

RIVERWOOD
Community Development District

September 16, 2025 Meeting

AGENDA PACKAGE

The meeting will be held at:

Riverwood Activity Center
4250 Riverwood Drive
Port Charlotte, Florida 33953



11555 HERON BAY BOULEVARD, SUITE 201
CORAL SPRINGS, FLORIDA 33076

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Dr. Cameron McKee, Chairperson
Donald Hester, Vice Chairperson
Robert Humberstone, Assistant Secretary
Douglas Colwell, Assistant Secretary
Warren Sims, Jr., Assistant Secretary

District Staff

Justin Fairecloth, District Manager
Scott Rudacille, District Attorney

Regular Meeting Agenda Tuesday, September 16, 2025 at 2:00 p.m.

1. Call to Order and Roll Call

2. Approval of the Agenda

3. Audience Comments *Three (3) Minute Time Limit*

4. Staff Reports

- A. District Engineer
 - i. Consideration of Johnson Engineering Contract
 - ii. Rivermarsh Drive Sidewalk Update
 - a. RFP Discussion
 - iii. Velocity Engineering Pavement Restriping Project Update
- B. District Counsel
- C. District Manager
 - i. Insurance Renewal Discussion
 - a. Tiki Hut Coverage
 - b. EGIS – FIA Replacement Value Discussion
 - c. EGIS / PGIT Comparison

5. Business Items

- A. Property Jungle Tamer Change Order Discussion
- B. Consideration of First Amendment to the Maintenance and Operating Agreement with RCA
- C. Consideration of Uniform Method Collection Agreement with Charlotte County Tax Collector
- D. Sport Surfaces Contract Approval
- E. Brightview Proposals
- F. Follow-Up Items

6. Business Administration

- A. Consideration of Minutes of August 19, 2025 Meeting & Budget Public Hearing
- B. Consideration of Minutes of August 14, 2025 Finance Committee Meeting
- C. Consideration of Financial Report and Check Register as of August 2025
- D. Items Approved via Resolution 2025-07

District Office:

Inframark, Community Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076
(954) 603-0033

Meeting Location:

Riverwood Activity Center
4250 Riverwood Drive
Port Charlotte, Florida 33953
(941) 979-8720

- 7. Access Control Supervisor Report**
- 8. Attorney's Report**
- 9. RCA Items**
 - A. General Manager Report
 - B. RCA Grounds Report
- 10. Other Committee Reports**
 - A. Utilities Committee: Mr. Hester
 - i. Monthly Client Report
 - B. Environmental Committee: Mr. Hester
 - C. Beach Club Committee: Mr. Humberstone
 - i. Approval to Increase Beach Club Membership by Fifteen
 - D. Campus Committee: Dr. McKee
 - E. Finance Committee: Mr. Humberstone
 - i. Riverwood CDD Financial Report
 - ii. Acceptance of Resignation of Mr. Craig Ziebell
 - F. RV Park Committee: Mr. Colwell
 - G. Riverwood Safety & Security Committee: Mr. Colwell
 - i. Neighborhood Watch Signage Installation Discussion
- 11. Supervisor Requests**
- 12. Audience Comments – *Three (3) Minute Time Limit***
- 13. Adjournment**

The next meeting is scheduled to be held on Tuesday, October 21, 2025 at 2:00 p.m.

District Office:

Inframark, Community Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076
(954) 282-0070

Meeting Location:

Riverwood Activity Center
4250 Riverwood Drive
Port Charlotte, Florida 33953
(941) 979-8720

Fourth Order of Business

4Ai

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

This **AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES** (the “Agreement”) is made and entered into this 19th day of August 2025, by and between the Riverwood Community Development District (the “District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in Charlotte County, Florida, and Johnson Engineering, LLC (the “Engineer”), a foreign limited liability company, with a principal address of 2191 Gaither Road, Suite 500, Rockville, Maryland 20850.

RECITALS

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities, and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, Florida Statutes, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, the Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District’s Board of Supervisors (the “Board”) ranked Engineer amongst the most qualified firms to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, Florida Statutes; and

WHEREAS, the District intends to employ the Engineer to perform engineering services, including but not limited to construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as the District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. The Engineer will provide engineering services upon request, which may include:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services, including but not limited to review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Performance of any other duties related to

the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.

iii. Any other items requested by the Board.

b. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:

i. Periodic visits to the site, or full-time construction management of District projects, as directed by District.

ii. Processing of contractors' pay estimates.

iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders, and acquisitions for review by the District Manager, District Counsel, and the Board.

iv. Final inspection and requested certificates for construction, including the final certificate of construction.

v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as District's representative or "Engineer".

vi. Any other activity related to construction as authorized by the Board.

c. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

2. **ENGINEER'S REPRESENTATIONS.** The Engineer hereby represents to the District that:

a. It has the experience and skill to perform the services required to be performed by this Agreement.

b. It shall design to and comply with applicable federal, state, and local laws and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements.

c. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of District.

d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. **METHOD OF AUTHORIZATION.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

4. **COMPENSATION.** It is understood and agreed by the parties that the payment of compensation for the Engineer's services under this Agreement shall be stipulated in each Work Authorization. The compensation set forth in each Work Authorization shall be in accordance with the Fee Schedule attached hereto as Exhibit "A", unless otherwise agreed by the parties. All payments for services rendered pursuant to Work Authorizations issued under this Agreement shall be remitted in accordance with Florida's Prompt Payment Act. One of the following methods will be utilized:
 - a. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered pursuant to the Work Authorization. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
 - b. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined, or recurring services for other projects where the District desires to use the hourly compensation rates outlined in Exhibit "A", attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.
5. **REIMBURSABLE EXPENSES.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses listed as follows:
 - a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.
 - b. Expense of reproduction, postage and handling of drawings and specifications.
6. **CONTRACT TERM.** It is understood and agreed by the parties that this Agreement is for professional engineering services on an as-needed basis. It is further understood and agreed that the term of this Agreement shall be from the date of execution hereof until terminated pursuant to the terms set forth herein.
7. **SPECIAL SERVICES.** When authorized in writing by the district, additional special consulting services may be utilized by Engineer and paid on a cost basis.

8. **BOOKS AND RECORDS.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.
9. **ACCOUNTING RECORDS.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.
10. **REUSE OF DOCUMENTS.** All documents including Drawings and Specifications provided or furnished by Engineer (or Engineer's Sub-Consultants) pursuant to this Agreement shall be the property of both the Engineer and the District. Any use, reuse, or modification without written verification or adaptation by Engineer and Engineer's Sub-Consultants, as appropriate, for the specific purpose intended will be at the District's sole risk and without liability of legal exposure to Engineer, or to Engineer's Sub-Consultants.
11. **COST ESTIMATES.** Since Engineer has no control over the cost of labor, materials or equipment, or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.
12. **INSURANCE.**
 - a. Before performing any work, Engineer shall procure and maintain, during the life of this Agreement, unless otherwise specified, the insurance listed below.
 - i. Workers' Compensation coverage, Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal

injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.

iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Engineer of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorist's coverage in the minimum amount of \$100,000 when there are owned vehicles.

iv. Professional Liability Insurance with an aggregate limit of not less than \$1,000,000.

b. District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). Engineer shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District. The policies of insurance shall be primary and written on forms acceptable to the Owner and the insurance coverage shall be from a reputable insurance carrier acceptable to District, who licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

c. If Engineer fails to have secured and maintained the required insurance, District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with District's obtaining the required insurance.

13. **CONTINGENT FEE.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement

14. **AUDIT.** The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three (3) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that

payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three (3) years after completion of all work under this Agreement.

15. **INDEMNIFICATION.** Engineer does hereby indemnify and hold harmless District, its officers, agents, and employees, and the Riverwood Community Association, Inc, and its officers agents and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Engineer and persons or entities employed or utilized by Engineer in the performance of this Agreement.

In any and all claims against District or any of its agents, officers or employees, or against the Riverwood Community Association, Inc., or any of its agents, officers or employees, by Engineer, any employee of Engineer, any subcontractor, anyone directly or indirectly employed by any of the them, or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for Engineer or any subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

16. **INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

17. **SOVEREIGN IMMUNITY.** Notwithstanding any provisions contained in this Agreement or any Work Authorization issued pursuant to this Agreement, any indemnity provided by the District shall be subject to the monetary limitations set forth in Section 768.28, Florida Statutes. Nothing in this Agreement or any Work Authorization issued pursuant to this Agreement is intended to serve as, or shall be deemed, a waiver of sovereign immunity by the Riverwood Community Development District, or by any other agency or political subdivision to which sovereign immunity is applicable, or of any rights or limitations under Section 768.28, Florida Statutes.

