	575,000	-	-	-	575,000
Synovus - Note account 2024 - reserve	10,000	-	-	-	10,000
SRF - Pelican Sound	-	-	-	-	-
Series 2022A note	-	-	71,448	-	71,448
Series 2022B note	-	-	-	54,738	54,738
Note reserve 2019	-	10,005	-	-	10,005
Total assets	<u>\$ 808,529</u>	<u>\$893,176</u>	<u>\$ 71,448</u>	<u>\$ 54,738</u>	<u>\$ 1,827,891</u>
LIABILITIES					
Due to SRF - Pelican Sound	-	-	9,005	41,940	50,945
Total liabilities	<u>-</u>	<u>-</u>	<u>9,005</u>	<u>41,940</u>	<u>50,945</u>
FUND BALANCE					
Restricted for					
Capital project	575,000	-	-	-	575,000
Debt service	-	-	62,443	12,798	75,241
Assigned					
Working capital	59,563	271,120	-	-	330,683
Unassigned	173,966	622,056	-	-	796,022
Total fund balance	<u>808,529</u>	<u>893,176</u>	<u>62,443</u>	<u>12,798</u>	<u>1,776,946</u>
Total liabilities and fund balance	<u>\$ 808,529</u>	<u>\$893,176</u>	<u>\$ 71,448</u>	<u>\$ 54,738</u>	<u>\$ 1,827,891</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 615	\$ 237,865	\$ 237,500	100%
Interest & miscellaneous	91	519	750	69%
Total revenues	<u>706</u>	<u>238,384</u>	<u>238,250</u>	100%
EXPENDITURES				
Administrative				
Supervisors	1,938	6,028	10,918	55%
Management/accounting	4,284	34,272	51,408	67%
Audit	-	-	7,100	0%
Special assessment preparation	271	2,167	3,250	67%
Legal fees	969	7,232	10,000	72%
Engineering	100	4,079	10,000	41%
NPDES reporting filing	200	7,773	13,000	60%
Telephone	33	267	400	67%
Postage	214	1,209	1,000	121%
Insurance	-	8,230	8,228	100%
Printing & binding	63	500	750	67%
Legal advertising	-	563	1,000	56%
Contingencies	1,158	2,032	2,500	81%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	10	9	111%
Total administrative	<u>9,230</u>	<u>75,242</u>	<u>120,653</u>	62%
Field services				
Other contractual - field management				
Q & A	217	1,734	2,601	67%
Contingencies	-	75	1,000	8%
Other contractual	-	21,548	40,000	54%
Street lighting	796	5,460	4,500	121%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	74,480	36,283	205%
Street sweeping	13,050	24,650	15,000	164%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>14,063</u>	<u>127,947</u>	<u>125,884</u>	102%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,891	2,588	112%
Total other fees and charges	-	2,891	4,313	67%
Subtotal expenditures: general	23,293	206,080	250,850	82%
Total expenditures	23,293	206,080	250,850	82%
OTHER FINANCING SOURCES (USES)				
Loan proceeds - Series 2024 Note	600,000	600,000	-	N/A
Cost of issuance	(15,000)	(15,000)	-	N/A
Total other financing sources	585,000	585,000	-	N/A
Net change in fund balances	562,413	617,304	(12,600)	
Fund balances - beginning				
Unassigned	246,116	191,225	126,222	
Fund balances - ending				
Restricted for				
Capital project	575,000	575,000	-	
Assigned				
Working capital	59,563	59,563	59,563	
Unassigned	173,966	173,966	54,059	
Fund balances - ending	<u>\$ 808,529</u>	<u>\$ 808,529</u>	<u>\$ 113,622</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 2,809	\$ 1,072,616	\$ 1,083,974	99%
Interest & miscellaneous: Pelican Sound	1,213	6,403	500	1281%
Total revenues	<u>4,022</u>	<u>1,079,019</u>	<u>1,084,474</u>	99%
EXPENDITURES				
Professional services				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	-	11,136	21,000	53%
Contingencies	-	-	600	0%
Total professional services	<u>-</u>	<u>11,136</u>	<u>30,000</u>	37%
Other contractual				
Field management	417	3,333	5,000	67%
Lake/wetland operations	7,716	74,483	100,000	74%
Drainage pipe annual inspection and cleaning	4,500	5,500	60,000	9%
Drainage pipe repair	8,500	21,800	100,000	22%
Lake bank remediation/dry retention enhance	-	-	55,000	0%
Debt service (prin & int) 2019 note	-	89,851	90,000	100%
Debt service (prin & int) 2022 note	-	309,436	342,113	90%
Capital outlay	95,197	155,011	194,480	80%
Roadway RM/traffic calming	-	73,596	50,000	147%
Aeration repair	2,830	9,689	-	N/A
Contingencies	341	3,886	35,000	0%
Total other contractual	<u>119,501</u>	<u>746,585</u>	<u>1,031,593</u>	72%
Total expenditures	<u>119,501</u>	<u>757,721</u>	<u>1,061,593</u>	71%
Net change in fund balances	(115,479)	321,298	22,881	
Fund balances - beginning				
Unassigned	1,008,655	571,878	536,595	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	622,056	622,056	288,356	
Fund balances - ending	<u>\$ 893,176</u>	<u>\$ 893,176</u>	<u>\$ 559,476</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022A
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES	 -	 -
Total expenditures	-	-
Net change in fund balances	-	-
Fund balances - beginning		
Unassigned	62,443	62,443
Fund balances - ending	\$ 62,443	\$ 62,443

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022B
FOR THE PERIOD ENDED MAY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>-</u>	<u>99,375</u>
Total expenditures	<u>-</u>	<u>99,375</u>
 Net change in fund balances	-	(99,375)
Fund balances - beginning		
Unassigned	12,798	112,173
Fund balances - ending	<u>\$ 12,798</u>	<u>\$ 12,798</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
MAY 31, 2024**

River Ridge CDD Check Detail May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/28/2024	FEDEX	151.002 · Suntrust Operating Account		-9.13
Bill	8-485-30515	05/23/2024		519.410 · Postage	-9.13	9.13
TOTAL					-9.13	9.13
Bill Pmt -Check	CBI	05/28/2024	FPL	151.002 · Suntrust Operating Account		-796.19
Bill	67220-91268 052324	05/23/2024		539.024 · Street Lighting	-453.76	453.76
Bill	55697-04520 052324	05/23/2024		539.024 · Street Lighting	-342.43	342.43
TOTAL					-796.19	796.19
Bill Pmt -Check	CBI	05/29/2024	FEDEX	151.002 · Suntrust Operating Account		-204.48
Bill	8-513-98768	05/28/2024		519.410 · Postage	-204.48	204.48
TOTAL					-204.48	204.48
Check	DD	05/03/2024	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/03/2024	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/03/2024	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/03/2024	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70

