



Rizzetta & Company

Riverwood Estates Community Development District

**Board of Supervisors Meeting
January 20, 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	District Manager, 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

January 13, 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, January 20, 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. Public Hearing on Reallocated Debt Assessments
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on December 16, 2021 Tab 1
 - B. Consideration of Operation & Maintenance Expenditures
for December 2021 Tab 2
- 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

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, December 16, 2021 at 10:08 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	Associate District Manager, Rizzetta & Co.
Wes Haber	District Counsel, Hopping, Green and Sams <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 10:08 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 Public Hearing on Reallocated Debt Assessments for the Riverwood Estates Community Development District.

There were no audience comments.

On a Motion by Ms. Buck, seconded by Ms. Vitale, with all in favor, the Board of Supervisors continued the Public Hearing on Reallocated Debt Assessments to January 20, 2022 at 10:00 a.m. at the office of Sunfield Homes, located at 3600 Galileo Dr, Suite 104, Trinity, FL 34655 for the Riverwood Estates Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Special Meeting held on November 9, 2021

On a Motion by Ms. Buck, seconded by Ms. Vitale, with all in favor, the Board of Supervisors approved the minutes of the special meeting of the Board of Supervisors held on November 9, 2021 as presented for the Riverwood Estates Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for November 2021

On a motion by Ms. Buck, seconded by Ms. Julie Vitale, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for November 2021 in the amount of \$966.37 for the Riverwood Estates Community Development District.

56

SIXTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

No report.

B. District Engineer

Not present.

C. District Manager

Mrs. Cooper stated that the next regular meeting is scheduled for January 20, 2022 at 10:00 a.m.

69

SEVENTH ORDER OF BUSINESS

Supervisor Requests

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There were no supervisor requests.

72

EIGHTH ORDER OF BUSINESS

Adjournment

74

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

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On a Motion by Ms. Vitale, seconded by Ms. Buck, with all in favor, the Board of Supervisors adjourned the meeting at 10:12 a.m. for the Riverwood Estates Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

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 December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$3,492.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Riverwood Estates Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001528	INV0000063094	District Management Fees 12/21	\$ 416.67
Rizzetta Technology Services	001529	INV0000008234	Website Hosting Services 12/21	\$ 100.00
Times Publishing Company	001530	0000195179 11/24/21	Acct # 123461 Legal Advertising 11/21	\$ 1,490.01
Times Publishing Company	001531	0000195179 12/01/21	Acct # 123461 Legal Advertising 12/21	\$ <u>1,486.01</u>
Report Total				\$ <u><u>3,492.69</u></u>

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

Invoice

Date	Invoice #
12/1/2021	INV0000063094

Bill To:

RIVERWOOD ESTATES CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

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

Description	Qty	Rate	Amount
Management Services	1.00	\$416.67	\$416.67
<p>Date Rec'd Rizzetta & Co., Inc. <u>11/23/21</u> D/M approval <u>Jayna Cooper</u> Date <u>11/29/21</u> Date entered <u>11/29/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> Check # _____</p>			
Subtotal			\$416.67
Total			\$416.67

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2021	INV0000008234

Bill To:

RIVERWOOD ESTATES CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
December		00260

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>11/23/21</u> D/M approval <u>Jayna Cooper</u> Date <u>11/29/21</u> Date entered <u>11/29/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____			

Subtotal	\$100.00
Total	\$100.00

Tampa Bay Times

tampabay.com

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 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/24/21		RIVERWOOD ESTATES CDD	
Billing Date		Sales Rep	Customer Account
11/24/2021		Deirdre Almeida	123461
Total Amount Due		Ad Number	
\$1,490.01		0000195179	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/24/21	11/24/21	0000195179	Times	Legals CLS	Assessments AffidavitMaterial	1	4x15.75 IN	\$1,486.01 \$4.00
		1 of 2						
				Date Rec'd Rizzetta & Co., Inc. <u>11/29/21</u> D/M approval <u>Jayna Cooper</u> Date <u>11/29/21</u> Date entered <u>11/29/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # _____				

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Advertising Run Dates		Advertiser Name	
11/24/21		RIVERWOOD ESTATES CDD	
Billing Date		Sales Rep	Customer Account
11/24/2021		Deirdre Almeida	123461
Total Amount Due		Ad Number	
\$1,490.01		0000195179	