18. **PUBLIC RECORDS.** To the extent applicable, Engineer shall comply with the requirements of Florida's Public Records laws, specifically including the following:
- a. Engineer shall keep and maintain public records required by the District in order to perform the service;
 - b. Upon request from the District, Engineer shall provide the District with a copy of the requested records or allow the records to be inspected or copied within

reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

- c. Engineer shall ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Engineer does not transfer the records to the District;
- d. Engineer shall upon completion of this Agreement, transfer, at no cost to the District all public records in the possession of the Engineer or keep and maintain public records required by the District to perform the service. If the Engineer transfers all public records to the District upon completion of this Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Engineer keeps and maintains public records upon the completion of this Agreement, the Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District; and
- e. Engineer acknowledges that all information contained relating to this Agreement are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, ENGINEER SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS, INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES, AT (954) 603-0033; 11555 HERON BAY BLVD., SUITE 201, CORAL SPRINGS, FLORIDA 33076; PublicRecords@inframark.com.

- 19. **E-VERIFY.** Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. The Engineer hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Engineer further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of this Agreement. The Engineer hereby warrants that it has not had a contract terminated by a

public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this Agreement. If the Engineer has a contract terminated by a public employer for any such violation during the term of this Agreement, it shall provide immediate notice thereof to the District.

20. **CONFLICTS OF INTEREST.** The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.
21. **SUBCONTRACTORS.** The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer shall be responsible for all acts or omissions of any subcontractors.
22. **INDEPENDENT CONTRACTOR.** The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.
23. **ASSIGNMENT.** Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.
24. **THIRD PARTIES.** Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.
25. **CHOICE OF LAW; VENUE.** The laws of the State of Florida shall govern all provisions of this Agreement. Venue for any dispute shall be Charlotte County, Florida.

26. **TERMINATION.** The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate this Agreement, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.
27. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, at all judicial levels.
28. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.
29. **AGREEMENT.** This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.
30. **NOTICES.** Where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt:

To District: Riverwood Community Development District
 RCDD Office
 c/o Dr. Cameron McKee, Chair
 4250 Riverwood Drive
 Port Charlotte, Florida 33953

With a copy to: Blalock Walters, P.A.
 c/o Scott Rudacille, Esq.
 802 11th Street West
 Bradenton, Florida 34205

To Engineer: Johnson Engineering, LLC
 c/o _____

31. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs.

32. **SEVERABILITY.** Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon District and Engineer, who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year last written above.

ENGINEER

Johnson Engineering, LLC

By: _____

Its: _____
(Title of Authorized Representative)

Date: _____

OWNER

Riverwood Community Development District

By: _____
Dr. Cameron McKee, Chair

Date: _____

Exhibit A



**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
May 15, 2025**

Professional

9	\$330
8	\$285
7	\$262
6	\$230
5	\$205
4	\$187
3	\$170
2	\$145
1	\$135

Technician

6	\$188
5	\$160
4	\$138
3	\$117
2	\$92
1	\$82

Administrative

3	\$108
2	\$98
1	\$80

Field Crew

4-Person	\$285
3-Person	\$245
2-Person	\$193
1-Person	\$145

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$445

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection
(CEI Services)**

CEI Services Manager	\$220
CEI Senior Project Administrator	\$190
CEI Project Administrator	\$172
Contract Support Specialist	\$145
Senior Inspector	\$132
CEI Inspector III	\$119
CEI Inspector II	\$110
CEI Inspector I	\$98
Compliance Specialist	\$108
CEI Inspector's Aide	\$80

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Unit Number	OF OCCUPANCY (If Vacant, state "Vacant" If Under Construction, state "Under Construction," If Historic Bldg state "Historic")	ADDRESS Line 1	Address Line 2	City	State	Zip	County	Year Built	Square Feet	# of Stories	Flood Zone	Building Replacement Value	Contents Replacement Value	Construction Type	Protection Class
1	Activity Center	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	1994	7780		1 AE	\$ 1,234,277	\$ 184,967	Joisted Masonry	3
2	Administration Building	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	1995	4919		1 AE	\$ 904,039	\$ 116,977	Joisted Masonry	3
3	Pool Building & Restrooms	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	1995	580		1 AE	\$ 158,363	\$ 10,558	Joisted Masonry	3
4	Pool Equipment	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2018	4880		1	\$ 36,951	\$ -	Below Ground Liquid Storage/	3
5	Spa Equipment	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2018	120		1	\$ 18,697	\$ -	Below Ground Liquid Storage/	3
6	Barrier Arms & Operators (Main Entrance)	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2019			1	\$ 20,059	\$ -	Non Combustible	3
7	Pickle Ball Court Fence	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2005			1	\$ 26,394	\$ -	Non Combustible	3
8	Tennis Courts (6 @ \$20,000)	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2005			1	\$ 126,690	\$ -	Non Combustible	3
9	Tennis Court Fence	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2005			1	\$ 105,575	\$ -	Non Combustible	3
10	New Fitness Center	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2019	7084		1 AE	\$ 1,220,553	\$ 184,756	Joisted Masonry	3
11	Willow Bend Gates & Equipment	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2005			1	\$ 41,808	\$ -	Non Combustible	3
12	Guard House	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2019	345		1 AE	\$ 162,118	\$ 16,259	Joisted Masonry	3
13	Brookville Gates & Equipment	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2019			1	\$ 41,343	\$ -	Non Combustible	3
14	Beach Club Structure (Bathroom)	2610 North Beach Road		Englewood	FL	34223	Charlotte	2003	920		1 VE	\$ 316,725	\$ 26,394	Frame	3
15	Sewer Aeration Blowers (4 Units @ \$75,000)	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 316,725	\$ -	Fire Resistive	3
16	Sewer Maintenance Building	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 211,150	\$ 52,788	Joisted Masonry	3
17	Sewer Operations Building	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 43,192	\$ -	Joisted Masonry	3
18	Sewer Odor Control System	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 369,513	\$ -	Non Combustible	
19	Sewer Bar Screen Filter	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 79,181	\$ -	Non Combustible	
20	Irrigation Water Pumps & Equipment	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 105,575	\$ -	Non Combustible	3
21	Sewer Blower Equipment Roof	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 21,115	\$ -	Non Combustible	
22	Sewer Plant Perimeter Fence	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 105,575	\$ -	Non Combustible	
23	Sewer Plant Scada System	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 422,300	\$ -	Non Combustible	
24	Sewer Plant Generator	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 105,575	\$ -	Non Combustible	3
25	Irrigation Pump Control Panel	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 52,788	\$ -	Non Combustible	3
26	Weathermatic Irrigation Controllers (14)	4290 Club Drive		Port Charlotte	FL	33953	Charlotte	1994			1	\$ 52,788	\$ -	Electrical Equipment	3
27	Beach Club Gates & Equipment	2610 North Beach Road		Englewood	FL	34223	Charlotte	2003				\$ 26,394	\$ -	Non Combustible	
28	Beach Structure (Pavilion)	2610 North Beach Road		Englewood	FL	34223	Charlotte	2003	812		1 VE	\$ 84,460	\$ -	Frame	3
29	Builtright Pool Heaters (4@ \$6,000)	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	1994				\$ 25,338	\$ -	Electrical Equipment	3
30	Cameras & Equipment (70 Units)	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	1994				\$ 38,007	\$ -	Electrical Equipment	3
31	Courtyard (Apollo Sunguard) Shade Fabric	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2018				\$ 15,836	\$ -	Property in the Open	
32	Pickleball (Apollo Sunguard) Shade Fabric	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2018				\$ 8,446	\$ -	Property in the Open	
33	Tennis (Apollo) (2) Shades @ \$4,000 Each	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2018				\$ 8,446	\$ -	Property in the Open	
34	Bocce & Dog Park (2) Shades @ \$2,000 Each	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte	2018				\$ 4,223	\$ -	Property in the Open	3
	Total										Total	\$ 6,510,219	\$ 592,699		
	Property Not Covered and Self Insured														
35	Decorative Fountain	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte								
36	Dog Park	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte								
37	Lift Stations (21 - \$100k each)	Multiple Locations		Port Charlotte	FL	33953	Charlotte								
38	Geothermal Pool & Spa Heaters (5)	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte								
39	Sewer plant Clarifiers	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte								
40	Sewer Plant Digester	4290 Club Drive		Port Charlotte	FL	33953	Charlotte								
41	Sewer Plant Surge Tank	4290 Club Drive		Port Charlotte	FL	33953	Charlotte								
42	Sewer Plant Sand Filter	4290 Club Drive		Port Charlotte	FL	33953	Charlotte								
43	Sewer Plant Gate & Operator	4290 Club Drive		Port Charlotte	FL	33953	Charlotte								
44	Campus In-Ground Pool & Spa	4250 Riverwood Drive		Port Charlotte	FL	33953	Charlotte								

Panel 5?

Thanks Alana.

Mitch/Matt: Appreciate your help.

Douglas: To keep you in the loop regarding projected asset values relative to the Water/Sewer Plant.