River Ridge CDD Check Detail May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	05/03/2024	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/14/2024	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/14/2024	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/14/2024	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	05/14/2024	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	6422	05/28/2024	HOLE MONTES, INC.	151.002 · Suntrust Operating Account		-100.00
Bill	418265	05/23/2024		519.320 · Engineering	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	6422	05/28/2024	WRATHELL, HUNT AND ASSOCIA...	151.003 · SRF - Pelican Sound		-416.67
Bill	2023-3297	05/23/2024		513.311 · Management	-337.80	4,284.00
				519.411 · Telephone	-2.63	33.33
				519.470 · Printing and Binding	-4.93	62.50
				539.020 · Field Management	-32.86	416.67
				538.336 · Q & A	-17.09	216.75
				513.310 · Assessment Roll Services	-21.36	270.83

River Ridge CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-416.67	5,284.08
Bill Pmt -Check	6423	05/28/2024	JOHNSON ENGINEERING, INC.	151.002 · Suntrust Operating Account		-200.00
Bill	20044471-022 5	05/23/2024		538.300 · NPDES Program	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	6424	05/28/2024	PRECISION CLEANING, INC.	151.002 · Suntrust Operating Account		-13,050.00
Bill	85884	05/23/2024		538.500 · Street Sweeping	-6,525.00	6,525.00
Bill	86027	05/23/2024		538.500 · Street Sweeping	-6,525.00	6,525.00
TOTAL					-13,050.00	13,050.00
Bill Pmt -Check	6425	05/28/2024	WOODWARD, PIRES AND LOMB...	151.002 · Suntrust Operating Account		-969.25
Bill	42869	05/23/2024		514.310 · Legal Fees	-969.25	969.25
TOTAL					-969.25	969.25
Bill Pmt -Check	6427	05/28/2024	M.R.I. CONSTRUCTION INC.	151.003 · SRF - Pelican Sound		-8,500.00
Bill	4305	05/23/2024		539.025 · Drainage Pipe Repairs	-8,500.00	8,500.00
TOTAL					-8,500.00	8,500.00
Bill Pmt -Check	6428	05/28/2024	WRATHELL, HUNT AND ASSOCIA...	151.002 · Suntrust Operating Account		-4,867.41
Bill	2023-3297	05/23/2024		513.311 · Management	-3,946.20	4,284.00
				519.411 · Telephone	-30.70	33.33
				519.470 · Printing and Binding	-57.57	62.50
				539.020 · Field Management	-383.81	416.67
				538.336 · Q & A	-199.66	216.75
				513.310 · Assessment Roll Services	-249.47	270.83
TOTAL					-4,867.41	5,284.08
Bill Pmt -Check	6428	05/28/2024	M.R.I. UNDERWATER SPECIALIS...	151.003 · SRF - Pelican Sound		-4,500.00
Bill	4458	05/23/2024		539.022 · Drainage Pipe Annual Inspection	-4,500.00	4,500.00
TOTAL					-4,500.00	4,500.00

River Ridge CDD Check Detail May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	6429	05/28/2024	PREMIER LAKES	151.003 · SRF - Pelican Sound		-8,758.00
Bill	1509	05/23/2024		539.026 · Aeration repair	-2,830.00	2,830.00
Bill	1469	05/23/2024		539.021 · Lake/Wetland	-5,928.00	5,928.00
TOTAL					-8,758.00	8,758.00
Bill Pmt -Check	6430	05/28/2024	UNIVEST CAPITAL INC	151.003 · SRF - Pelican Sound		-1,788.81
Bill	159753	05/23/2024		539.021 · Lake/Wetland	-1,788.81	1,788.81
TOTAL					-1,788.81	1,788.81
Bill Pmt -Check	6431	05/28/2024	WATER SCIENCE ASSOCIATES, ...	151.003 · SRF - Pelican Sound		-10,850.00
Bill	1750	05/23/2024		538.602 · Cap Outlay	-10,850.00	10,850.00
TOTAL					-10,850.00	10,850.00
Bill Pmt -Check	6433	05/29/2024	HANNULA LANDSCAPING & IRRI...	151.003 · SRF - Pelican Sound		-3,335.00
Bill	24394	05/28/2024		538.602 · Cap Outlay	-3,335.00	3,335.00
TOTAL					-3,335.00	3,335.00
Bill Pmt -Check	6434	05/29/2024	MCCULLERS CONSTRUCTION S...	151.003 · SRF - Pelican Sound		-62,602.00
Bill	3008207	05/28/2024		538.602 · Cap Outlay	-39,977.00	39,977.00
Bill	3008206	05/28/2024		538.602 · Cap Outlay	-22,625.00	22,625.00
TOTAL					-62,602.00	62,602.00
Bill Pmt -Check	6435	05/29/2024	MY AV-TECH, LLC	151.003 · SRF - Pelican Sound		-18,410.00
Bill	24051	05/28/2024		538.602 · Cap Outlay	-18,410.00	18,410.00
TOTAL					-18,410.00	18,410.00

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

A

River Ridge CDD
Pelican Sound Program Updated 6.18.24

	<u>Budget</u>	<u>YTD Actual</u>	<u>Planned/ Encumbered</u>	<u>Total</u>	<u>Variance</u>
Drainage Pipe Inspections & Cleaning	60,000	60,950	5,300	66,250	-6,250
Drainage Pipe Repair	100,000	21,800	0	21,800	78,200
Roadway RM/traffic calming	50,000	149,256		149,256	-99,256
Lake Bank Remediation/Dry Retention	55,000	1,900	66,355	68,255	-13,255
Capital Outlay	194,480		161,643	161,643	32,837
Aeration Repairs	0	18,008		18,008	-18,008
Lakes/Wetlands	100,000	105,864	94,132	105,864	-5,864
	559,480	357,777	327,430	591,076	-31,596
Contingencies	35,000	6,515		6,515	28,485
Grand Total					-3,111

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

B

River Ridge Breakdown June 18, 2024

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- MRI, Inspections – Annual Storm Structure Inspections - \$5,300.00 (and includes Hammock Greens)
- MRI Inspections – \$1,000.00 - ROV P-220 @ Island Sound
- MRI Structure Cleaning: \$58,550.00 (approved 4.23.24)
- MRI Vac Services: \$1,400.00 (Pinehurst Greens Dr. CB 164 & CB 165 due to rain event 6.17.24)

Total: \$66,250.00

Drainage Pipe Repair Projects:

- MRI Inspections – \$13,300 - NPDES Report Follow-up: Repairs: Structures E-1, E2-a., E2-b. Staff Guage E5-1 and H-! Weir Structure Repair.
- MRI Inspections - \$8,500.00 – Replace faulty 3” butterfly blow-off valve for irrigation line @ P-220 Island Sound. (Approved 4.23.24).

