



Rizzetta & Company

Riverwood Estates Community Development District

**Regular Meeting
May 19, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.riverwoodestatescdd.org

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Patricia Buck Jennifer Orsi Julie Vitale Michelle Berry Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jayna Cooper	DM, Rizzetta & Company, Inc.
District Counsel	Wes Haber	Hopping, Green & Sams, P.A.
District Engineer	Paul Skidmore	Florida Design Consultants, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

May 12, 2022

**Board of Supervisors
Riverwood Estates
Community Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Riverwood Estates Community Development District will be held on **Thursday, May 19, 2022 at 10:00 a.m.** at the offices of Sunfield Homes Inc., located at 3600 Galileo Drive, Suite 104, Trinity, FL 34655. The following is the final agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2022/2023 Proposed Budget..... Tab 1
 1. Consideration of Resolution 2022-06; Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget..... Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 21, 2022 Tab 3
 - B. Consideration of Operation & Maintenance Expenditures April 2022 Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Jayna Cooper

Jayna Cooper
District Manager

Tab 1



Rizzetta & Company

Riverwood Estates Community Development District

www.riverwoodestatescdd.org

Proposed Budget for Fiscal Year 2022/2023

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.



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Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs



Tab 2

RESOLUTION 2022-06

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

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

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

DATE: August 18, 2022

HOUR: 10:00 AM

LOCATION: Sunfield Homes, Inc.
3600 Galileo Drive, Suite 104
Trinity, Florida 34655

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

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

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

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

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

PASSED AND ADOPTED THIS 19th DAY OF May, 2022.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Riverwood Estates Community Development District was held on **Thursday, April 21, 2022 at 10:05 a.m.** at the offices of Sunfield Homes, Inc., located at 3600 Galileo Drive, Suite 104, Trinity, FL 34655.

Present and constituting a quorum were:

Patricia Buck	Board Supervisor, Chairman
Jennifer Orsi	Board Supervisor, Vice Chairman
Julie Vitale	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Co.
Wes Haber	District Counsel, Kutak Rock <i>(via conference call)</i>
John Vericker	Straley, Robin, Vericker <i>(via conference call)</i>
Kayla Connell	Financial Services Manager, Rizzetta & Co. <i>(via conference call)</i>
Tim Greene	HBWB <i>(via conference call)</i>
Matt Suggs	HBWB <i>(via conference call)</i>
Audience	Not Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mrs. Cooper called the meeting to order at 10:05 a.m. and confirmed quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Public Hearing on Reallocated Debt Assessments

On a motion by Ms. Buck, seconded by Ms. Vitale, with all in favor, the Board of Supervisors opened the continued Public Hearing on Reallocated Debt Assessments for the Riverwood Estates Community Development District.

There were no audience comments.

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On a motion by Ms. Buck, seconded by Ms. Vitale, with all in favor, the Board of Supervisors closed the continued Public Hearing on Reallocated Debt Assessments for the Riverwood Estates Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05;
Final Assessment**

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Mr. Vericker summarized the final assessment resolution and stated it is the final step for bond re-structure. Mr. Haber & Mr. Vericker clarified that the assessments will be reallocated once there is a sale of the bond. If a sale does not take place, the status will remain the same.

On a Motion by Ms. Buck, seconded by Ms. Orsi, with all in favor, the Board of Supervisors approved Resolution 2022-05; Final Assessment for the Riverwood Estates Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
January 20, 2022**

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On a Motion by Ms. Buck, seconded by Ms. Vitale, with all in favor, the Board of Supervisors approved the minutes of the regular meeting of the Board of Supervisors held on January 20, 2022 as presented for the Riverwood Estates Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
January, February, & March 2022**

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On a motion by Ms. Vitale, seconded by Ms. Buck, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for January 2022 in the amount of \$516.67, February 2022 in the amount of \$1,698.67, and March 2022 for \$4,325.17 for the Riverwood Estates Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Berger, Toombs,
Elam, Gaines, & Frank FY 20-21
Annual Financial Report**

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On a motion by Ms. Buck, seconded by Ms. Vitale, with all in favor, the Board of Supervisors accepted the FY 20-21 Annual Financial Report from Berger, Toombs, Elam, Gaines, & Frank for the Riverwood Estates Community Development District.

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SEVENTH ORDER OF BUSINESS

Ratification of Kutak Rock Retention & Fee Agreement

On a motion by Ms. Vitale, seconded by Ms. Orsi, with all in favor, the Board of Supervisors ratified the Kutak Rock Retention & Fee Agreement for the Riverwood Estates Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. District Manager

Mrs. Cooper stated that the next regular meeting is scheduled for May 19, 2022 at 10:00 a.m. The proposed budget for FY 22-23 will be presented for consideration during this meeting.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

Mrs. Cooper stated that if there was no more business to come before the Board, a motion to adjourn would be in order.