Regards,

Don

317.840.4586

Get [Outlook for iOS](#)

From: Alana - Florida Utility Solutions <alana@floridautilitysolutions.com>

Sent: Friday, August 29, 2025 2:31 PM

To: justin.faircloth@inframark.com <justin.faircloth@inframark.com>; Donald Hester <dhester@riverwoodcdd.org>

Cc: Matt Gillispie <matt@floridautilitysolutions.com>; Mitch Gilbert FUS <mitchgilbert@floridautilitysolutions.com>

Subject: Riverwood Insurance Coverage

Good afternoon Justin and Don,

Matt and Mitch reviewed the attached document which I believe is a reflection of the insurance coverage at Riverwood. The irrigation water pumps & equipment replacement value should be \$400,000. It also looks like the numbers for the Sewer Plant Scada System and the Sewer Plant Generator have been flip flopped. Please let me know if you have any questions. Have a nice weekend.

Kind regards,

Alana Faircloth

4Cic

Coverage & Premium Comparison

Covered Party:	Riverwood CDD
Effective Date:	10/1/2025-2026
Version Date:	9/2/2026

LINE OF COVERAGE	2024/2025 EGIS			2025/2026 PGIT		
	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM
Property:						
Company	EGIS			Preferred		
Blanket Buildings & Contents	\$ 6,929,674	\$ 1,000	\$ 66,791	\$ 6,929,674	\$ 1,000	\$ 55,695
Equipment Breakdown	\$ 6,929,674	\$ 1,000		\$ 6,929,674	\$ 1,000	
Excess Flood	Included	\$ 1,000		\$ 5,000,000	\$ 1,000	
Earth Movement	Included	\$ 1,000		\$ 3,000,000	\$ 1,000	
Named Windstorm	Included	5%, \$10K Min		Included	5%, \$10K Min	
Inland Marine:						
Unscheduled Blanket Inland Marine			\$ 2,024	\$ 500,000		\$ 1,250
Scheduled Mobile Equipment	\$ 210,000		N/A			N/A
		Sub-Total	\$ 68,815		Sub-Total	\$ 56,945
Crime:						
Preferred Gov't Insurance Trust						
Employee Dishonesty	\$ 1,000,000	\$ 25,000	\$ 1,884	\$ 500,000	\$ 1,000	\$ 1,207
Theft, Disappearance & Destruction In/Out	\$ 1,000,000	\$ 25,000		\$ 500,000	\$ 1,000	
Computer Fraud, Including Funds Transfer	\$ 1,000,000	\$ 25,000		\$ 500,000	\$ 1,000	
Forgery/Alterations	\$ 1,000,000	\$ 25,000		\$ 500,000	\$ 1,000	
		Sub-Total	\$ 1,884		Sub-Total	\$ 1,207
General Liability:						
General Liability	\$ 3,000,000	\$ -	\$ 38,490	\$ 3,000,000	\$ -	\$ 33,638
Deadly Weapon Protection	\$ 1,000,000	\$ -	Included	\$ 1,000,000	\$ -	Included
		Sub-Total	\$ 38,490		Sub-Total	\$ 33,638
Automobile:						
Auto Liability	Symbol 8,9 \$1,000,000	\$ -	Included	Symbol 8,9 \$1,000,000	\$ -	\$ 600
Physical Damage	N/A			N/A		
		Sub-Total	\$ -		Sub-Total	\$ 600

LINE OF COVERAGE	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM
Public Officials:						
Public Officials Liability	\$ 5,000,000	\$ -	\$ 16,551	\$5,000,000 / No Aggregate	\$ -	\$ 6,788
Employment Practices Liability	\$ 5,000,000	\$ -		\$5,000,000 / No Aggregate	\$ -	
		Sub-Total	\$ 16,551		Sub-Total	\$ 6,788
Cyber Liability:						
Cyber Liability	\$ 1,000,000		Included	\$ 2,000,000	\$ 25,000	\$ 3,394
Privacy & Security Liability	Included			\$ 2,000,000	\$ 25,000	
Cyber Extortion & Ransomware	Included			\$ 500,000	\$ 25,000	
		Sub-Total	\$ -		Sub-Total	\$ 3,394
Workers' Compensation:						
	Experience Mod: N/A			Experience Mod: 1.41		
Workers' Compensation	Statutory	\$ -		Statutory	\$ -	
Employers Liability	\$1m/\$1m/\$1m	\$ -	Included	\$1m/\$1m/\$1m	\$ -	Included
		Sub-Total	\$ 7,326		Sub-Total	\$ 6,709
TOTAL PREMIUM			\$ 133,066			\$ 109,281
					\$ Difference	\$ (23,785)
					% Difference	-17.87%

Fifth Order of Business

5A

INVOICE

Invoice# INV-375

Balance Due
\$14,000.00



Property Jungle Tamer

360 Kensington St

Port Charlotte Florida

U.S.A

9419998117

propertyjungletamer@gmail.com

Invoice Date : 27 Aug 2025
Terms : Due on Receipt
Due Date : 27 Aug 2025

Bill To
Riverwood Community Assoc
4250 Riverwood Dr
Port Charlotte
Florida
U.S.A

Subject :
French Drainage System

#	Item & Description	Qty	Rate	Amount
1	French Drainage on Parking lot near Community Building: Dig out existing stone/dirt from trench approx 2' wide x 2' deep, will dump materials out back for use later. Will put in Geotextile Filter Fabric in trench. Put 3-4" plastic Triple Wall Drainage pipes in bottom of trench, pipes have holes in them which will convey water, they will be stacked in a triangle formation. Rocks will be placed in trench on top of pipes, the Filter Fabric will them be cut to have a 1" over lap and secured with Stainless Steel pins, this creates a Burrito and does not allow dirt, debris, leaves etc to enter rocks, pipes to keep clean and functional for years. On top will stack 6-12" Rip Rap rocks, they will be mounded on trench. Will remove the walkways that are going over existing trench. Will cut out existing 10" pipe that is in trench, will use saddle clamp to put top 4' pipe to 10" pipe to allow flow without obstruction. Will install customer supplied ballads in the trench at the same time. This will include all labor, equipment, materials etc needed for project.	1.00	24,000.00	24,000.00
2	Deposit for partial payment on Materials for Project.	1.00	-10,000.00	-10,000.00
			0	
	Sub Total			14,000.00
	Total			\$14,000.00

Balance Due

\$14,000.00

Notes

Thanks for your business.

5B

FIRST AMENDMENT TO THE MAINTENANCE AND OPERATING AGREEMENT

This **FIRST AMENDMENT** (the “Amendment”) is made this _____ day of _____, 2025 (the “Effective Date”), by and between the **Riverwood Community Development District**, a Florida community development district (the “District”), and **Riverwood Community Association, Inc.**, a Florida not-for-profit corporation (the “Association”) (collectively, the “Parties”).

WITNESSETH

WHEREAS, the Parties entered into the Maintenance and Operating Agreement on January 28, 2025 (the “Agreement”);

WHEREAS, the Parties desire to amend the Agreement to update the Parties’ insurance obligations and require payment of a monthly management fee;

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants contained herein, the Parties hereby agree as follows:

1. **Recitals.** The Recitals set forth are true and correct and incorporated herein by reference as if fully set forth herein.
2. **Amendment to the Agreement.** The Agreement shall be amended as follows:
 - i. Section 4 of the Agreement shall be amended as follows:
 - a. **Liability Insurance:** The Association shall procure at its expense and maintain throughout the term of this Agreement, comprehensive liability insurance policies acceptable to the District ~~and shall include the District as an additional insured on all such policies.~~ The District shall procure at its expense and maintain throughout the term of this Agreement, comprehensive liability insurance policies acceptable to the Association, ~~and shall include the Association as an additional insured on all such policies.~~ The Parties agree that the insurance policies are currently maintained by the respective Parties are acceptable to the other Party.
 - ii. Section 3 of the Agreement shall be amended to include the following new provision:
 - e. For the 10 months of March through December 2025, the District agrees to pay the Association a monthly payment of \$1,242.10. This covers an increase in the Manager’s salary for added work effort on behalf of the District during said period.

3. **Affirmation.** Except as amended by the terms of this Amendment, all other terms, covenants and conditions of the Agreement, the rights and obligations of the Parties thereunder, shall remain in full force and effect and are hereby ratified and affirmed.
4. **Counterparts.** This Amendment may be executed in separate counterparts by the Parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on the Amendment hereto may be provided by facsimile or scanned and emailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the Parties hereto accepted, made, and executed this Amendment upon the terms and conditions above stated.

**RIVERWOOD COMMUNITY
DEVELOPMENT DISTRICT**

By: Dr. Cameron McKee
Title: _____
Date: _____

**RIVERWOOD COMMUNITY
ASSOCIATION, INC.**

By: _____
Title: _____
Date: _____

5C

Uniform Method Collection Agreement

This Uniform Method Collection Agreement is entered into this ___ day of ___ by and between the **Riverwood Community Development District**, a local unit of special-purpose government established by the Board of County Commissioners of Charlotte County, Florida Ordinance Number 91-58, 2000-025 (the "**District**") and the **Charlotte County Tax Collector**, a constitutional officer of the State of Florida, (the "**Tax Collector**").