Total: \$21,800.00

Roadway Maintenance & Traffic Calming:

- Collier Paving – October \$22,912.32 (20858/20867 Gleneagles Links Dr. Gutter/Root Barrier @ 20858 approved 10/24/23)
- Collier Paving – October - \$30,236.50(Sidewalk & Root Barrier Replacement Projects
- Collier Paving - \$24,422.16 – Sidewalk Repairs completed September 2023, and has been accounted for in the 2024 Budget.
- Collier Paving - \$6,763.50. Corner of Island Sound & Pelican Sound Blvd. Sidewalk repairs due to gate valve. **Paid by PSGRC and removed/credited against total.**
- Collier Paving - \$10,486.42 – Pelican Sound/Turnberry Repairs
- TR Transportation Consultants: \$1,200.00 – approved 11/28/23
- Collier Paving - \$15,774.70. 20853/20848 Gleneagles Links Dr. Valley Gutter Repairs. Approved 2/27/24.
- Lykins Signtek: \$1,280.00 (“caution cars backing into roadway”) @ Southern Hills
- Collier Paving: \$13,887.00 – Sidewalk repairs/replacement. Approved 4.23.24.
- Collier Paving: \$1,256.58 – C/O to original contract approved 4.23.24 Sidewalk/Grinding
- AV-Tech: \$26,300.00 – Installation of one 15” solar powered digital speed sign w camera + \$1,500. For cloud access per year. Approved 4.23.24.

Total: \$ 149,255.68

Lake Bank Remediation/Dry Retention Enhance:

- Premier Lakes – Canna Lilly Trimming River Course 7 T-Box - \$900.00
- E8-A – \$66,355.00 (Anchor Marine proposal approved 1/23/24 and project completed Thursday, May 30th)
- River 4: \$1,000.00 Snag of three dead Pine trees

Total: \$68,255.00

Lake/Wetland:

- Current Contract - \$71,136.00 (expires 12/31/24)
- Nano Bubbler Lease Agreement w Univest Capital Monthly Installments - \$1,788.81 per month. (October thru September total \$21,465.72)
- Lykins Signtek - \$1,530.00 – (20) signs for Conservation Area Posting
- Premier Lakes: \$4,065.00 - H1-A & H1-B Fish Kill (completed 2/2 & 2/5)
- Premier Lakes: \$2,550.00 – H1-A Golden Aglae Treatments 2/8/24.
- Premier Lakes: \$200.00 – H1-A Golden Algae ID Test 2/12/24.
- Premier Lakes: \$705.00 – H2-A Fish Kill (completed 2/26/24).
- Premier Lakes: \$3,412.00 - H2-A Golden Algae Treatments 2/26/24.
- Premier Lakes: \$800.00 – Algae ID: H1-A, H1-B, H1-C & H2-A – 2/28/24.

Total: \$105,863.72

Aeration Repairs:

- H1-B, H1-A and E1-E - \$2,495.00 (Semi Annual Maintenance Review 10/25/23).
- E1-B & H1-A - \$973.00
- H1-B & H1-C - \$2,699.00 (Bentley Electric required repairs)
- H1-B: \$4,349.00 – Cabinet Install approved 2/27/24.
- E7-A: \$2,510.00 – Zombie Box install approved 2/27/24.
- E1-C, E1-B & E1-E - \$352.00 (aeration repairs).
- E1-B, E8-C & H1-B: \$2,830.00 (aeration repairs).
- E1-C (Masters): \$1,800.00 (Noise Reduction) approved 5.28.24

Total: \$18,008.00

Capital Outlay:

- FPL - \$18,179.00
- Well Services & Plumbing/McCullers Construction - \$80,504.00 + \$22,625.00 for Electrical Meter & Service.
- Water Science - \$37,000.00
- Hannula Landscape - \$3,335.00 C/O for gate valve replacement projects

Total: \$161,643.00

Contingencies:

- Laz's Lawn Services - \$2,970.00 (Landscape Repairs at Turnberry across from bldg. 4960)
- Laz's Lawn Services - \$3,545.00 (Additional Sod/Irrigation Repairs at Turnberry across from bldg. 4960)

Total: \$6,515.00

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

C

RIVER RIDGE CDD - PROPOSED BUDGET 2023-2029

8/4/2023

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
COSTS:									
PROFESIONAL SVS	17,293	32,807	30,000	30,000	35,000	40,000	40,000	45,000	45,000
ALL OTHER COSTS:									
Lakes/Wetlands	96,152	91,013	101,000	100,000	110,000	115,000	115,000	120,000	120,000
Pipe inspection	108,950	107,141	150,000	160,000	160,000	170,000	170,000	180,000	180,000
Lake Banks remediation	5,345	18,675	50,000	55,000	55,000	60,000	60,000	65,000	65,000
Roadways	40,406	33,508	35,000	50,000	50,000	55,000	55,000	60,000	60,000
Other	21,236	26,602	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CONTINGENCIES	0	0	50,000	35,000	35,000	35,000	40,000	45,000	45,000
	289,382	309,746	421,000	435,000	450,000	480,000	485,000	520,000	520,000
DEBT SERVICE									
2016									
2017	126,608								
2019	89,966	89,739	90,000	90,000					
2022			342,115	342,115	342,115	342,115	342,115		
LOAN PROCEEDS									
			(1,680,750)						
CAPITAL OUTLAYS									
	505,956	399,485	(827,635)	867,115	792,115	822,115	827,115	520,000	520,000
FY22		583,853							
FY23 IRRIGATION			850,000						
FY23 LANDSCAPE			850,000						
FY23/24 WELL IMPROVEMENTS			142,000	125,000					
FY24/25 STORM WATER MGMT				300,000	300,000				
FY25/26/27 GATE/MONUMENTS					220,000	460,000	460,000		
FY28 GATE ACCESS & TRAFFIC CALMING								200,000	
FY28/29 PHASE III/IV PAVERS								275,000	275,000
FY29 FUTURE PROJECTS									380,000
TOTAL CASH OUTLAY	505,956	983,338	1,014,365	1,292,115	1,312,115	1,282,115	1,287,115	995,000	1,175,000
ASSESSMENT NET	578,713	1,085,569	1,083,980	1,083,980	1,083,980	1,209,629	1,165,982	1,165,982	1,165,982
INTEREST	39	102	500	500	500	500	500	500	500
TOTAL	578,752	1,085,671	1,084,480	1,084,480	1,084,480	1,210,129	1,166,482	1,166,482	1,166,482
EXCESS/SHORTFALL	72,796	102,333	70,115	(207,635)	(227,635)	(71,986)	(120,633)	171,482	(8,518)
BEGINNING BALANCE	219,329								
CUMMULATIVE	292,125	394,458	464,573	256,938	29,303	(42,683)	(163,316)	8,166	(352)
ASSESSMENT GROSS									
	602,600	1,129,146	1,129,146	1,129,146	1,129,146	1,214,565	1,214,565	1,214,565	1,214,565
1299									
ASSESSMENT	463.90	869.24	869.24	869.24	869.24	970.00	970.00	970.00	970.00
INCREASE		405.35	0.00	0.00	0.00	100.76	0.00	0.00	0.00
PERCENT INCREASE		87.4%	0.0%	0.0%	0.0%	11.6%	0.0%	0.0%	0.0%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The River Ridge Community Development District Board of Supervisors held a Regular Meeting on May 28, 2024 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/89848208244> and telephone at 1-929-205-6099, Meeting ID: 898 4820 8244 for both.