On a Motion by Ms. Vitale, seconded by Ms. Orsi, with all in favor, the Board of Supervisors adjourned the meeting at 10:26 a.m. for the Riverwood Estates Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Exhibit A

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT RE-AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS AND THE RESTRUCTURING OF THE SERIES 2006 BONDS AS DESCRIBED IN RESOLUTION 2022-04; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO RESTRUCTURE ITS SPECIAL ASSESSMENT BONDS AS DESCRIBED IN RESOLUTION 2022-04; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Riverwood Estates Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the District Engineer’s Report dated March 7, 2006 (the “**Series 2006 Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Series 2006 Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) The District plans to restructure the Series 2006 Bonds as described in Resolution 2022-04.

(e) It is desirable for the public safety and welfare that the District complete the Series 2006 Project on certain lands within the District, the nature and location of which are

described in Resolution 2022-02 and more specifically described in the plans and specifications on file at the registered office of the District and that the District restructure the Series 2006 Bonds as described in Resolution 2022-04 dated November 9, 2021; that the cost of such Series 2006 Project be assessed against the lands specially benefited thereby, and that the District restructure its special assessment bonds.

(f) The completion of the Series 2006 Project, the levying of such special assessments and the sale and the restructuring of the Series 2006 Bonds serves a proper, essential, and valid public purpose.

(g) In order to complete the Series 2006 Project, it is necessary for the District to restructure the Series 2006 Bonds.

(h) By Resolution 2022-02, the Board determined to confirm the Series 2006 Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to restructure the Series 2006 Bonds. Resolution 2022-02 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(i) Resolution 2022-02 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chair of the Board.

(j) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(k) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-03 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of completing the Series 2006 Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(l) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (k) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(m) Having confirmed the construction costs of completing the Series 2006 Project, estimates of restructuring costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the costs of completing the Series 2006 Project, plus restructuring related costs, is as specified in the Master Special Assessment Allocation Report

dated November 9, 2021 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Series 2006 Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Series 2006 Project does and will continue to constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon;

(iv) it is desirable that the Assessments be paid and collected as herein provided; and

(v) this Resolution 2022-05 is contingent upon the restructuring of the Series 2006 Bonds as outlined in Resolution 2022-04. In the event that the Series 2006 Bonds are not restructured as outlined in Resolution 2022-04, then this Resolution 2022-05 shall not be effective.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"**Assessable Unit**" means a building lot in the product type or lot size as set forth in the Assessment Report.

"**Debt Assessment**" or "**Debt Assessments**" means the non-ad valorem special assessments imposed to repay the Series 2006 Bonds which are being restructured in connection with the Series 2006 Project as described in the Assessment Report.

SECTION 4. RE-AUTHORIZATION OF SERIES 2006 PROJECT AND RESTRUCTURING OF THE SERIES 2006 BONDS. The Series 2006 Project described in Resolution 2022-04, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby re-authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired to the extent such actions have not been already accomplished.

SECTION 5. ESTIMATED COST OF SERIES 2006 PROJECT. The total estimated costs of the Series 2006 Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final

assessment roll are hereby equalized, approved, confirmed and levied. Subject to Section 2 (v) of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims). Notwithstanding the foregoing, Resolution 2022-05 is contingent upon the restructuring of the Series 2006 Bonds as outlined in Resolution 2022-04. In the event the Series 2006 Bonds are not restructured as outlined in Resolution 2022-04, then this Resolution 2022-05 shall not be effective, and the Series 2006 Bonds will continue to be secured by the special assessments that were originally levied in 2006 to secure the Series 2006 Bonds.

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Series 2006 Project has been constructed and completed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Series 2006 Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Series 2006 Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Series 2006 Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Series 2006 Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Series 2006 Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Series 2006 Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Series 2006 Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes,

and hereby finds, that based upon the present development plans, each lot of the same product type will be benefited equally by the Series 2006 Project, regardless of minor variations in the square footage of the lots.

If the development plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Series 2006 Bonds (herein, the “Trustee”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Series 2006 Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 16 years, in the principal amounts set forth in the documents relating to the Series 2006 Bonds, together with interest at the applicable coupon rate of the Series 2006 Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Series 2006 Project have been completed and the Board has adopted a resolution accepting the Series 2006 Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Series 2006 Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF SERIES 2006 BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Series 2006 Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Series 2006 Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Series 2006 Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Series 2006 Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Series 2006 Bonds. Accordingly, the Debt Assessments for the Series 2006 Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any un-platted parcels owned by the landowner, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the landowner, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO RESTRUCTURE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to restructure the Series 2006 Bonds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Series 2006 Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved

shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution 2022-05 is contingent and shall only be effective upon the restructuring of the Series 2006 Bonds as outlined in Resolution 2022-04. In the event that the Series 2006 Bonds are not restructured as outlined in Resolution 2022-04, then this Resolution 2022-05 shall not be effective.

PASSED AND ADOPTED this 21st day of April, 2022.

Attest:

Riverwood Estates Community
Development District


Name: Jayna Cooper
Secretary / Assistant Secretary


Name: Patricia O. Buck
Chair / ~~Vice Chair~~ of the Board of Supervisors

Exhibit "A" –Engineer’s Report dated March 7, 2006

Exhibit "B" –Master Special Assessment Allocation Report dated November 9, 2021.