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 ATTN: RIZZETTA & COMPANY -AP
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

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 DALLAS, TX 75312-3396

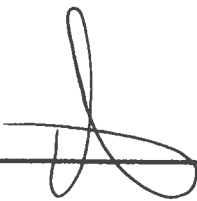
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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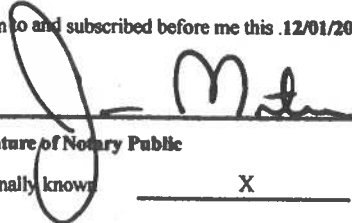
Before the undersigned authority personally appeared Delldre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Assessments was published in Tampa Bay Times: 11/24/21, 12/ 1/21 in said newspaper in the issues of Baylink Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

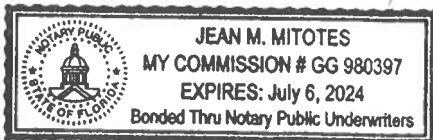
Sworn to and subscribed before me this .12/01/2021



Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Riverwood Estates Community Development District

The Board of Supervisors ("Board") of the Riverwood Estates Community Development District ("District") will hold a regular meeting and public hearing on December 16, 2021, at 10:00 a.m., at the 3600 Galileo Drive, Suite 104, Trinity, Florida 34685.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Special Assessment Allocation Report dated November 9, 2021. The proposed bonds will fund of the public improvements described in the Engineer's Report dated March 7, 2008. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$22,905,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

SERIES 2006A					
PRODUCT UNITS	PRODUCT INITIAL PRINCIPAL	PER UNIT INITIAL PRINCIPAL	PRODUCT ANNUAL INSTALLMENT	PER UNIT ANNUAL INSTALLMENT	
SF 55'	581	\$8,171,204.31	\$14,064.03	\$590,996.38	\$1,017.21
SF 65'	221	\$3,667,619.04	\$16,595.56	\$265,286.84	\$1,200.30
TOTAL	992	\$14,030,000.00		\$1,014,743.83	

SERIES 2006B					
PRODUCT UNITS	PRODUCT INITIAL PRINCIPAL	PER UNIT INITIAL PRINCIPAL	PRODUCT ANNUAL INSTALLMENT	PER UNIT ANNUAL INSTALLMENT	
SF 55'	210	\$4,670,155.61	\$22,238.84	\$233,507.78	\$1,111.94
SF 65'	64	\$1,679,476.91	\$26,241.83	\$83,973.85	\$1,312.09
TOTAL	407	\$8,775,000.00		\$438,750.00	

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Matthew Huber, District Manager

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Riverwood Estates Community Development District (the "District") has previously determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Engineer's Report dated March 7, 2008 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by re-imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197,

Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District has previously determined that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report dated November 9, 2021, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

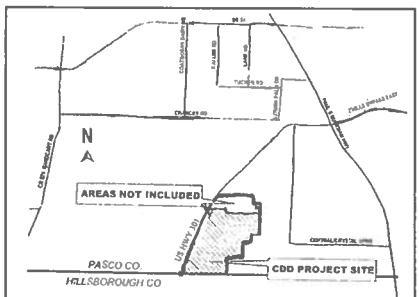
WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$16,136,798 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$22,805,000 of the expenses, which includes the Estimated Cost, plus financing related costs, all of which may be financed by the special assessment bonds.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and un-platted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type on a first platted, first assigned basis.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a new preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than the number of annual installments remaining to May 1, 2037 payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.
- On the effective date of the Debt Assessments described herein, any prior special assessments and special assessment proceedings relating to the Project will have no force and effect once the Debt Assessments are levied on the property. This Resolution 2022-02 does not result in the levy of assessments against any property within the District. Furthermore, the District acknowledges that it has no intent to levy the Debt Assessments until the closing of the proposed sale of the District's \$14,225,000 Special Assessment Bonds, Series 2006A and \$8,775,000 Special Assessment Bonds, Series 2006B as described in more detail in Resolution 2022-04."