Present were:

Bob Schultz (via telephone)	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Kurt Blumenthal	Assistant Secretary
Jim Gilman	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Bill Kurth	Premier Lakes
Alex Kurth (via Zoom)	Premier Lakes
Ed Nowak	Resident
Larry Fiesel	Resident
Neil Collins	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal, Gilman and Twombly were present. Supervisor Schultz attended via telephone.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, authorizing Mr. Schultz's attendance and full participation, via telephone/Zoom, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

44

45 Resident Ed Nowak asked what action the CDD is taking about the trees along the
46 parkways that did not bloom last year and that are currently bare and seem dead.

47 Mr. Long stated that the tabebuia trees bloomed but the bloom only lasted about one

48 month; a certified arborist examined the trees and determined that most are not dead. Four to

49 six dead trees from the recent installation will be removed but they are no longer covered by the

50 one-year warranty. A proposal was requested for replacement of the trees. Some of the tabebuia

51 trees are just stressed, due to Hurricane Ian, salinity in the water and the lack of rain. The trees

52 will recover but it will take some time.

53

54 THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. [Alex Kurth]

55

56 Mr. Bill Kurth reported the following:

57 ➤ No submersed weed treatments have been necessary recently.

58 ➤ Algae has been sprayed during routine maintenance.

59 ➤ Water levels are low but rainy season is approaching.

60 ➤ An email was received regarding Canna Lilly at the tee boxes; trimming will be done today.

61 Mr. Long asked if Canna Lilly will be harvested. Mr. Bill Kurth does not believe so but noted

62 that some Canna Lilly will be harvested soon. Mr. Long stated that littorals could be harvested

63 from the lake bed remediation on Sound #2.

64 Whether to relocate Canna Lilly, the undesirability of Canna Lilly on the golf course, the

65 need to install littorals on the lake bed and littorals removed from E4-C, were discussed.

66 Mr. Willis stated, when harvesting is finished, the littorals can be filled in.

67 Mr. Kurth believes that the Canna Lilly will be trimmed at Tee Boxes 6 and 8. It was noted

68 that Lakes 3 needs attention. Mr. Krebs stated that native grasses would be the best long-term

69 alternative. Mrs. Adams stated that residents also complain about Muhly Grass; the Muhly Grass

70 will need to be cut. It was noted that the current trimming is included in the contract.

71 Mr. Krebs stated trimming is twice a year and the Muhly and Cord Grasses can be cut once

72 a year. Evidently, 20 years ago, grasses were present where Canna Lilly have since been planted.

73 Mr. Schultz reported that plantings were pushed over on the Lakes Course greens, in the

74 vicinity of the Lakes #7, par 3. Mr. Long stated there have been hog issues, mostly on the Lakes

75 Course and at the Oak Run Monument yesterday. Four hogs were trapped over the weekend; ten

76 were observed. Hogs seem to be coming from Saltleaf and some were reported at West Bay.
77 Most sightings are between 10:00 p.m. and 4:00 a.m. Mr. Bill Kurth predicted that, if the roots
78 are intact, the plants will recover, even if the plants are laying on their sides.

79 **A. Consideration of One Time Work Order Agreement for E1-C (Masters Lake) Aeration**
80 **Noise Reduction**

81 Mr. Bill Kurth presented the Work Order Agreement for E1-C Aeration Noise Reduction.
82 There is not a good path for moving the aeration because the roots are mature; the proposed
83 solution entails building an insulated wood enclosure sealed with deck stain. While there is no
84 guarantee of the results, similar projects reduced noise by as much as 20 decibels. When last
85 measured, the noise level on the complainant’s lanai was 55 decibels.

86 The Board and Staff discussed aesthetics, noise reduction and possibly scheduling the
87 project in Fiscal Year 2025.

88

89 **On MOTION by Mr. Mountford and seconded by Mr. Gilman, with all in favor,**
90 **the Premier Lakes One-Time Work Order Agreement for E1-C for Masters Lake**
91 **Aeration Noise Reduction, in the amount of \$1,800, was approved.**

92

93

94 Mr. Bill Kurth stated he received an email about three dead pine trees in the dry retention
95 area. Pine tree snags will be created; the work should be completed by the end of next week.

96 Mr. Schultz asked if the Island Sound noise reduction measures were successful. Mr. Bill
97 Kurth stated that no further complaints were received; he believes the measures were adequate.

98

99 **FOURTH ORDER OF BUSINESS** **Continued Discussion: Stormwater**
100 **Management Plan**

101

102 This item was discussed in conjunction with the Sixth Order of Business.

103

104 **FIFTH ORDER OF BUSINESS** **Discussion/Update: Irrigation Water**
105 **Resource [Eric Long - PSGRC]**

106

107 This item was discussed following the Sixth Order of Business.

108

109 **SIXTH ORDER OF BUSINESS** **Consideration of Drainage Improvement**
110 **Bids**

111

112 **A. Bid Summary**

113 Mr. Krebs distributed and presented an updated Bid Summary. He has only worked with
114 M.R.I. Construction Inc., (MRI) but Mr. Long has worked with all three bidders. In comparing the
115 bids, Mr. Krebs determined that MRI's pricing was significantly higher because it was based upon
116 a higher quality storm drain than the other bids. The other bidders upgraded their bids, which
117 resulted in the updated bids being presented today.

118 **B. Respondents**

119 **I. Clark Construction Group Inc.**

120 **II. MRI**

121 **III. SGI Company**

122 Mr. Krebs stated that Clark Construction Group Inc. (Clark) bid approximately \$346,000;
123 MRI bid approximately \$358,000 and SGI Company (SGI) bid approximately \$369,000. The MRI
124 bid was modified to reflect the inclusion of Celebration sod; the other bids have St. Augustine
125 sod, which is comparable to Celebration sod. The bids are within \$20,000 of each other. The golf
126 course and common areas have Celebration sod; the goal is to stay with the same type of sod.
127 Sod specifications were not included in the specifications, which is why the adjustment was
128 made. Celebration sod is grown seasonally and, shipping from Georgia would add \$1,500 in
129 shipping costs; therefore, a 10% contingency was added. It was noted that SGI is based in Ocala.

130 The Board and Staff discussed the bids and scope of service.

131 It was noted that bidders were asked to bid Phase 2 and the entire project separately; if
132 one company is awarded the entire project, Staff will ask for a reduction in mobilization costs.

133 Mr. Krebs stated, based on his experience with MRI only, his recommendation would be
134 to award the contract to MRI. Mr. Pires asked Mr. Krebs if his opinion is that MRI is the lowest,
135 most responsive, responsible, competent and qualified bidder with the best bid or proposal most
136 advantageous to the CDD. Mr. Krebs stated yes, based on his experience. He reiterated that Mr.
137 Long has worked with all three respondents and Mr. Long can respond to questions related to
138 the other respondents. MRI's bid is the mid-priced bid compared to the other two bids.