Exhibit A

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

Preliminary Engineer's Cost Estimate

Prepared For:

Riverwood Estates Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
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Phone: (813) 933-5571

Prepared By:

Florida Design Consultants, Inc.
3030 Starkey Boulevard
New Port Richey, Florida 34655
Phone: (727) 849-7588

March 7, 2006

I. INTRODUCTION

Riverwood Estates Community Development District (the "District"), encompasses approximately 516.4± acres within the County of Pasco, Florida. The District has been established in accordance with applicable Chapter 190 Florida Statutes as a community development district, which is a local unit of special-purpose government. The lands constituting the District are presently intended for development into a master planned community known as Riverwood Estates (the "Development"). Exhibit C represents the site location relative to the existing road system.

II. PURPOSE

The District was established for the purpose of financing the acquisition and/or construction, maintenance and operation of all or a portion of the infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the infrastructure improvements to be financed and/or acquired by the District. The District will finance, acquire, and/or construct, operate and maintain certain all or a portion of the infrastructure improvements that are needed to serve the Development. A portion of these infrastructure improvements may be completed by Riverwood, LLC the primary developer of the Development (the "Developer"), and may be acquired by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure needed for the Development including the construction of any recreation facilities.

The proposed infrastructure improvements as outlined herein are necessary for the functional development of the District as required by the applicable independent unit of local government.

III. DEVELOPMENT DESCRIPTION

The Development is wholly contained within the boundary of the District. The District is located within Sections 27, 28, 33 and 34, Township 26 South, Range 21 East, 2 miles± south of Chancey Road on U.S. 301, a Pasco County maintained collector road. The District is currently bounded by Festival Park on the north; Crystal Springs Recreational Preserve on the east; Pasture land on the south; and U.S. 301 on the west.

IV. LAND USE

As stated, the District consists of approximately 516.4± acres. The table below illustrates the current land use plan.

<u>Proposed Land Use</u>	<u>Area in Acres</u>	<u>Units</u>
Residential Development	329.2	997
Roads	14.2	
Recreational Facilities	16.5	
Stormwater Management Ponds and Open Space	81.2 <u>75.3</u>	
Total:	516.4	

V. GOVERNMENTAL ACTIONS

The District was established by enactment of Ordinance 06-01 by the Board of County Commissioners of the Pasco County (the County) effective February 14, 2006. A Land Use Map Amendment and companion rezoning by Petition #6402 was approved by the Board of County Commissioners on October 25, 2005. The property is now zoned RES-3 and RES-6.

The Development is proposing 1.93 units per gross acre resulting in a total number of 997 residential units. The Development is anticipated to be constructed in three overall phases, with 371 residential units in Phase #1; 375 residential units in Phase #2 and 251 residential units in Phase #3.

Planning and engineering activities are underway with permits to be applied for. The following permits will be required for development of Riverwood Estates:

- Pasco County
 - Stormwater Management and Construction Plan
 - Utility Permit
- Florida Department of Transportation
 - Right-of-Way Use Permit
 - Drainage Permit
 - Access Permit
- Southwest Florida Water Management District
 - Environmental Resource Permit (Conceptual)
 - Environmental Resource Permit (Construction)
- Florida Department of Environmental Protection
 - National Pollutant Discharge Elimination System Permit
- US Army Corps of Engineers
 - Fill and Dredge Permit

Please see Exhibit A for a detailed description of the permit status. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein and that all permits not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

VI. INFRASTRUCTURE BENEFIT

The District will fund, maintain and operate two types of public benefits. These proposed infrastructure improvements include:

1. Project-wide public benefits; and
2. Incidental public benefits

The project-wide public benefits are provided by infrastructure improvements that serve all residents in the District equally. These public infrastructure improvements include potable water and sanitary sewer system improvements, public roadways, stormwater management and other general public purpose improvement requirements to serve the entire District.

Incidental public benefits include those benefits received by the general public who do not necessarily reside within the District. The general public will be using some of the external improvements provided by the District.

The proposed infrastructure improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property within the District boundaries is currently unused, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a fee simple residential subdivision. As noted, the District may construct, acquire, own, and operate all or any portion of the proposed infrastructure. As also noted earlier, the Developer will construct the infrastructure not constructed by the District.

VII. INFRASTRUCTURE IMPROVEMENTS

The proposed infrastructure improvements addressed by this report include: (1) master infrastructure elements that will serve the common areas throughout the District and (2) subdivision infrastructure elements that are internal to the Development. The infrastructure elements include the cost of earthwork/grading of public property, roadways, stormwater management systems, water and sewer systems, landscaping and irrigation, signage, and underground electrical. The costs for engineering design and inspection of these elements as well as the anticipated cost for professional service fees and permitting fees have been included.