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem special assessments (the "**Special Assessments**") and by Resolution 2025-09, adopted August 19, 2025, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, (hereinafter referred to as the "**Uniform Collection Method**") as authorized by Sections 197.3632; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the Uniform Collection Method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector, which will produce positive economic benefits to Charlotte County and the District; and

WHEREAS, as the Uniform Collection Method will tend to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District a non-ad valorem assessment roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting the Special Assessments based on the actual costs of collection, whichever is greater.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

Section 1. Purpose. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain Special Assessments levied by the District to include compensation by the District to the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), Florida Statutes, and necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming that attend all of the collection and enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

ARTICLE II

Section 2. Term. The term of this Agreement shall commence on October 1, 2024, and shall run through September 30, 2025 the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each, unless the parties hereto, prior to said date, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by the Tax Collector. However, the District shall inform the Tax Collector, as well as the Charlotte County Property Appraiser and the Florida Department of Revenue, by January 10, in any calendar year the District intends to discontinue using the Uniform Collection Method of collecting the Special Assessments referred to in this Agreement pursuant to Section 197.3632(6), Florida Statutes.

ARTICLE III

Section 3. Compliance with Laws and Regulations. The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of Special Assessments by and through any ordinances promulgated by Charlotte County not inconsistent with, nor contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes by the Florida Department of Revenue.

ARTICLE IV

Section 4. Duties And Responsibilities Of The District. The District agrees, covenants, and contracts to:

- a.** Be solely responsible for imposing and levying valid Special Assessments.
- b.** Indemnify and hold Tax Collector harmless from any and all claims, liability, loss, damage, expense, suite, judgments, counsel fees and/or cost relating to any imposition or levy by the District hereunder.

c. Compensate Tax Collector on an annual basis during the term of this Agreement at a rate of 2% of the amount of special assessments collected and remitted or the actual costs of collection, whichever is greater, pursuant to Sections 197.3632(8)(c) and 192.091(2)(b), Florida Statutes.

d. Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable Special Assessments by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

e. Pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes.

f. The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Florida Department of Revenue thereunder.

g. By September 15 of each calendar year, the Chairman of the Board of Supervisors of the District, or his or her designee, shall officially certify to the Tax Collector the final non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Florida Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. If the Tax Collector discovers errors or omissions on such roll, it may request that the District file a corrected roll or a correction of the amount of any assessment. The District shall inform the Tax Collector, as well as the Property Appraiser and the Florida Department of Revenue by January 10 if it intends to discontinue use of the Uniform Collection Method.

h. The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or their successor statutory provisions and all applicable rules promulgated by the Florida Department of Revenue and their successor rules; and

i. The District agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.

ARTICLE V

Section 5. Duties of the Tax Collector. The Tax Collector agrees, covenants, and contracts to the following terms:

a. The Tax Collector or its designee shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and Special Assessments for the District, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Florida Department of Revenue, and in accordance with any specific ordinances or resolutions shall clearly state its intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

b. The Tax Collector shall collect the Special Assessments of the District certified no later than September 15 of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and the format used by the Property Appraiser for the ad valorem rolls submitted to the Florida Department of Revenue and if free of errors or omissions.

c. The Tax Collector agrees to cooperate with the District in implementing the Uniform Collection Method for collecting and enforcing Special Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified by the District by September 15 of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Florida Department of Revenue except as agreed by the parties.

d. If the Tax Collector discovers errors or omissions on such roll, it may request that the District file a corrected roll or a correction of the amount of any assessment and the District shall bear the costs of any such error or omission.

e. If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Florida Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated that could not be merged, upon timely billing by the Tax Collector.

ARTICLE VI

Section 6. Miscellaneous.

a. Any notices concerning the terms of this Agreement, or its implementation shall be furnished to:

To the Tax Collector:

Vickie L. Potts, CFC
18500 Murdock Circle
Port Charlotte, Florida 33948

Phone: 941-743-1350

Email: taxcollector@charlottecountyfl.gov

To the District:

Riverwood CDD
c/o Inframark
11555 Heron Bay Blvd.
Suite 201
Coral Springs, FL 33076

Phone: 954-603-0033

Email: Justin.Faircloth@Inframark.com

b. In the event any provision of this Agreement is found unlawful or otherwise unenforceable, all other provisions shall remain in full force and effect unless the parties agree to the contrary in writing.

c. This Agreement contains the full and complete agreement of the parties hereto and no amendments to this Agreement shall be of any force or effect unless they are agreed to separately in writing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized offices, this Agreement to be executed as of the date written above.

Witness: _____
Printed Name: _____

Charlotte County Tax Collector

By: Vickie L. Potts, CFC

Witness: _____
Printed Name: _____

**Riverwood
Community Development District**

By: _____
Title/Position: _____

5D

INVOICE

SPORT SURFACES

7011 Wilson Rd
West Palm Beach, FL 33413

AccountingTeam@sportsurfaces.com
m
+1 (888) 423-1120
www.sportsurfaces.com



Cam Mckee:Riverwood CDD

Bill to

Cam Mckee
Riverwood CDD
4250 Riverwood Drive
Port Charlotte, FL 33953 US

Ship to

Cam Mckee
Riverwood CDD
4250 Riverwood Drive
Port Charlotte, FL 33953 US

Invoice details

Invoice no.: 20400
Invoice date: 08/28/2025
Due date: 08/28/2025

Sales Rep: Nick

#	Product or service	Description	Qty	Rate	Amount
1.	Bocce Ball	Wood Border - 33% deposit payment due upon acceptance of proposal	0.33	\$10,865.00	\$3,585.45
2.	Bocce Ball	(3) Bocce ball courts resurfacing - 33% deposit payment due upon acceptance of proposal	0.33	\$59,900.00	\$19,767.00

Ways to pay

BANK

Total

\$23,352.45

View and pay



FW: Deposit payment request from sport surfaces llc - invoice 20400 - Riverwood CDD

From Dr. Cam McKee <cmckee@riverwoodcdd.org>

Date Thu 8/28/2025 6:17 PM

To Riverwood Admin <riverwoodadmin@riverwoodcdd.org>

Cc Robert Humberstone <rhumberstone@riverwoodcdd.org>; Jim Freeman <riverwoodmanager@comcast.net>

 1 attachment (105 KB)

Invoice_20400_from_SPORT_SURFACES.pdf;

Denise,

This is approved. Please submit for urgent payment.

Thanks,
Cam

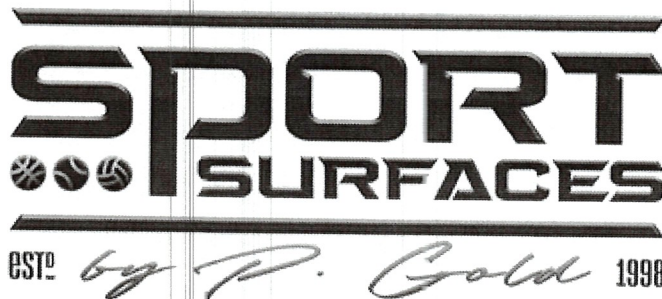
From: SPORT SURFACES <quickbooks@notification.intuit.com>

Sent: Thursday, August 28, 2025 3:54 PM

To: Dr. Cam McKee <cmckee@riverwoodcdd.org>

Cc: maria@sportsurfaces.com; nick@sportsurfaces.com; ashis@sportsurfaces.com

Subject: Deposit payment request from sport surfaces llc - invoice 20400 - Riverwood CDD



Your invoice is ready!

BALANCE DUE **\$23,352.45**

[View and pay.](#)

BANK

EXHIBIT A**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT CONTRACTOR
ADDENDUM**

This Addendum shall apply to all contracts entered into by the Riverwood Community Development District (the "District") with persons or entities (the "Contractor") providing services to the District. The provisions of this Addendum shall prevail over any terms contained in a contract with Contractor.

INSURANCE

- A. Before performing any work, Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, the insurance listed below.
 - (1) Workers' Compensation coverage, Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - (2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.
 - (3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also to include insured/underinsured motorist's coverage in the minimum amount of \$100,000 when there are owned vehicles.
- B. District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District. The policies of insurance shall be primary and written on forms acceptable to the District and the insurance coverage shall be from a reputable insurance carrier acceptable to District, who licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If Contractor fails to have secured and maintained the required insurance, District has the right (without any obligation to do so, however), to secure such required insurance

in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with District's obtaining the required insurance.

INDEMNIFICATION

Contractor does hereby indemnify and hold harmless Owner, its officers, agents, and employees, and the Riverwood Community Association, Inc, and its officers agents and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Contractor and persons or entities employed or utilized by Contractor in the performance of this Contract.