139 A Board Member asked Mr. Long if price was the determining factor in awarding the
140 bridge work to SGI. Mr. Long stated no. Another vendor would not commit to a specific date
141 within a 60-day timeframe; in that instance, SCI was the second lowest bidder for the project.

142 Mr. Long stated that Clark re-grassed the golf course and the CDD park. In his opinion,
143 Clark is very familiar with the CDD, does a lot of sitework and knows how to avoid damaging golf
144 courses. The CDD used MRI on numerous projects and, while MRI is not as experienced on golf
145 courses, they do a good job. He stated that SCI does a good job; crews are just finishing the Sound
146 #2 bridge. He recommends adding a contingency to be prepared for the unknown.

147 Mr. Krebs voiced his belief that irrigation issues will need to be addressed.

148 The Board and Staff discussed the scope and timing of service and whether mobilization
149 costs can be reduced by awarding both portions of the project to one respondent.

150 Mr. Krebs will speak with the bidders to confirm their start and completion dates, which
151 were not part of the bid specifications.

152

153 **On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in**
154 **favor, directing Mr. Krebs to obtain additional information regarding**
155 **mobilization costs, authorizing the Chair to work with Staff to award the**
156 **Drainage Improvement contracts, contingent upon favorable start and**
157 **completion dates and duration, in a not-to-exceed amount of \$350,000, was**
158 **approved.**

159

160

161 Mr. Krebs believes that, once work begins, the project should be completed within 60
162 days. He stated that project start and completion dates were not included in the bid
163 specifications, as dates are finalized when contracts are awarded.

164 Mr. Long will send an email to inform residents about the project approval and timing.

165 **▪ Discussion/Update: Irrigation Water Resource [Eric Long - PSGRC]**

166 **This item, previously the Fifth Order of Business, was presented out of order.**

167 Mr. Long discussed ongoing challenges with the output of the well that was upgraded;
168 unfortunately, the well only goes down 175'. The last well pulled approximately 350 to 400
169 gallons per minute and the new pump pulls approximately 500 to 550 gallons per minute. It has
170 the capability to pull 700 to 800 gallons per minute but sediment presents an issue. He
171 recommends monitoring the well but taking no action at this time.

172 Mr. Long stated the second well was submitted to the South Florida Water Management
173 District (SFWMD) by Water Science; they are now requesting \$1,000 for the permit review fee.
174 Additional documentation related to the CDD's inability to get any additional water from Lee
175 County was also requested. The purpose of the well will be to provide the CDD with redundancy

176 so that, when one well has an issue, the other will be productive. Should the new well provide
177 500 gallons per minute, as the permit requests, the CDD will still be within the 1,000 gallons per
178 minute limit.

179 Mr. Krebs expects the permit to be issued within two to three months.

180 Mr. Long stated that updated bids will be requested at the appropriate time. The initial
181 bids were approximately \$125,000. The second well will be located where the community pump
182 station is, off Sound 1.

183 Mrs. Adams stated that \$800 was paid to the Village of Estero. Mr. Long believes that
184 \$1,000 is due to the SFWMD.

185 Mr. Krebs will follow up on the permit and authorize payment if necessary.

186

187 **SEVENTH ORDER OF BUSINESS**

Discussion: Pelican Sound Golf and River Club, Inc. Second Amendment to Amended and Restated Community Development Systems and Facilities Operation and Maintenance Agreement

188

189

190

191

192

193 **A. Amended and Restated Community Development Systems and Facilities Operation and**
194 **Maintenance Agreement**

195 Discussion ensued regarding the Agreement and expenditures funded by the CDD versus
196 expenditures funded by the Pelican Sound Golf and River Club, Inc (PSGRC).

197 Mr. Long stated his belief that the CDD pays for sidewalks and painting of signage. He
198 stated the PSGRC spends nearly \$1.1 million for CDD-related operating expenses, such as
199 electricity for aerators and guardhouses.

200 It was noted that the Agreement states that the PSGRC will pay up to the first \$50,000 of
201 improvements related to capital improvements, on a per project basis.

202 Discussion ensued regarding Operations & Maintenance (O&M) versus capital
203 expenditures.

204 Mr. Adams believes the question is why the PSGRC is replacing signs if the CDD is replacing
205 signs. Mr. Long believes that sign replacement is a capital item, not a repair. Mr. Adams noted a
206 \$50,000 threshold.

207 Discussion ensued regarding the strikethroughs and verbiage related to street signs,
208 landscaping and sidewalks in the Agreement and in the Second Amendment to the Agreement.

209 Mr. Long expressed support for the Agreement. He stated that \$56,000 will be spent on
210 guardhouse camera updates in the near future.

211 Payment for street signs and a \$7,500 reimbursement to the CDD were discussed.

212 Mr. Long believes that repairs should be the PSGRC's responsibility but that payment for
213 replacing street signs should be the CDD's responsibility.

214 Mr. Long discussed the planned gatehouse roof repairs at a cost of \$40,000.

215 Mr. Mountford suggested the \$50,000 threshold might need to be adjusted for inflation.

216 Mr. Long stated that the current PSGRC operating budget of \$1.8 million likely only totaled
217 \$600,000 five years ago.

218 Mr. Schultz explained that expenses can be viewed as coming from "Pocket A or Pocket
219 B" and suggested Staff determine the most efficient way to manage recurring expenses. He
220 agrees that the aggregate limit might need to be adjusted and suggested further discussion in
221 order to determine the best solution for the CDD and the PSGRC. He suggested Staff work with
222 Mr. Long to amend the Agreement.

223 This item will be added to the Action Items list.

224

225 EIGHTH ORDER OF BUSINESS

Discussion: Conservation Area - Do and Don't List

226

227

228 Mr. Krebs presented the Conservation Area Do and Don't List and noted the following:

229 ➤ Conservation areas are meant to remain in their natural state.

230 ➤ In pedestrian areas, simple maintenance, such as replacing boards and painting, requires
231 a permit.

232 ➤ The SFWMD is very protective of conservation areas; removing and trimming of
233 vegetation is only permitted for exotic and nuisance vegetation, within established limits.

234 ➤ Dead vegetation can only be removed if hazardous and outside the conservation area.

235 ➤ Trimming vegetation is not allowed without written approval.

236 ➤ The document includes language included in the permit.

237 ➤ Trash and golf balls can be removed only by licensed professionals and approved agents.

238 ➤ The permit that allows trimming of mangroves does not apply to the conservation area.

239 Mr. Krebs stated that residents who asked for the mangroves to be cut were advised of
240 the restrictions and advised that they cannot be cut without permission from the SFWMD.

241 Mr. Pires stated the SFWMD routinely performs flyovers and discussed a situation in
242 which an HOA, the permittee, was held responsible for unauthorized cutting by a resident; the
243 HOA pursued the resident accordingly, as water management districts pursue violators
244 aggressively.

245 Mr. Krebs discussed the need to establish written rules to protect the CDD. He stated that,
246 as staff turns over at the SFWMD and other regulatory agencies, new opinions can be issued, so
247 documentation must be kept to protect the CDD.