Detailed descriptions of the proposed infrastructure improvements are provided as follows:

Stormwater Management

The design criteria for the District's stormwater management system is regulated by the County and the Southwest Florida Water Management District (SWFWMD). The District is located in the Hillsborough River drainage basin. The stormwater management plan for the District will utilize newly constructed ponds for stormwater treatment and attenuation. The Development will contain approximately 81.2 acres of ponds.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system which includes stormwater quality treatment and attenuation.
2. To adequately protect development within the District from regulatory-defined rainfall events.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures, swales and ponds. The stormwater management system will be owned and maintained by the District. The total acreage the District intends to acquire for the stormwater management system is approximately 81.2 acres.

The cost to the Developer of the acquisition of the lands within the Development per acre is \$32,520, giving a total of \$2,640,624 (81.2 acres x \$32,520) (the “Land Acquisition Value”).

The Land Acquisition Value will be verified by an independent appraiser. We are of the opinion that the acquisition of the aforementioned stormwater management tracts are necessary for the District to properly operate and maintain such areas as part of the stormwater management facility.

Wastewater Collection System

Wastewater treatment service to be provided by Pasco County. The Board of County Commissioners approved a Wastewater Service Agreement for the Developer on November 22, 2005.

The Development’s on-site sanitary sewer system will consist mainly of 8-inch gravity collection lines with appurtenant manholes, one (1) master pump station and another six pumping stations. The master station pumping station will be connected to the County system via a force main located in the right-of-way of U.S. 301.

Completed portions of the sanitary sewer system will be dedicated by the District to the County, which will thereafter operate and maintain the same.

Water Distribution System

The District lies within the incorporated area of the County with water service to be provided by the County as per the Water Service Agreement approved on October 25, 2005. The Development will be served from a 12-inch water main existing in the right-of-way of U.S. 301. The water distribution system within the Development will consist primarily of 4-inch, 6-inch and 8-inch lines with appurtenant valves and fire hydrants.

Completed portions of the water system will be dedicated by the District to the County, which will thereafter operate and maintain the same.

Roadways

The Riverwood Estates internal roadway network is proposed to be private and to be owned and maintained by the Homeowners Association except for Rapid River Boulevard and Yukon Drive to Quachita Drive.

Entrance features, hardscape and landscaping within the public right-of-way will be part of the Development. Entrance hardscaping and landscaping will be owned and maintained by the District.

Undergrounding of Electrical System

The District lies within the area served by Progress Energy for electrical power service. Progress Energy will provide underground electric service to the District from lines located within the public right-of-way of U.S. 301. The Development's internal electric power system will consist of underground cable with appurtenant transformers, service pedestals and street lights.

Professional Services and Permitting Fees

Pasco County, Florida Department of Transportation, Florida Department of Environmental Protection, and the Southwest Florida Water Management District impose fees for impact and plan reviews. These fees vary with the magnitude of the impact and size of the Development phases. Additionally, engineering, surveying, landscape, hardscape, recreation facilities and management services are required for the design permitting, inspection, construction monitoring, certifications and Developer management of the Development improvements.

VIII. OPERATION AND MAINTENANCE RESPONSIBILITY

The ownership, operation and maintenance responsibilities of the proposed infrastructure improvements are set forth below:

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Water Distribution System	Pasco County	Pasco County
Sanitary Sewer Collection and Transmission System	Pasco County	Pasco County
Stormwater Management System	CDD	CDD
Transportation Improvements	Pasco County/CDD	Pasco County/CDD
Irrigation System	CDD	CDD
Landscape/Hardscape	CDD	CDD

DEVELOPMENT COSTS

See Exhibit B, which outlines the anticipated costs associated with the construction of the Development.

SUMMARY AND CONCLUSION

The Development, as outlined above, is necessary for the development of the lands within the District, and, except as may be required in any development order or similar agreement the District has with an independent unit of local government, such infrastructure is located within the boundary of the District. The planning and design of the Development is in accordance with current governmental regulatory requirements. The Development will provide its intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction cost in this report are based on estimated preliminary quantities for the infrastructure construction for the entire Development as shown on the PUD preliminary concept

plan. It is my professional opinion that the infrastructure costs provided herein for the Development are reasonable to complete the construction of the Development described herein as it is currently described and shown on the PUD preliminary concept plan and that various components of the Development will benefit and add value to various aspects of the District.

The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District should levy and collect an annual “Operating and Maintenance” assessment to be determined, assessed and levied by the District’s Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The estimate of the Development construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar types of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. The benefits derived to the lands within the District from the construction of the improvements will exceed the costs of such improvements.

The professional service for establishing the opinion of preliminary estimated construction cost is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

David S. McDougall, P.E.

March 7, 2006

District Engineer

State of Florida Registration No. 62730

Exhibit B



Rizzetta & Company

Riverwood Estates Community Development District

Master Special Assessment Report

Riverwood Estates Community Development District

Special Assessment Bonds, Series 2006A & 2006B

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November 9, 2021

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I. INTRODUCTION

This Master Special Assessment Allocation Report is being presented in anticipation of the restructuring of the Series 2006A Bonds and the Series 2006B Bonds including the extension of the Series 2006B Bonds bond maturity by the Riverwood Estates Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District has retained Rizzetta & Company, Inc. to adjust the District's assessment allocation methodology to conform with the maturity extension and to take into account a revised site plan.