In any and all claims against Owner or any of its agents, officers or employees, or against the Riverwood Community Association, Inc., or any of its agents, officers or employees, by Contractor, any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of the them, or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

PUBLIC RECORDS

To the extent applicable, Contractor shall comply with the requirements of Florida's Public Records laws, specifically including the following:

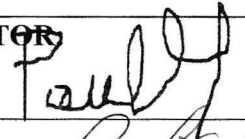
- a. Contractor shall keep and maintain public records required by the Owner in order to perform the service;
- b. Upon request from the Owner, Contractor shall provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law;
- c. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the Owner;
- d. Contractor shall upon completion of the contract, transfer, at no cost, to the Owner all public records in possession of the Contractor or keep and maintain public records required by the Owner to perform the service. If the Contractor transfers all public records to the Owner upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Owner, upon request from the Owner's custodian of public records, in a format that is compatible with the information technology systems of the Owner; and,

- e. Contractor acknowledges that all information contained relating to the Agreement are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS, INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES, AT (954) 603-0033; 11555 HERON BAY BLVD., SUITE 201, CORAL SPRINGS, FLORIDA 33076; PublicRecords@inframark.com.

E-VERIFY

Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. The Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of this Contract. The Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this Contract. If the Contractor has a contract terminated by a public employer for any such violation during the term of this Contract, it shall provide immediate notice thereof to the District.

<p>CONTRACTOR</p> <p>By: <u></u></p> <p>Name: <u>Paulfeld</u></p> <p>Title: <u>CEO</u></p> <p>Date: <u>8-29-2025</u></p>	<p>DISTRICT</p> <p>By: _____</p> <p>Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>
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Sixth Order of Business

6A

**MINUTES OF MEETING & BUDGET PUBLIC HEARING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting & Budget Public Hearing of the Board of Supervisors of the Riverwood Community Development District was held Tuesday, August 19, 2025, at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida 33953.

Present and constituting a quorum were:

Dr. Cameron McKee	Chairperson
Donald Hester	Vice Chairperson
Robert Humberstone	Assistant Secretary
Douglas Colwell	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Leah Popelka	Vice President, Accounting Services, Inframark
Scott Rudacille	District Counsel
Christopher Beers	Johnson Engineering
Ron Lesinski	Access Supervisor
Matt Gillispie	Florida Utility Solutions
Bruce Dorfman	Riverwood Community Association
Jim Freeman	Riverwood Community Association
John Larson	Riverwood Community Association
Kevin Tucker	Riverwood Community Association
Various Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the August 19, 2025 Agenda

- Mr. Faircloth added items 14.A.ii. – *Johnson Engineering Monitor Well Proposal in the Amount of \$4,300* and 14.B.i. – *Aquatic Weed Control Change Order for J2 Maintenance in the Amount of \$99,777.*

On MOTION by Mr. Colwell, seconded by Mr. Hester, with all in favor, the Agenda for the Meeting was approved, as amended. (4-0)

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Residents inquired about District finances.

FOURTH ORDER OF BUSINESS

Public Hearing for Adoption of Fiscal Year 2026 Budget

A. Fiscal Year 2026 Budget Discussion

- Mr. Humberstone provided a review of the Fiscal Year 2026 budget, Mr. Hester provided comments on environmental items impacting the budget, and Dr. McKee provided comments on campus items impacting the budget. Mr. Faircloth noted that certain expenditures occurred in Fiscal Year 2025, which would require a budget amendment to be completed for the Fiscal Year 2025 budget, but that such expenditures were not planned in the Fiscal Year 2026 budget.
- The public hearings were opened for audience comments. A resident inquired about the transfer of expenses to the Enterprise Fund from the General Fund, Enterprise Fund balances, and expenditures to the General Fund Reserves.
- The Board, Mr. Faircloth, and Ms. Popelka provided responses to audience comments.
- The public hearings were closed.

B. Consideration of Resolution 2025-08, Adopting Fiscal Year 2026 Budget

There being no comments or questions,

On MOTION by Dr. McKee, seconded by Mr. Colwell, with all in favor, Resolution 2025-08, A Resolution of the District Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, and Referencing the Maintenance and Benefit Special Assessments to be Levied by the District for Said Fiscal Year, was adopted. (4-0)

C. Consideration of Resolution 2025-09, Levying Assessments

There being no comments or questions,

On MOTION by Dr. McKee, seconded by Mr. Colwell, with all in favor, Resolution 2025-09, A Resolution Levying and Imposing Non-Ad Valorem Maintenance and Benefit Special Assessments for the District for Fiscal Year 2026, was adopted. (4-0)

FIFTH ORDER OF BUSINESS

Public Hearing for Rulemaking

A. Public Hearing to Consider Amendments to the District's Rules Regarding Riverwood Campus Rules (Section 4), Vehicle Access and Campus Access ID Badges (Section 7), and Campus Fee Schedule (Appendix B)

- Dr. McKee discussed the proposed rule changes, and the hearing was opened for audience comments.
- A resident inquired about the impact to residents' use of the District's facilities with the proposed rule changes. Dr. McKee responded to the audience comments.
- The public hearing was closed.

Ms. Popelka exited the meeting.

B. Consideration of Resolution 2025-10, Adopting Rules

There being no further discussion,

On MOTION by Dr. McKee, seconded by Mr. Hester, with all in favor, Resolution 2025-10, A Resolution of the District Approving Amendments to the District's Rules Regarding Riverwood Campus (Section 4), Vehicle Access and Campus Access (Section 7), and Campus Fee Schedule (Appendix B); Providing for Repeal of Prior Resolutions in Conflict; and Providing an Effective Date, was adopted. (4-0)

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of Minutes of July 15, 2025 Continued & Regular CDD Meetings

B. Acceptance of the Financial Report and Check Register as of July 2025

C. Items Approved Via Resolution 2025-07

i. TEM Proposals

Mr. Faircloth requested any additions, corrections or deletions to the items listed under the Consent Agenda.

There being none,

On MOTION by Mr. Colwell, seconded by Mr. Hester, with all in favor, the Consent Agenda, with the items as listed above, was approved, as presented. (4-0)

SEVENTH ORDER OF BUSINESS**Consideration of RFQs for District Engineering Services****A. Discussion of Evaluation Criteria****B. Responses/Statements of Qualifications****i. Barraco and Associates, Inc.****ii. CPH Consulting, LLC****iii. Johnson Engineering**

- Mr. Faircloth noted that the evaluations from the supervisors were sent to the Board prior to the meeting.

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, ranking of District Engineering Firms was approved, in the following order: Johnson Engineering as #1 with 468 points, CPH Consulting as #2 with 433 points, and Barraco and Associates as #3 with 427 points, and staff was authorized to negotiate a contract with Johnson Engineering. (4-0)

EIGHTH ORDER OF BUSINESS**Business Items****A. RV Park Reduction of Rates Discussion**

On MOTION by Mr. Colwell, seconded by Dr. McKee, with all in favor, staff was authorized to bill per the rate reduction for the RV Park as follows: Large - \$525, Medium - \$375, Small - \$225, and Canoe Rack - \$75, not including any applicable sales tax, and staff was authorized to proceed with the required Notices to schedule a Public Hearing on Rule Changes for the RV Park Rate Reduction, to be formally considered and possibly adopted at the advertised Hearing. (4-0)

B. ArboBella Tree Service Proposal

- Dr. McKee discussed the need for ArboBella to complete additional tree trimming work in Fiscal Year 2026. Discussion ensued on having the RCA complete the work and bill the District.

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, a reimbursement to the Riverwood Community Association in Fiscal Year 2026 for ArboBella to complete additional tree trimming work of 88 oak trees and 64 palm trees at a cost of \$23,700, was approved. (4-0)

NINTH ORDER OF BUSINESS**Access Control Supervisor Report**

- Mr. Lesinski reviewed gate usage and proposals with TEM for updates.
- A. **TEM Proposal 7/21/25**
- B. **TEM Proposal 7/22/25 Willow Bend Exit Lane Residents Only**
- Mr. Faircloth noted that the proposals had already been approved per the existing Spending Resolution by Mr. Colwell, and confirmed with Mr. Lesinski there were no changes to the proposals.

TENTH ORDER OF BUSINESS**District Manager's Report**

- A. **Follow Up Items**
 - i. **Presentation of 2nd Quarter Website Audit Report**
- Mr. Faircloth discussed the report and noted efforts to ensure the District's website is ADA compliant.

ELEVENTH ORDER OF BUSINESS**Attorney's Report**

- A. **Follow Up Items**
 - i. **Disaster Preparedness Plan Update**
- Discussion ensued on the Disaster Preparedness Plan.
- Mr. Faircloth and Mr. Rudacille answered questions from the Board and Riverwood Community Association members and discussed concerns with the agreement as it was presented in the agenda package, as language in the agreement changed from what was previously discussed.