248 It was noted that Island Sound recently trimmed the mangroves that are not within the
249 conservation area, based on the Florida Department of Environmental Protection (FDEP) permit.

250 Mr. Krebs reiterated that the residents behind Island Sound Building 16 wanted the
251 mangroves in the conservation area to be trimmed to restore their view of the river. The
252 residents were advised that mangroves, trees, shrubs and vegetation within the conservation
253 area must remain in its native condition and cannot be trimmed. Approval must be sought from
254 the SFWMD, by the CDD, since the CDD is the Landowner; the Board advised the residents that,
255 if they wish to pursue a permit, it would be at their personal expense. He does not believe
256 residents approached the Board to request assistance in applying for a permit.

257 Mr. Pires stated that the residents' expense would likely not be limited to just the permit
258 application fees. If the SFWMD were amenable to modifying the Conservation Easement, it would
259 likely require compensation, such as the acquisition of comparable land from a mitigation bank
260 or other mitigation activity, which is very expensive.

261 Mr. Krebs stated that is a fair statement, as the SFWMD views any trimming as an impact
262 to the wetlands. An exception exists for maintenance of existing boardwalks but rebuilding would
263 require filing an application and implementing safeguards to ensure that impacts are minimized.
264 The SFWMD is very protective; approvals must be obtained in writing, which also protects the
265 CDD as much as it outlines the activity approved by the SFWMD.

266 A Board Member asked if the CDD has the obligation to help residents apply for a permit
267 that is likely to be denied. Mr. Krebs stated the Board advised that, if residents wishing to pursue
268 such action are willing to pay for it, the CDD will sign the applications, provided that the residents
269 bear all associated financial burdens to get the end result they desire. On several occasions, when
270 residents believed they had approval, the CDD has advised that, unless they can provide
271 documentation of the approval, the CDD's position is that no approval was granted.

272 Mr. Pires stated that, in a case where residents are seeking to apply for approval or a
273 permit, on their own, the residents would need the CDD's Joinder because the CDD is the
274 Permittee and the Landowner. Part of the process, should the SFWMD be amenable to
275 monitoring the permit, relates to short-term monetary considerations and long-term financial
276 obligations. Mr. Krebs recalled that the Board advised the residents of Building 16 that they
277 would bear all related costs if they chose to pursue the matter. As far as he is aware, no resident
278 actions related to a formal application to modify the conservation area have been taken.
279 Residents believed they had approval, based on the FDEP permit, but that does not apply to the
280 conservation area.

281 Mr. Long stated that residents are frequently confused regarding conservation areas and
282 indigenous preserve areas or upland areas. He asked Mr. Krebs to help educate residents
283 regarding the requirements and approved practices and management plans for each type of area
284 and noted that the CDD can mimic a prescribed burn in indigenous preserve areas but not in
285 conservation areas. He noted that trees cannot be removed unless they present a hazard.

286 Mr. Krebs stated that the graphic includes recorded Conservation Easements in green; if
287 necessary, he can add the graphic to the Exhibit. Mrs. Adams stated the graphic will be added to
288 the CDD website. Mr. Krebs will add an introductory paragraph.

289 Discussion ensued regarding the conservation areas and the indigenous preserve map.

290 Mr. Krebs stated, with regard to zoning, early on zoning did not take the conservation
291 areas and the indigenous preserve areas into consideration. If the indigenous area includes any
292 of the CDD wetlands, the Conservation Easement is more restrictive and must be adhered to.

293 Asked if multiple permits might be needed, Mr. Krebs stated, if anything needs to be done
294 in the Conservation Area, a modification must be submitted to the SFWMD for the requested
295 activities. Because zoning required so many acres of indigenous areas, the conservation areas
296 were used to satisfy the requirement.

297 Mr. Pires stated that there can be multiple layers for different agencies and governmental
298 entities. A village might have a particular conservation preservation area and the SFWMD, FDEP
299 and the Army Corps of Engineers (ACOE) have their own.

300 Mr. Krebs stated that the CDD must abide by the more restrictive regulations.

301 Mr. Long stated the indigenous preserve is stamped by the SFWMD and the Village of
302 Estero. Mr. Pires stated it could be approved without modifying the Conservation Easement.

303 Mr. Krebs stated, as a safeguard, whatever activities are planned should be approved by
304 the SFWMD, given that the rules are changing monthly.

305

306 **NINTH ORDER OF BUSINESS**

**Discussion/ Consideration of Precision
307 Cleaning, Inc. Estimate for Street Sweeping
308 Services**

309

310 Mr. Willis presented the Precision Cleaning, Inc. Estimate for Street Sweeping Services.
311 The previous contract totaled \$32,400. The rate increase brings the contract total to \$34,200; the
312 contract does not include The Meadows. The contract provides for 45 sweeps, at a cost of \$760
313 per sweep. It was noted that the previous contract, which was shared with the Bayside and Bay
314 Creek CDDs, totaled \$10,000.

315

316 **On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,**
317 **the Precision Cleaning, Inc. Estimate for Street Sweeping Services, in the amount**
318 **of \$34,200, was approved.**

319

320

321 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02,
322 Authorizing the Issuance of its
323 Improvement Revenue Note, Series 2024,
324 in the Aggregate Principal Amount Not to
325 Exceed \$600,000 to Provide Funds to
326 Finance Certain Capital Improvements
327 within the District and Related Costs;
328 Providing that such Note shall Be Payable
329 from Operation and Maintenance Special
330 Assessments Upon Benefitted Properties in
331 the District as Provided Herein; Awarding
332 the Note to Synovus Bank by Negotiated
333 Sale; Authorizing the District to Enter into a
334 Loan Agreement with Synovus Bank;
335 Providing for the Rights, Security and
336 Remedies for the Owner of such Note;
337 Providing for the Creation of Certain Funds;
338 Making Certain Covenants and Agreements
339 in Connection Therewith; Declaring the
340 Issuer’s Official Intent to Pay for the Project
341 or a Portion Thereof Prior to the Issuance of
342 the Note and to Issue the Note and to Use a
343 Portion of the Proceeds Thereof to
344 Reimburse Expenditures Paid or Incurred**

Prior to the Date of Issuance Thereof; and
Providing an Effective Date

345
346
347
348

Mr. Adams presented Resolution 2024-02 and noted that the Resolution number will be changed to 2024-04. The Resolution provides for a \$600,000 five-year note to fund drainage improvements, as approved at a previous meeting. The loan agreement is identical to others executed in the past; there is no penalty for early prepayment, which allows the outstanding principal to be reduced, should the project be under budget. The estimated annual principal and interest payment is programmed into the proposed Fiscal Year 2025 budget that will be approved later in the meeting.

355
356

Discussion ensued regarding revising the project scope, reducing the amount borrowed based on the proposals obtained and funding another proposed project.

357
358
359
360

Mr. Adams stated that one of the obligations in securing the funding was to provide a project scope, which Mr. Krebs provided with the original proposal; any changes to the scope will invalidate the funding and affect the timing of the project. He suggested the funding proceed, so that the 60-day drainage projects can proceed as scheduled.