II. DEFINED TERMS

"Bondholder" – The holder(s) of 100% of the outstanding bonds.

"District" – Riverwood Estates Community Development District.

"Prior Reports" – Collectively, the Final Master Special Assessment Allocation Report dated December 1, 2006, the First Supplemental Master Special Assessment Allocation Report dated August 24, 2007, and the Final Supplemental Special Assessment Allocation Report dated December 1, 2006.

"Series 2006A Assessments" – Special assessments levied to secure the District's Series 2006A Special Assessment Bonds

"Series 2006B Assessments" – Special assessments levied to secure the District's Series 2006B Special Assessment Bonds.

"Series 2006A Bonds" – the \$14,225,000 (Original Par Amount) Special Assessment Bonds with a maturity date of May 1, 2037, and a coupon rate of 5.5%

"Series 2006B Bonds" – the \$8,775,000 (Original Par Amount) Special Assessment Bonds with an original maturity date of May 1, 2013, which will be extended to May 1, 2037 and a coupon rate of 5.0%.

"Trustee" –Computershare Trust Company, N.A., trustee for the District's Series 2006B Bonds.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION



Rizzetta & Company

The District's Series 2006B Bonds matured on May 1, 2013. In order to facilitate the continued revitalization of the development following the sale of the land, The District, and the Bondholder have agreed to extend the maturity of the Series 2006B Bonds for a period of 16 years, until May 1, 2037. Only landowners with units subject to the Series 2006B Assessments will be affected by the maturity extension. Currently, all such units are owned by the majority landowner/developer or builders.

The District's Series 2006A Bonds, issued December 2006, remain in place with the original Maturity date of May 1, 2037. The current principal balance is \$14,030,000. The restatement of the financial information and assessment allocation for the Series 2006A Bonds can be found in Tables 2 & 4 of Exhibit A.

This report supplements and amends the Prior Reports only to the extent specifically referenced herein. All other provisions and structures described in the Prior Reports remain in full force and effect.

IV. SERIES 2006 PROJECT

There are no changes to the District's 2006 Project associated with this maturity extension. For more information on the 2006 Project, refer to the Prior Reports. It is contemplated that there will be revisions made to the 2006 Project upon the sale of the lands to the new developer.

V. SERIES 2006B MATURITY EXTENSION

The Series 2006B Bonds are currently outstanding in the principal amount of \$8,775,000. Table 1 below shows the units still encumbered with 2006B Bonds.

<u>PRODUCT</u>	<u>TOTAL UNITS</u>
Single Family 45'	133
Single Family 55'	210
Single Family 65'	64
Total:	407



RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2006A and SERIES 2006B

The current outstanding Series 2006B Assessment principal balance encumbering District lands is \$8,775,000. The full principal balance of the Series 2006B Assessments encumbering each lot will be due relatively contemporaneously with the revised maturity of the Series 2006B Bonds on May 1, 2037. However, it is expected that the outstanding principal balance of the Series 2006B Assessments will be reduced in the interim by assessment prepayments as lots are closed. Please see Table 2 below for the Series 2006B Bonds.

TABLE 2: REVISED FINANCING INFORMATION - SERIES 2006B BONDS			
Coupon Rate			5.500%
Original Maturity			May 1, 2015
Revised Maturity			May 1, 2037
Principal Installments			1
REMAINING PAR AMOUNT			\$8,775,000.00
Annual Debt Service (Interest Only)			\$438,750.00
Collection Costs and Discounts @	0.00%		\$0.00
TOTAL ANNUAL ASSESSMENT			\$438,750.00

The current allocation of the Series 2006B Assessments is provided below on Table 3. There is no change to the assessment allocation methodology associated with the maturity extension. For specific information related to the allocation of the Series 2006B Assessments, please refer to the Prior Reports.

TABLE 3: ASSESSMENT ALLOCATION - SERIES 2006B ASSESSMENTS			
PRODUCT	UNITS	PER UNIT TOTAL PRINCIPAL	PER UNIT ANNUAL INSTLMT.
Single Family 45'	133	\$18,235.85	\$911.79
South/Phase I-55'	210	\$22,238.84	\$1,111.94
Single Family 65'	64	\$26,241.83	\$1,312.09
Total	407		



VIII. ADDITIONAL STIPULATIONS

Certain financial, development, and data was provided by members of District staff, the developer/majority landowner, and the Bondholder. The allocation methodology described herein was based on information provided by those professionals.