On MOTION by Mr. Colwell, seconded by Mr. Humberstone, with all in favor, the Chairperson was authorized to approve the final Disaster Preparedness Plan, subject to staff approval. (4-0)

- ii. **All Florida Contract Update**
- Mr. Colwell noted the contract had been presented to All Florida, and would be provided to the CDD for execution once signed by All Florida.

On MOTION by Mr. Colwell, seconded by Mr. Humberstone, with all in favor, execution of the All Florida contract was approved. (5-0)

iii. RCA Contract Amendment Update

- Mr. Rudacille noted he was waiting on the Riverwood Community Association (RCA) for comments on the agreement. Mr. Faircloth noted it was his understanding per discussions with Mr. Humberstone that the RCA was in agreement the CDD should not be offsetting the RCA manager's salary in Fiscal Year 2026, and that is why the item was removed from the Fiscal Year 2026 budget as presented in the agenda package. Discussion ensued regarding the agreement and the changes needed.

iv. Beach Club Parking Lot Paving Contract Update

- Discussion ensued regarding the issues with developing a contract with Blackrock. Mr. Faircloth and Mr. Rudacille discussed contract requirements that should be in place on all contracts with the District.

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, modifying the prior authorization made at the June 24, 2025 meeting was approved, and Mr. Humberstone was authorized to execute the contract in Mr. Sims' absence. (4-0)

- Mr. Rudacille will work with Mr. Humberstone to have the contract completed.

v. DRI Update/Extension Application

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, District Counsel was authorized to proceed and request an extension to the DRI with the County. (4-0)

TWELFTH ORDER OF BUSINESS

Engineer's Report

- A. Johnson Engineering Update**
 - B. Velocity Engineering Update**
 - C. Riverwood Westside Parking Lot Project**
- Dr. McKee reviewed the items with the Board.

THIRTEENTH ORDER OF BUSINESS RCA Items

A. General Manager Report

Mr. Freeman provided an update on ongoing projects.

FOURTEENTH ORDER OF BUSINESS Other Committee Reports

A. Utilities Committee: Mr. Hester

i. Monthly Client Report

- Mr. Hester and Mr. Gillispie provided updates and discussed completion of the project to use potable water for five homes to possibly reduce the need for flushing.

ii. Johnson Engineering Monitor Well Proposal in the Amount of \$4,300

On MOTION by Mr. Hester, seconded by Mr. Humberstone, with all in favor, staff was authorized to develop a Change Order with Johnson Engineering to add the Monitor Well Proposal in the amount of \$4,300 to complete required plant updates. (4-0)

B. Environmental Committee: Mr. Hester

i. Aquatic Weed Control Change Order for J2 Maintenance in the Amount of \$99,777

On MOTION by Mr. Hester, seconded by Dr. McKee, with all in favor, a Change Order from Aquatic Weed Control in the amount of \$99,777 for J2 preserve maintenance, was approved. (4-0)

- Mr. Hester provided updates on discussions for possible stormwater system cleanout.

C. Beach Club Committee: Mr. Humberstone

Mr. Humberstone provided an update to the Board.

D. Campus Committee: Dr. McKee

Dr. McKee provided an update to the Board.

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, purchase of a rowing machine in the amount of \$2,609, was approved. (4-0)

E. Finance Committee: Mr. Humberstone

i. Riverwood CDD Financial Report

Mr. Humberstone reviewed the report with the Board.

F. RV Park Committee: Mr. Colwell

- Mr. Colwell provided updates to the Board, and noted they were waiting on the RV Park project involving the millings.

G. Riverwood Safety & Security Committee: Mr. Colwell

- Mr. Colwell provided an update, and discussed the Neighborhood Watch Program.

FIFTEENTH ORDER OF BUSINESS

Supervisor Comments

- Parcel A items were discussed along with the work recently completed within the parcel.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

- Audience members commented on traffic signage, reserves, finance and storm debris.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, the meeting was adjourned at 5:10 p.m. (4-0)

Dr. Cameron McKee
Chairperson

6B

Meeting summary

Quick recap

Denise provided a comprehensive financial update, reporting on utilities, budget planning for 2026, and the reallocation of expenses between the general fund and Enterprise Fund, with particular focus on maintaining flat fees despite some necessary adjustments. She discussed ongoing and planned projects including the croquet court completion, stormwater system cleanup, and potential future developments, while highlighting key financial risks and investment limitations. The conversation ended with discussions about insurance coverage, expense allocation concerns, security measures, and confirmation that the previously approved budget with a 3% increase for 2025 will be presented to residents.

Next steps

- [Justin to update the website with the latest financial statements including July financials.](#)
- [Bill to review investment options for the community's funds.](#)
- [Doug Caldwell to continue handling insurance matters and prepare for the upcoming insurance renewal in November.](#)
- [Finance Committee to present the 2026 budget at the upcoming Board meeting on Tuesday.](#)
- [Denise to discuss with Justin about the discrepancy between the 100% tax collection and the budget numbers.](#)
- [Finance Committee to monitor the allocation of expenses to the Enterprise Fund to ensure it's appropriate and can withstand an audit.](#)

Summary

Budget Planning and Utility Updates

Denise reports that the utilities are in good shape with only two delinquent accounts, which is an all-time low. She discusses the upcoming annual budget meeting and the presentation for the 2026 budget, noting that she and John Larson have been working closely together with a goal of maintaining flat fees, though a minor increase may be necessary. Denise explains that approximately \$500,000 from landscape and operating budgets has been transferred to the RCA as part of the new operating agreement, and mentions that the water sewer plant is a key asset that requires proper management.

Budget Reallocation and Expense Reduction

Denise reports that they have transferred \$500 out of a \$122,000 budget, with \$2,022,000 remaining for the year. She explains that they are reallocating approximately \$150,000 of expenses from the general fund to the Enterprise side, which is expected to make about half a million dollars this year, and confirms that the attorney has approved this allocation despite some gray areas. Denise mentions that stormwater system cleanup is in process with another \$50,000 in the new budget, and that 2026 will be a transition year with expenses being reduced by \$581,000, resulting in a \$420,000 reduction in tax assessment for residents.

2026 Enterprise Fund Budget Review

Denise presents the Enterprise Fund budget for 2026, showing a projected profit of \$75,000, which she expects to be substantially higher. She highlights key risks including the storm water system, interest rates affecting income, hurricane costs, and pond dredging. Denise mentions that hurricane-related costs will likely be deferred to residents rather than reserved for, noting that most insurance policies include reimbursement for HOA assessments in hurricane situations. She also clarifies that while the budget includes operating expenses and reserve funding, it does not allocate money for the \$175,000 River Marsh sidewalk project that the Board is interested in pursuing.

July Financial Statement Budget Review

Denise discusses the financial statements for July, noting they are \$170,000 over budget but expects adjustments to reduce this loss, including approximately \$220,000 that will be allocated to Activity Reserve or Environmental Reserve. She explains that the Beach Club received a final hurricane damage claim approval of \$31,000, though this doesn't include road repaving costs. Denise also mentions that

while tax collections are at 100%, the amount is less than budgeted, and she's seeking clarification from Justin about this discrepancy, particularly regarding special assessment discounts.

Recreation Facilities and Property Improvements

Denise reports that the croquet court is being completed, though she notes that usage is low despite there being a club. She mentions that \$50,000 is allocated for stormwater inspection and cleanup, while the bocce court will be completed in September after the rainy season. Work is ongoing on Parcel A with landscaping that includes grass, bushes, and flower beds. Additional projects include installing a generator by year-end for the offices and security shaft, recoding the parking lot and fixing drainage issues, and potential future projects such as the Tiki Bar sidewalk, additional work on Parcel A, and addressing erosion at the pond near Fisherman Franks.

Investment Options and Reserve Planning

Denise discusses investment options for the organization, noting that current regulations limit them to money markets, Treasury bills, and CDs, with their banker Dave looking into possibilities despite the volatile market. She then briefly reviews the budget, mentioning that while they believe the numbers are accurate, next year's budget will be cleaner as they continue to reduce activities. Denise also presents the reserves for the fiscal year 2025, explaining that the Enterprise Fund reserves are in good shape according to their management company, while the general fund reserves for activities, roads, and environmental projects will be heavily used this year for ongoing projects.

Insurance Review and Committee Updates

Denise reports that Doug Caldwell has taken over insurance matters and done a thorough review, with plans to put insurance out for bid before the November renewal. She notes they now have a better understanding of what is covered and what is self-insured, and emphasizes the importance of ensuring the RFP covers everything needed. Denise also mentions that landscape decisions are now made jointly by committees, and expresses her desire to recruit a CPA to the committee following Craig's departure.