361
362
363
364

Mr. Blumenthal noted that Section 6.02 (c) provides for monies “to be used for any other lawful purpose of the Issuer.” Mr. Adams stated that he can try to negotiate that but he recommends proceeding with the funding, given the pending project. He stated that, upon receiving funding, \$100,000 of the funding can be returned as a prepayment.

365

Mr. Pires stated that ten days’ notice is required, in the event of a prepayment.

366

Mr. Adams stated that the net amount to be received will be \$575,000.

367

Mr. Blumenthal noted that Section 5.03 states that the payments shall begin on November 1, 2014.

369

The following change was made to Resolution 2024-02:

370

Title and where appropriate: Change “2024-02” to “2024-04”

371

The following change was made to the Loan Agreement:

372

Page 11, Section 5.03(a): Change “November 1, 2014” to “November 1, 2024”

373

374

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, Resolution 2024-04, as amended, Authorizing the Issuance of its Improvement Revenue Note, Series 2024, in the Aggregate Principal Amount Not to Exceed \$600,000 to Provide Funds to Finance Certain Capital Improvements within the District and Related Costs; Providing that such Note shall Be Payable from

375

376

377

378

379 **Operation and Maintenance Special Assessments Upon Benefitted Properties in**
 380 **the District as Provided Herein; Awarding the Note to Synovus Bank by**
 381 **Negotiated Sale; Authorizing the District to Enter into a Loan Agreement, as**
 382 **amended, with Synovus Bank; Providing for the Rights, Security and Remedies**
 383 **for the Owner of such Note; Providing for the Creation of Certain Funds; Making**
 384 **Certain Covenants and Agreements in Connection Therewith; Declaring the**
 385 **Issuer’s Official Intent to Pay for the Project or a Portion Thereof Prior to the**
 386 **Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds**
 387 **Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance**
 388 **Thereof; and Providing an Effective Date, was adopted.**

389
 390 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**
 391 **authorizing Staff to give notice of prepayment in 10 to 15 days, and prepaying**
 392 **\$100,000 as soon as feasible, was approved.**

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ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date

404 Mr. Adams presented Resolution 2024-03. He stated that the Resolution number will be
 405 changed to 2024-02. He stated that changes can be made at the next meeting; the Special
 406 Revenue Fund corresponds to the proposed Fiscal Year 2025 budget. Use of surplus funds will
 407 keep assessments flat and unchanged from Fiscal Year 2024.

408 The following change was made to Resolution 2024-03:

409 Title and where appropriate: Change “2024-03” to “2024-02”

410
 411 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
 412 **Resolution 2024-02, as amended, Approving a Proposed Budget for Fiscal Year**
 413 **2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for**
 414 **August 27, 2024 at 1:00 p.m., in the Sound Room at the River Club Conference**
 415 **Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero,**
 416 **Florida 33928; Addressing Transmittal, Posting and Publication Requirements;**
 417 **Addressing Severability; and Providing an Effective Date, was adopted.**

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TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04,
Designating Dates, Times and Locations for

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Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

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Mr. Adams presented Resolution 2024-04. He stated that the Resolution number will be changed to 2024-03.

The following change was made to Resolution 2024-04:

Title and where appropriate: Change "2024-04" to "2024-03"

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, Resolution 2024-03, as amended, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

- A. Budget Variance**
- B. Breakdown**
- C. Proposed Budget 2023-2029 [5 Year Plan]**

Mrs. Adams will contact Accounting regarding the "Debt service (prin & int) 2022 note" line item, which is at 205% of budget.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of April 23, 2024 Regular Meeting Minutes

- The following changes were made:
- Line 55: Change "if" to "over"
 - Line 56: Delete "if the machine washes up again"
 - Line 70: Change "Mountford" to "Schultz"
 - Line 71: Change "Lakes" to "River"
 - Line 87: Change "values" to "valves"
 - Line 294: Insert "and Meadows" after "Hills"

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the April 23, 2024 Regular Meeting Minutes, as amended, were approved.

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• **Active Action and Agenda Items**

Mr. Willis stated that the Traffic Hawk is under contract; Staff is waiting for equipment to arrive. It will be installed when received.

Mr. Schultz asked for a communication to be sent informing property owners about speeding fines before the Traffic Hawk is turned on.

Mr. Willis will obtain references from other communities using the technology.

Item 1: Is going through permitting.

Items 4, 5, 6, 7, 8, 11, 13, 15, 17, 20, 21, 22 and 24 were completed.

Item 9: Lykins provided a proposal; signs have not been installed yet.

Per Mr. Krebs, the Williams Road stop sign is still not replaced.

Item 10: Mr. Krebs will follow up with the state.

Item 14: Change "Lakes" to "River". A quote was received today from MRI totaling \$192,892. Mr. Krebs will request a revised quote for regrading the flow way in the DRAs.

Item 17: Mr. Krebs stated that the drain is working; discussion ensued regarding the need for quarterly cleaning.

Item 18: Mr. Long will send Mr. Stewart's email address.

Item 19: Mr. Krebs will work with Ted and Mr. Long to designate locations for three solar-powered digital speed signs.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

• **Consideration of License Agreement with PSGRC for Fountains**

Ms. Pires presented a redline version of the License Agreement with the PSGRC for Fountains and distributed an Exhibit showing the locations of the fountains.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, the License Agreement with PSGRC for fountains, effective May 28, 2024, was approved.

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B. District Engineer: Hole Montes, Inc.

- **Update: Required Replacement Signage Project**

Mr. Krebs stated that he had Mr. John Baker inspect faded signs to be replaced; a proposal will be presented at the next meeting.

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

- I. 1,456 Registered Voters in District as of April 15, 2024**
- II. Reminder of Qualifying Period: Noon, June 10, 2024 - Noon, June 14, 2024**
- III. Key Activity Dates**

The Monthly Key Activity Dates list was included for informational purposes.

IV. NEXT MEETING DATE: June 25, 2024 at 1:00 PM

- **QUORUM CHECK**

Supervisors Gilman, Blumenthal and Mountford confirmed their attendance at the June 25, 2024 meeting. Mr. Schultz will attend via telephone. Mr. Twombly will be absent.

SIXTEENTH ORDER OF BUSINESS	Supervisors' Requests and Public Comments (5 minutes per speaker)
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Mr. Schultz asked if all the permits for the stormwater management project were received. Mr. Krebs stated he gave the Village permit to Mr. Adams. The SFWMD permit is expected soon; they requested a signed authorization from the PSGRC. Since the resubmittal deadline passed, the Village is likely in the process of reissuing the permit. No delays are expected.

Mr. Krebs will provide copies of the plans.