Passed and Adopted on November 9, 2021

Attest: Riverwood Estates Community Development District
 Name: Secretary / Assistant Secretary
 Name: Chair of the Board of Supervisors



Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
12/ 1/21		RIVERWOOD ESTATES CDD	
Billing Date	Sales Rep	Customer Account	
12/01/2021	Deirdre Almeida	123461	
Total Amount Due		Ad Number	
\$1,486.01		0000195179	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/01/21	12/01/21	0000195179	Times	Legals CLS	Assessments	1	4x15.75 IN	\$1,486.01

Date Rec'd Rizzetta & Co., Inc. 12/1/21
 D/M approval Jayna Cooper Date 12/6/21
 Date entered 12/2/21
 Fund 001 GL 51300 OC 4801
 Check # _____

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Advertising Run Dates		Advertiser Name	
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12/01/2021	Deirdre Almeida	123461	
Total Amount Due		Ad Number	
\$1,486.01		0000195179	

ADVERTISING INVOICE

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

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 DALLAS, TX 75312-3396

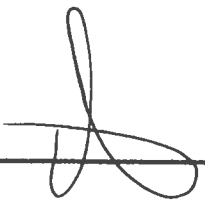
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

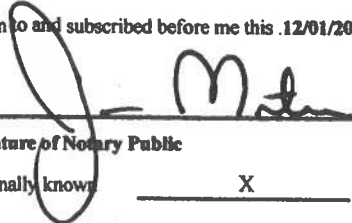
Before the undersigned authority personally appeared Delldre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Assessments was published in Tampa Bay Times: 11/24/21, 12/ 1/21 in said newspaper in the issues of Baylink Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

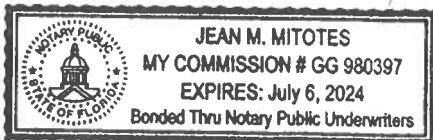
Sworn to and subscribed before me this .12/01/2021



Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Riverwood Estates Community Development District

The Board of Supervisors ("Board") of the Riverwood Estates Community Development District ("District") will hold a regular meeting and public hearing on December 16, 2021, at 10:00 a.m., at the 3600 Galileo Drive, Suite 104, Trinity, Florida 34685.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Special Assessment Allocation Report dated November 9, 2021. The proposed bonds will fund of the public improvements described in the Engineer's Report dated March 7, 2008. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$22,905,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

SERIES 2006A					
PRODUCT UNITS	PRODUCT INITIAL PRINCIPAL	PER UNIT INITIAL PRINCIPAL	PRODUCT ANNUAL INSTALLMENT	PER UNIT ANNUAL INSTALLMENT	
SF 55'	581	\$8,171,204.31	\$14,064.03	\$590,996.38	\$1,017.21
SF 65'	221	\$3,667,619.04	\$16,595.56	\$265,286.84	\$1,200.30
TOTAL	992	\$14,030,000.00		\$1,014,743.83	

SERIES 2006B					
PRODUCT UNITS	PRODUCT INITIAL PRINCIPAL	PER UNIT INITIAL PRINCIPAL	PRODUCT ANNUAL INSTALLMENT	PER UNIT ANNUAL INSTALLMENT	
SF 55'	210	\$4,670,155.61	\$22,238.84	\$233,507.78	\$1,111.94
SF 65'	64	\$1,679,476.91	\$26,241.83	\$83,973.85	\$1,312.09
TOTAL	407	\$8,775,000.00		\$438,750.00	

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Matthew Huber, District Manager

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Riverwood Estates Community Development District (the "District") has previously determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Engineer's Report dated March 7, 2008 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by re-imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197,

Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District has previously determined that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report dated November 9, 2021, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$16,136,798 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$22,805,000 of the expenses, which includes the Estimated Cost, plus financing related costs, all of which may be financed by the special assessment bonds.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and un-platted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type on a first platted, first assigned basis.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a new preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than the number of annual installments remaining to May 1, 2037 payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.
- On the effective date of the Debt Assessments described herein, any prior special assessments and special assessment proceedings relating to the Project will have no force and effect once the Debt Assessments are levied on the property. This Resolution 2022-02 does not result in the levy of assessments against any property within the District. Furthermore, the District acknowledges that it has no intent to levy the Debt Assessments until the closing of the proposed sale of the District's \$14,225,000 Special Assessment Bonds, Series 2006A and \$8,775,000 Special Assessment Bonds, Series 2006B as described in more detail in Resolution 2022-04."

Passed and Adopted on November 9, 2021

Attest: Riverwood Estates Community Development District
 Name: Secretary / Assistant Secretary
 Name: Chair of the Board of Supervisors