Riverwood Financial and Insurance Concerns

Denise opens the floor for questions from the committee and audience. A discussion ensues about how recovery costs will be passed on to residents, with Denise explaining that this will be addressed in detail at the upcoming Board meeting. Questions are raised about Inframark's management fees (approximately \$125,500) and concerns about the website not being updated with current financial documents, which Denise promises to address at the board meeting. Bob questions the legality of having non-Riverwood residents who pay into the Enterprise Fund through water bills covering insurance costs for Riverwood community buildings and amenities they cannot access.

Enterprise Fund Allocation Concerns

Denise expresses concern about the allocation of expenses to the Enterprise Fund, questioning whether the accumulated fund of approximately \$650,000 can be used for other purposes. The board discusses the unique situation of their CDD which provides services to areas outside their community, including Harbor Lakes, where there are concerns about substandard sewer infrastructure. Matt and his team from Florida Utility Solutions report that the infrastructure is not as bad as initially thought after recent repairs, though Denise notes this contradicts earlier assessments from two years ago. The discussion concludes with Denise suggesting she would feel more comfortable with an auditor's approval for fund allocation rather than just an attorney's opinion.

Enterprise Fund Budget Allocation Discussion

Denise explains that in the past, surplus funds from the Enterprise Fund were transferred to reserves to make up for shortfalls, as they were only putting in 60-70% of what should be allocated for future liabilities. There is a discussion about allocating expenses to increase the general fund budget for projects, though Denise expresses concern about shifting money. The meeting concludes with confirmation that the previously approved budget with a 3% increase for 2025 will be presented to residents.

Neighborhood Watch Security Committee Discussion

Denise discusses neighborhood security, mentioning that having visible people watching helps deter break-ins. She notes that Kevin, who has a background in security and is described as a natural leader, serves as the chairperson of what appears to be a neighborhood watch committee. Denise also mentions that residents in the area are well-armed and that the security service costs \$2,000 per year.

AI can make mistakes. Review for accuracy.

Please rate the accuracy of this summary.

6C

Riverwood Community Development District

Financial Statements *(unaudited)*

August 31, 2025

Prepared by



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Riverwood Community Development District

Financial Statements

Balance Sheet
August 31, 2025

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	General Fixed Assets	General Long-Term Debt	Total
Assets												
Current Assets												
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,193,293	\$ -	\$ -	\$ 3,193,293
Equity in Pooled Cash	1,202,422	2,190,182	115,805	102,757	-	(195,563)	897,923	3,029,044	(7,342,570)	-	-	-
Accounts Receivable	-	-	-	-	-	-	178,013	-	-	-	-	178,013
Accounts Receivable > 120	-	-	-	-	-	-	1,145	-	-	-	-	1,145
Accounts Receivable - Other	3,541	-	-	-	-	-	-	-	-	-	-	3,541
Loan Due from Beach Fund	118,258	-	-	-	-	-	-	-	-	-	-	118,258
Due From Other Funds	-	17,833	-	-	-	196,693	-	-	-	-	-	214,526
Investments:												
Money Market Account	-	-	-	-	-	-	-	-	4,149,277	-	-	4,149,277
Reserve Fund	-	-	-	-	-	131,302	-	-	-	-	-	131,302
Revenue Fund	-	-	-	-	-	426,322	-	-	-	-	-	426,322
Prepaid Items	21,141	-	518	-	-	-	1,666	-	-	-	-	23,325
Total Current Assets	1,345,362	2,208,015	116,323	102,757	-	558,754	1,078,747	3,029,044	-	-	-	8,439,002
Noncurrent Assets												
Fixed Assets												
Land	-	-	-	-	-	-	343,998	-	-	2,093,166	-	2,437,164
Buildings	-	-	-	-	-	-	1,413,584	-	-	8,164,622	-	9,578,206
Accum Depr - Buildings	-	-	-	-	-	-	(900,554)	-	-	-	-	(900,554)
Infrastructure	-	-	-	-	-	-	10,649,119	-	-	26,549,135	-	37,198,254
Accum Depr - Infrastructure	-	-	-	-	-	-	(4,971,714)	-	-	-	-	(4,971,714)
Equipment and Furniture	-	-	-	-	-	-	37,977	-	-	494,081	-	532,058
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(23,914)	-	-	-	-	(23,914)
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	557,624	557,624
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	3,968,376	3,968,376
Total Noncurrent Assets	-	-	-	-	-	-	6,548,496	-	-	37,301,004	4,526,000	48,375,500
Total Assets	\$ 1,345,362	\$ 2,208,015	\$ 116,323	\$ 102,757	\$ -	\$ 558,754	\$ 7,627,243	\$ 3,029,044	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,814,502

Riverwood Community Development District

Financial Statements

Balance Sheet
August 31, 2025

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	General Fixed Assets	General Long-Term Debt	Total
Liabilities												
Current Liabilities												
Accounts Payable	\$ 29,875	\$ 4,725	\$ -	\$ -	\$ -	\$ -	\$ 4,511	\$ -	\$ -	\$ -	\$ -	\$ 39,111
Accrued Expenses	53,178	-	455	-	-	-	100,447	-	-	-	-	154,080
Sales Tax Payable	54	5	23	-	-	-	-	-	-	-	-	82
Deposits	-	-	-	-	-	-	247,751	-	-	-	-	247,751
Bonds Payable	-	-	-	-	-	-	-	-	-	-	4,526,000	4,526,000
Loan Due to General Fund	-	-	-	-	118,258	-	-	-	-	-	-	118,258
Due To Other Funds	196,693	-	-	-	-	-	17,833	-	-	-	-	214,526
Total Current Liabilities	279,800	4,730	478	-	118,258	-	370,542	-	-	-	4,526,000	5,299,808
Total Liabilities	279,800	4,730	478	-	118,258	-	370,542	-	-	-	4,526,000	5,299,808
Fund Balances / Net Position												
Nonspendable:												
Prepaid Items	21,141	-	-	-	-	-	-	-	-	-	-	21,141
Restricted for:												
Debt Service	-	-	-	-	-	558,754	-	-	-	-	-	558,754
Assigned to:												
Operating Reserves	350,000	-	-	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	566,099	-	-	-	-	-	-	-	-	-	566,099
Environmental Services	-	595,216	-	-	-	-	-	-	-	-	-	595,216
Reserves - Roadways	-	928,962	-	-	-	-	-	-	-	-	-	928,962
Reserves - RV Park	-	113,008	-	-	-	-	-	-	-	-	-	113,008
Reserves - Beach Club	-	-	-	102,757	-	-	-	-	-	-	-	205,514
Unassigned:	694,421	-	115,845	-	(118,258)	-	-	-	-	-	-	692,008
Net Investment in capital assets	-	-	-	-	-	-	6,548,495	-	-	-	-	6,548,495
Reserves - Sewer System	-	-	-	-	-	-	-	1,804,515	-	-	-	1,804,515
Reserves - Water System	-	-	-	-	-	-	-	443,189	-	-	-	443,189
Reserves - Irrigation System	-	-	-	-	-	-	-	519,503	-	-	-	519,503
Reserves - Underground Infrastructure	-	-	-	-	-	-	-	261,837	-	-	-	261,837
Unrestricted/Unreserved	-	-	-	-	-	-	708,206	-	-	37,301,004	-	38,009,210
Total Fund Balances / Net Position	1,065,562	2,203,285	115,845	102,757	(118,258)	558,754	7,256,701	3,029,044	-	37,301,004	-	51,411,937
Total Liabilities & Fund Balances / Net Position	\$ 1,345,362	\$ 2,208,015	\$ 116,323	\$ 102,757	\$ -	\$ 558,754	\$ 7,627,243	\$ 3,029,044	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,814,502

Riverwood Community Development District**Financial Statements****General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ -	\$ -	\$ -	\$ 2,149,563	\$ 2,166,230	\$ (16,667)	-0.8%	\$ 2,166,230
Special Assmnts- Discounts	-	-	-	(73,812)	(88,429)	14,617	-16.5%	(88,429)
Non-Resident Members	750	333	417	5,350	3,667	1,683	45.9%	4,000
Other Miscellaneous Revenues	25	42	(17)	340	462	(122)	-26.4%	500
Interest - Investments	3,776	3,333	443	39,659	36,667	2,992	8.2%	40,000
Interest - Tax Collector	-	-	-	3,672	-	3,672	0.0%	-
FEMA Revenue	-	-	-	1,494	-	1,494	0.0%	-
Total Revenue / Other Sources	4,551	3,709	843	2,126,266	2,118,596	7,670	0.4%	2,122,301