SEVENTEENTH ORDER OF BUSINESS	Adjournment
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On MOTION by Mr. Gilman and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 3:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 05.28.24 Meeting – for 06.25.24 Agenda

1. **ACTION/AGENDA** **10.26.21** Mr. Long: Check on request for FPL to install street light at Pelican Sound Dr/So Hills Dr. **12.13.22** Ask FPL to repair & relocate street light to preferred location. **02.28.23** FPL started. **05.28.24** In permitting now. **ONGOING**
2. **ACTION** **12.14.21** PSGRC: Send periodical e-blast communications. **ONGOING**
3. **ACTION** Mr. Long: Continue e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **ONGOING**
4. **ACTION** **11.28.23** Mr. Krebs: Working w/ Lykins to get signs installed; send Mr. Fiesel an update. **02.27.24** Check on downed signs. **04.23.24**: Check if downed sign is part of Lykin's original contract. **05.28.24** Lykin's provided proposal; signs have not yet been installed. **ONGOING**
5. **ACTION** **02.27.24** Mr. Krebs: Prep explanation why State Engineer will not approve request to change left turn lane out of Corkscrew Rd entrance. **05.28.24** Mr. Krebs to follow up with the State. **ONGOING**
6. **ACTION/AGENDA** **04.23.24** Mrs. Adams: Obtain MRI proposals to clean the flow way in DRA's Lakes 8, 7 and 6 for the nxt mtg. **ONGOING**
7. **ACTION** **04.23.24** Mr. Long/Mr. Krebs: Have Staff flag irrigation valves and surveyors to locate them to add to the GIS program. **ONGOING**
8. **ACTION** **04.23.24** Mr. Krebs: Respond to Mr. Ken Stewart's email request advising recommendation not to install a stop sign. **ONGOING**
9. **ACTION** **04.23.24** Mr. Willis: Allocate costs for 3 solar-powered digital speed signs, & cloud-based costs to draft proposed FY25 budget. **ONGOING**
10. **ACTION** **04.23.24** Mr. Willis: Email AV-Tech schedule to Board once contract is executed. **ONGOING**
11. **ACTION** **05.28.24** Mr. Long: Remove 4-6 dead tabebuia trees from recent installation; no longer covered by the one year warranty. **ONGOING**
12. **ACTION** **05.28.24** Mr. Long: Harvest littorals from lake bed remediation on Sound #2. Relocate Canna. Install littorals on lake bed & littorals removed from E4-C. **ONGOING**
13. **ACTION** **05.27.24** Mr. Krebs: Confirm start & stop dates w/ Drainage Improvement project bidders. Work w/ Chair to award contract. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 05.28.24 Meeting – for 06.25.24 Agenda

- 14. ACTION** **05.27.24** Staff: Work w/ Mr. Long to amend Restated Community Development Systems and Facilities O&M Agreement between CDD & PSGRC. **ONGOING**

- 15. ACTION** **05.28.24** Mr. Krebs: Follow up on well permit and authorize payment if necessary. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

RIVER RIDGE CDD

Key Activity Dates

Updated: June 2024

Description	Reference	Submit To	Due Date	MONTH/DATE
Systems & Facilities Operation & Maintenance Agreement	SOP	N/A	Continued Contract with the Club to operate and maintain, the following systems and Facilities owned by or leased to the District and located within the boundaries of the District and the Pelican Sound: maintenance of landscaping in District ROW; maintenance of District signage in the District ROW; cleaning, roadway striping and raised pavement marker ("RPM") installation on District Roads and streets. (See Maintenance agreement for additional details).	Agreement executed June 28, 2016 (To be reviewed by Staff in the Fall)
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Completed April 12th.	Jan/April/July/Sept
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Completed April 12th.	Jan/April/July/Sept
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal. Completed April 12th.	Jan/April/July/Sept
Control Structure CB-68 adjacent to 21832 Masters Circle	SOP	N/A	Quarterly reviews and maintenance of any required debris removal. Has been added June 2024.	Waiting for update from Premier Lakes
Dry Retention River Course #6	SOP	N/A	50% Mowing of Zone 1 completed in the Spring 2022; 50% mowing of Zone 1 was completed June 9, 2023; with no mowing in the Spring of 2024.	Spring 2025
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming was completed November 21, 2022. Cord Grass trimming completed November 2023.	10/1/2024
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, 2022; on an annual basis and may be necessary twice per year. May 2023 Not Needed. River (7) Tee Box Canna Lilly trimming completed during the month of January 2024.	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. Audit Completed on Monday, May 22, 2023.	6/1/2024

Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed in April.	October/April 2025
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit. The following lakes were identified June 2022: E1-B, E3-A, E3-C, E4-A (removed by H/O); E7-A, E8-A, H1-A, H1-B and H2-A.	6/1/2024 Project
Lake Bank Remediation	SOP	N/A	Continue to monitor H1-A for future repairs.	6/1/2024
Lake Bank Remediation	SOP	N/A	E8-A identified June 2023 for required bank restoration. This project was completed on Thursday, May 30, 2024.	5/1/2024
Street Sweeping @ 5 MPH W Precision Cleaning		N/A	Weekly December 1 through February & 2 x's per week March thru April 31, Bi weekly remainder of the year. Contract Executed with Precision Cleaning, Inc. for a cost of \$34,200.00	January thru December
Annual Letter to the Residents to include quarterly Letters submitted by Bob Twombly.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	Februray 2025
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	Lake E7-A - Dye treatments January thru April annually	January thru April annually
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. To include Hammock Greens. Pipe Cleanout approved during the April Board meeting.	4/1/2024 thru 7/15/24
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.	10/1/2024 - 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)	4/1/2025
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-24
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August/October 2023 by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary. Last inspection April 8, 2024.	April/October

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.	6/1/2025
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 be included in the proposed budget.	6/15/2025
2023/24 Budget & Other Events	SOP	N/A	Capital Outlay: Well Services & Plumbing/McCullers Construction \$81,054.00. Water Science \$37K, FPL Transformer Upgrade \$18,179.00.	Commenced 8/15/2023
Assessment Roll Certification	Local County Requirement	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th of each year.	9/15/2024
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2024
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.	10/1/2024
Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: https://ethics.state.fl.us/Training/Training.aspx	12/31/2024
Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. https://ethics.state.fl.us/ . File by July 1st following each calendar year in which they hold their position.	7/1/2024 annually
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.	11/30/2024
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.	12/1/2024

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 6/26/24 as maybe necessary.
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RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*River Club Conference Center, Sound Room (Second Floor of Fitness Center)
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/83318572513 Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
November 28, 2023	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/83318572513 Meeting ID: 833 1857 2513 Dial by your location 1 929 205 6099 Meeting ID: 833 1857 2513		
December 12, 2023* CANCELED	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/81617925983 Meeting ID: 816 1792 5983 Dial by your location 1 929 205 6099 Meeting ID: 816 1792 5983		
January 23, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
February 27, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
March 26, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
April 23, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
May 28, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 25, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
July 23, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
August 27, 2024	Public Hearing and Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		
September 24, 2024	Regular Meeting	1:00 PM
Join Zoom Meeting, https://us02web.zoom.us/j/89848208244 Meeting ID: 898 4820 8244 Dial by your location 1 929 205 6099 Meeting ID: 898 4820 8244		

***Exception**

December meeting is two (2) weeks earlier to accommodate the Christmas holiday.