Rizzetta & Company, Inc., does not represent the Riverwood Estates Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Riverwood Estates Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:

FINAL ALLOCATION METHODOLOGY



Rizzetta & Company

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS - SERIES 2006A & 2006B**

TABLE 1: CURRENT SERIES 2006 PRODUCT MIX

<u>PRODUCT</u>	<u>2006 B Bond</u>	<u>2006 A Bond</u>
Single Family 45'	133	190
Single Family 55'	210	581
Single Family 65'	64	221
TOTAL:	407	992

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS - SERIES 2006A**

TABLE 2: RESTATED FINANCING INFORMATION - SERIES 2006A BONDS		
Issue Date		December 1, 2006
Final Maturity		May 1, 2037
Average Coupon Rate		5.35%
Maximum Annual Debt Service (MADS)		\$954,671.00
 SOURCES:		
	REMAINING PAR AMOUNT	\$14,030,000.00
	Total Net Proceeds	\$14,030,000.00
Annual Debt Service		\$954,671.00
Collection Costs and Discounts	6%	<u>\$60,072.84</u> (1)
TOTAL ANNUAL ASSESSMENT		\$1,014,743.84
 Source: -FMS Bonds, Inc		
(1) May vary as provided by law		

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS - SERIES 2006B**

**TABLE 3: RESTATED FINANCING INFORMATION - SERIES 2006B BONDS
MATURITY EXTENSION**

Original Issue Date		December 1, 2006
Original Maturity Date		May 1, 2013
Revised Maturity Date		May 1, 2037
Average Coupon Rate		5.50%
Maximum Annual Debt Service (MADS)		\$438,750.00
 SOURCES:		
REMAINING PAR AMOUNT		\$8,775,000.00
Annual Debt Service (Interest Only)		\$438,750.00
Collection Costs and Discounts @	0%	\$0.00
Total Uses		<u><u>\$438,750.00</u></u>

Source: FMS Bonds, Inc

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS - SERIES 2006A**

TABLE 4: ASSESSMENT ALLOCATION - SERIES 2006 ASSESSMENTS - SERIES 2006A(1)

<u>PRODUCT</u>	<u>UNITS</u>	<u>PER UNIT EAUs</u>	<u>Total EAUs</u>	<u>% of EAUs</u>	<u>PRODUCT INITIAL TOTAL PRINCIPAL (2)</u>	<u>PER UNIT INITIAL TOTAL PRINCIPAL</u>	<u>PRODUCT ANNUAL INSTLMT. (2)(3)</u>	<u>PER UNIT ANNUAL INSTLMT. (3)</u>
Single Family 45'	190	0.82	155.8	0.1562	\$2,191,176.65	\$11,532.51	\$158,480.61	\$834.11
Single Family 55'	581	1.00	581	0.5824	\$8,171,204.31	\$14,064.03	\$590,996.38	\$1,017.21
Single Family 65'	221	1.18	260.78	0.2614	\$3,667,619.04	\$16,595.56	\$265,266.84	\$1,200.30
TOTAL	992		997.58	1.00	<u>\$14,030,000.00</u>		<u>\$1,014,743.84</u>	

(1) Allocation of Series 2006A Assessments based on existing EAU methodology.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS - SERIES 2006B**

**TABLE 5: ASSESSMENT ALLOCATION - SERIES 2006 ASSESSMENTS SERIES 2006B (1)
MATUIRTY EXTENSION**

<u>PRODUCT</u>	<u>UNITS</u>	<u>PER UNIT</u>			<u>PRODUCT INITIAL TOTAL PRINCIPAL (2)</u>	<u>PER UNIT INITIAL TOTAL PRINCIPAL</u>	<u>PRODUCT ANNUAL INSLMT. (2)</u>	<u>PER UNIT ANNUAL INSLMT.</u>
		<u>EAUs</u>	<u>Total EAUs</u>	<u>% of EAUs</u>				
Single Family 45'	133	0.82	109.06	27.64%	\$2,425,367.48	\$18,235.85	\$121,268.37	\$911.79
Single Family 55'	210	1.00	210	53.22%	\$4,670,155.61	\$22,238.84	\$233,507.78	\$1,111.94
Single Family 65'	64	1.18	75.52	19.14%	<u>\$1,679,476.91</u>	\$26,241.83	<u>\$83,973.85</u>	\$1,312.09
TOTAL	407		394.58	1.00	<u>\$8,775,000.00</u>		<u>\$438,750.00</u>	

(1) Allocation of Series 2006B Assessments based on existing EAU methodology.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

**RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
BOND SERIES 2006A & 2006B
2021 ASSESSMENT LIEN ROLL**

PARCEL ID	NAME 1	SITE ADDRESS	SITE CITY	ITE	STAT	SITE ZIP	ACRES	JSE CODI	USE DESCRIPTION	LU	SERIES 2006A	SERIES 2006B
											REMAINING PRINCIPAL ⁽¹⁾	REMAINING PRINCIPAL ⁽¹⁾
34-26-21-0000-00100-0120	RIVERWOOD ESTATES HOLDCO LLC						7.68	6000	Grzgsol Class1	U	\$11,483,566.18	\$4,748,435.65
33-26-21-0020-00900-0240	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0100	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0030	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0140	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00800-0060	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0090	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0230	RIVERWOOD ESTATES HOLDCO LLC						0.14	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0080	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0100	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0220	RIVERWOOD ESTATES HOLDCO LLC						0.14	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0180	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0130	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0170	RIVERWOOD ESTATES HOLDCO LLC						0.23	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0050	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0270	RIVERWOOD ESTATES HOLDCO LLC						0.14	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0140	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0190	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0170	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0220	RIVERWOOD ESTATES HOLDCO LLC						0.14	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00800-0050	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0250	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0240	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0270	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0150	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0150	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0070	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00800-0040	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0060	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0080	RIVERWOOD ESTATES HOLDCO LLC						0.29	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0090	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0160	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0120	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0110	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0020	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0210	RIVERWOOD ESTATES HOLDCO LLC						0.15	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0010	RIVERWOOD ESTATES HOLDCO LLC						0.25	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0110	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0260	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0120	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0230	RIVERWOOD ESTATES HOLDCO LLC						0.12	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0200	RIVERWOOD ESTATES HOLDCO LLC						0.15	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0040	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0250	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0160	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00900-0260	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00200-0130	RIVERWOOD ESTATES HOLDCO LLC						0.11	0	Vacant	45	\$11,532.51	\$18,235.85
33-26-21-0020-00800-0070	RIVERWOOD ESTATES HOLDCO LLC						0.15	0	Vacant	45	\$11,532.51	\$18,235.85
34-26-21-0020-02500-0170	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0040	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0020	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0160	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0140	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0210	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0280	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0070	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0220	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0010	RIVERWOOD ESTATES HOLDCO LLC						0.33	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0310	RIVERWOOD ESTATES HOLDCO LLC						0.24	0	Vacant	55.1	\$14,064.03	\$22,238.84

**RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
BOND SERIES 2006A & 2006B
2021 ASSESSMENT LIEN ROLL**

PARCEL ID	NAME 1	SITE ADDRESS	SITE CITY	ITE	STAT	SITE ZIP	ACRES	JSE CODI	USE DESCRIPTION	LU	SERIES 2006A	SERIES 2006B
											REMAINING PRINCIPAL ⁽¹⁾	REMAINING PRINCIPAL ⁽¹⁾
33-26-21-0020-00900-0320	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0060	RIVERWOOD ESTATES HOLDCO LLC						0.24	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0060	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0060	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0180	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0040	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0100	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0020	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0290	RIVERWOOD ESTATES HOLDCO LLC						0.24	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0060	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0020	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0030	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00700-0020	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0190	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0100	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0200	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0070	RIVERWOOD ESTATES HOLDCO LLC						0.24	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0120	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00700-0030	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0080	RIVERWOOD ESTATES HOLDCO LLC						0.31	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02400-0020	RIVERWOOD ESTATES HOLDCO LLC						0.15	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0050	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0070	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0030	RIVERWOOD ESTATES HOLDCO LLC						0.13	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0010	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0080	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0040	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0090	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0010	RIVERWOOD ESTATES HOLDCO LLC						0.23	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0230	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0180	RIVERWOOD ESTATES HOLDCO LLC						0.25	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0050	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0030	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0070	RIVERWOOD ESTATES HOLDCO LLC						0.15	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0090	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02800-0050	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02400-0010	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0210	RIVERWOOD ESTATES HOLDCO LLC						0.14	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00700-0040	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0040	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02700-0100	RIVERWOOD ESTATES HOLDCO LLC						0.15	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0080	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0300	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00700-0050	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0190	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0150	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0130	RIVERWOOD ESTATES HOLDCO LLC						0.25	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00700-0010	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0200	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0030	RIVERWOOD ESTATES HOLDCO LLC						0.23	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00200-0050	RIVERWOOD ESTATES HOLDCO LLC						0.14	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0090	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02500-0110	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0010	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00900-0330	RIVERWOOD ESTATES HOLDCO LLC						0.3	0	Vacant	55.1	\$14,064.03	\$22,238.84
33-26-21-0020-00100-0020	RIVERWOOD ESTATES HOLDCO LLC						0.16	0	Vacant	55.1	\$14,064.03	\$22,238.84
34-26-21-0020-02100-0050	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0100	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0110	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	65	\$16,595.56	\$26,241.83

**RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
BOND SERIES 2006A & 2006B
2021 ASSESSMENT LIEN ROLL**

PARCEL ID	NAME 1	SITE ADDRESS	SITE CITY	ITE	STAT	SITE ZIP	ACRES	JSE CODI	USE DESCRIPTION	LU	SERIES 2006A	SERIES 2006B
											REMAINING PRINCIPAL ⁽¹⁾	REMAINING PRINCIPAL ⁽¹⁾
34-26-21-0020-01900-0080	RIVERWOOD ESTATES HOLDCO LLC						0.27	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0110	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0080	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0030	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0060	RIVERWOOD ESTATES HOLDCO LLC						0.26	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0020	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02300-0010	RIVERWOOD ESTATES HOLDCO LLC						0.24	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0060	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0070	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02300-0030	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0130	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0170	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0010	RIVERWOOD ESTATES HOLDCO LLC						0.36	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0040	RIVERWOOD ESTATES HOLDCO LLC						0.23	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0070	RIVERWOOD ESTATES HOLDCO LLC						0.27	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0120	RIVERWOOD ESTATES HOLDCO LLC						0.26	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0210	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0090	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0200	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0060	RIVERWOOD ESTATES HOLDCO LLC						0.25	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0110	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0040	RIVERWOOD ESTATES HOLDCO LLC						0.3	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0100	RIVERWOOD ESTATES HOLDCO LLC						0.26	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0040	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0020	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0080	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0030	RIVERWOOD ESTATES HOLDCO LLC						0.26	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0070	RIVERWOOD ESTATES HOLDCO LLC						0.25	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0190	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0150	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02300-0020	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0150	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0100	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0120	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0060	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0010	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0100	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0090	RIVERWOOD ESTATES HOLDCO LLC						0.26	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0140	RIVERWOOD ESTATES HOLDCO LLC						0.19	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0220	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0180	RIVERWOOD ESTATES HOLDCO LLC						0.2	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0010	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0130	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0010	RIVERWOOD ESTATES HOLDCO LLC						0.22	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0070	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0030	RIVERWOOD ESTATES HOLDCO LLC						0.27	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0050	RIVERWOOD ESTATES HOLDCO LLC						0.23	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0080	RIVERWOOD ESTATES HOLDCO LLC						0.29	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0020	RIVERWOOD ESTATES HOLDCO LLC						0.27	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0050	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0230	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02000-0020	RIVERWOOD ESTATES HOLDCO LLC						0.18	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0110	RIVERWOOD ESTATES HOLDCO LLC						0.26	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0090	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02100-0030	RIVERWOOD ESTATES HOLDCO LLC						0.21	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0040	RIVERWOOD ESTATES HOLDCO LLC						0.37	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0160	RIVERWOOD ESTATES HOLDCO LLC						0.17	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0120	RIVERWOOD ESTATES HOLDCO LLC						0.25	0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-02200-0050	RIVERWOOD ESTATES HOLDCO LLC						0.43	0	Vacant	65	\$16,595.56	\$26,241.83

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
 BOND SERIES 2006A & 2006B
 2021 ASSESSMENT LIEN ROLL

PARCEL ID	NAME 1	SITE ADDRESS	SITE	CITY	ITE	STAT	SITE	ZIP	ACRES	JSE	CODI	USE DESCRIPTION	LU	SERIES 2006A REMAINING PRINCIPAL ⁽¹⁾	SERIES 2006B REMAINING PRINCIPAL ⁽¹⁾
34-26-21-0020-01900-0090	RIVERWOOD ESTATES HOLDCO LLC								0.26		0	Vacant	65	\$16,595.56	\$26,241.83
34-26-21-0020-01900-0140	RIVERWOOD ESTATES HOLDCO LLC								0.17		0	Vacant	65	\$16,595.56	\$26,241.83
													\$14,030,000.00	\$8,775,000.00	

⁽¹⁾ Outstanding Principal only - does not include any accrued interest.

Tab 4

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.riverwoodestatescdd.org

Operation and Maintenance Expenditures

April 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$776.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Riverwood Estates Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock LLP	001539	3022851	General Legal Services 02/22	\$ 260.00
Rizzetta & Company, Inc.	001538	INV0000067037	District Management Fees 04/22	<u>\$ 516.67</u>
Report Total				<u>\$ 776.67</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3022851

Client Matter No. 17823-1

Lynn Hayes
Riverwood Estates CDD
Rizzetta & Company
Suite 100
5844 Old Pasco Road
Wesley Chapel, FL 33544

Invoice No. 3022851
17823-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/22	W. Haber	0.50	130.00	Review and revise response to Joint Legislative Auditing Committee and confer with Gallant regarding same
02/14/22	W. Haber	0.50	130.00	Review audit

TOTAL HOURS 1.00

Date Rec'd Rizzetta & Co., Inc. 04/08/22

TOTAL FOR SERVICES RENDERED

D/M approval Jayna Cooper Date 4-15-2022 \$260.00

TOTAL CURRENT AMOUNT DUE

Date entered 04/14/22 **\$260.00**

Fund 001 GL 51400 OC 3107

UNPAID INVOICES:

Check # _____

March 3, 2022 Invoice No. 3009867 58.50

TOTAL DUE \$318.50

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
4/1/2022	INV0000067037

Bill To:

RIVERWOOD ESTATES CDD 4065 Crescent Park Drive Riverview FL 33578

Services for the month of	Terms	Client Number
April	Upon Receipt	00260

Description	Qty	Rate	Amount
Management Services	1.00	\$416.67	\$416.67
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$516.67
Total			\$516.67

Date Rec'd Rizzetta & Co., Inc. 3/23/22

D/M approval *Jayna Cooper* Date 3-25-22

Date entered 3/25/22

001 51300 3101 \$416.67

Fund 001 GL 51300 OC 5103 \$100.00

Check # _____