Expenditures**Administration**

P/R-Board of Supervisors	145	225	80	2,249	2,475	226	9.1%	2,696
Payroll-Salaries	500	2,478	1,978	11,486	27,257	15,771	57.9%	29,735
ProfServ-Engineering	10,184	542	(9,642)	10,184	5,962	(4,222)	-70.8%	6,500
ProfServ-Mgmt Consulting	7,111	7,111	-	78,223	78,223	-	0.0%	85,334
ProfServ-Legal Services	12,218	1,042	(11,176)	58,236	11,458	(46,778)	-408.2%	12,500
ProfServ-Trustee Fees	-	-	-	4,095	3,717	(378)	-10.2%	3,717
Auditing Services	-	-	-	1,586	1,587	1	0.1%	1,587
Communications-Internet & Phones	886	667	(219)	8,333	7,333	(999)	-13.6%	8,000
Miscellaneous Mailings	-	792	792	-	8,708	8,708	n/a	9,500
Insurance	(323)	-	323	25,084	27,464	2,380	8.7%	27,464
Misc-Non Ad Valorem Taxes	-	208	208	16	2,288	2,272	99.3%	2,500
Misc-Assessment Collection Cost	-	-	-	41,515	30,000	(11,515)	-38.4%	30,000
Website Hosting/Email services	-	276	276	1,884	3,034	1,150	37.9%	3,310
Janitorial /Office supplies	147	333	186	5,060	3,667	(1,393)	-38.0%	4,000
Office Expense	685	833	148	15,360	9,163	(6,197)	-67.6%	10,000
Misc-Credit Card Fees	26	10	(16)	93	110	17	15.6%	120
Total Administration	31,579	14,516	(17,063)	263,403	222,447	(40,956)	-18.4%	236,963

Community Services**Environmental Services**

Payroll-Environmental Services	4,161	9,206	5,044	55,279	101,261	45,981	45.4%	110,466
Contracts-Preserve Maintenance	(22,451)	2,917	25,368	18,496	32,087	13,591	42.4%	35,000
Contracts-Lakes	2,367	2,367	-	26,037	26,037	-	0.0%	28,400
ProfServ-Consultants	2,531	1,250	(1,281)	13,019	13,750	731	5.3%	15,000
Electricity - General	322	200	(122)	3,491	2,200	(1,291)	-58.7%	2,400
Utility - Water & Sewer	126	167	41	1,731	1,837	106	5.7%	2,000
R&M-Storm Drain Cleaning	(17,489)	1,250	18,739	2,197	13,750	11,553	84.0%	15,000
R&M-Preserves	(30,218)	3,333	33,551	20,528	36,663	16,135	44.0%	40,000
R&M-Road Scaping	-	1,500	1,500	-	16,500	16,500	n/a	18,000

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	%	
R&M-Roads,Signage,Striping	-	917	917	14,440	10,087	(4,353)	-43.2%	11,000
R&M-Lakes,Bank Erosion,Planting	-	2,083	2,083	402	22,913	22,511	98.2%	25,000
Misc-Contingency	(78,986)	4,167	83,153	17,348	45,833	28,485	62.1%	50,000
Total Environmental Services	(139,638)	29,356	168,994	172,970	322,918	149,948	46.4%	352,266
Access and Control								
Payroll-Gatehouse	27,691	26,712	(978)	312,301	293,834	(18,467)	-6.3%	320,546
Communications-Internet & Phones	-	617	617	-	6,783	6,783	n/a	7,400
R&M-Gate	168	1,667	1,499	49,469	18,333	(31,136)	-169.8%	20,000
R&M-Gatehouse/Tech & Software	4,126	2,150	(1,976)	14,793	23,650	8,857	37.5%	25,800
Op Supplies - Gatehouse	59	1,417	1,358	24,006	15,583	(8,422)	-54.0%	17,000
Total Access and Control	32,043	32,562	519	400,569	358,184	(42,385)	-11.8%	390,746
Landscape Services								
Contracts - Landscape	-	1,333	1,333	-	14,667	14,667	n/a	16,000
Payroll - Landscape	83	1,333	1,251	3,810	14,667	10,856	74.0%	16,000
R&M - Other Landscape	-	1,667	1,667	43,582	18,333	(25,248)	-137.7%	20,000
R&M - Tree Trimming Services	10,000	2,378	(7,622)	27,160	26,162	(998)	-3.8%	28,540
Plantings & Consulting	-	4,167	4,167	29,751	45,837	16,086	35.1%	50,000
Contracts-Landscape	29,563	19,375	(10,188)	264,325	213,125	(51,200)	-24.0%	232,500
Contracts-Irrigation	-	3,200	3,200	16,640	35,200	18,560	52.7%	38,400
R&M-Irrigation	-	633	633	14,951	6,967	(7,984)	-114.6%	7,600
R&M-Mulch	-	2,667	2,667	29,440	29,333	(107)	-0.4%	32,000
R&M-Trees and Trimming	-	1,500	1,500	24,890	16,500	(8,390)	-50.8%	18,000
Landscape Miscellaneous Credit	-	(3,780)	(3,780)	-	(41,580)	(41,580)	n/a	(45,360)
Op Supplies - Chemicals	-	5,000	5,000	35,554	55,000	19,446	35.4%	60,000
Total Landscape Services	39,645	39,474	(172)	490,103	434,210	(55,892)	-12.9%	473,680
Total Community Services	(67,950)	101,392	169,342	1,063,642	1,115,312	51,670	4.6%	1,216,692
Activity Center Campus								
P/R-Board of Supervisors	108	167	59	1,668	1,837	169	9.2%	2,000
Payroll-Salaries	248	1,888	1,640	6,590	20,768	14,178	68.3%	22,656
Payroll-Maintenance	1,741	3,085	1,344	21,375	33,938	12,562	37.0%	37,023
Electricity - General	4,211	5,417	1,206	49,002	59,583	10,582	17.8%	65,000
Utility - Water & Sewer	1,043	1,167	123	14,336	12,833	(1,503)	-11.7%	14,000
Insurance - Property	(4,186)	-	4,186	-	-	-	n/a	-
Insurance	3,564	-	(3,564)	48,376	52,967	4,591	8.7%	52,967
R&M-Pools	(9,780)	667	10,447	11,098	7,337	(3,761)	-51.3%	8,000
R&M-Fitness Equipment	350	500	150	4,526	5,500	974	17.7%	6,000
Activity Ctr Cleaning- Inside Areas	1,195	2,667	1,472	19,663	29,337	9,674	33.0%	32,000
Pool Daily Maintenance	-	2,083	2,083	21,765	22,913	1,148	5.0%	25,000
R&M-Activity Campus Buildings	(18,305)	3,333	21,638	52,717	36,667	(16,051)	-43.8%	40,000

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Misc-Special Projects	(37,993)	5,000	42,993	36,871	55,000	18,129	33.0%	60,000
Tools and Equipment	-	1,250	1,250	5,515	13,750	8,235	59.9%	15,000
Operating Supplies	-	750	750	11,827	8,250	(3,577)	-43.4%	9,000
Misc-Contingency	(27,842)	2,500	30,342	3,571	27,500	23,929	87.0%	30,000
Total Activity Center Campus	(85,646)	30,474	116,120	308,901	388,180	79,279	20.4%	418,646
Total Expenditures	(122,017)	146,382	268,399	1,635,946	1,725,939	89,993	5.2%	1,872,301
Transfers Out								
Reserve - Activity Center Campus	5,833	5,833	-	64,167	64,167	-	0.0%	70,000
Reserve - Roadways	10,833	10,833	(0)	119,167	119,163	(4)	0.0%	130,000
Reserve - Environmental Services	4,167	4,167	0	45,833	45,837	4	0.0%	50,000
Total Transfers Out	20,833	20,833	-	229,167	229,167	(0)	0.0%	250,000
Total Expenditures & Transfers	(101,183)	167,216	268,399	1,865,112	1,955,106	89,993	4.6%	2,122,301
Net Surplus (Deficit)	<u>\$ 105,735</u>	<u>\$ (163,507)</u>	<u>\$ 269,242</u>	261,154	163,491	97,663		-
Fund balance as of Oct 01, 2024				804,409	804,409	-		804,409
Fund Balance as of Aug 31, 2025				<u>\$ 1,065,562</u>	<u>\$ 967,899</u>	<u>\$ 97,663</u>		<u>\$ 804,409</u>

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
RV Parking Lot Revenue	75	4,750	(4,675)	44,658	52,250	(7,592)	-14.5%	57,000
Transfer In - Roadways	10,833	10,833	0	119,167	119,163	4	0.0%	130,000
Transfer In - Environmental Services	4,167	4,167	(0)	45,833	45,837	(4)	0.0%	50,000
Transfer In - Activity Center Campus	5,833	5,833	0	64,167	64,163	4	0.0%	70,000
Other Miscellaneous Revenues	-	-	-	33	-	33	n/a	-
Interest - Investments	7,973	4,583	3,390	102,810	50,417	52,393	103.9%	55,000
Total Revenue / Other Sources	28,881	30,166	(1,285)	376,667	331,830	44,838	13.5%	362,000
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	5,083	5,083	-	55,917	55,917	100.0%	61,000
Materials & Supplies	2,750	-	(2,750)	2,750	-	(2,750)	n/a	-
Capital Projects	-	-	-	43,089	-	(43,089)	n/a	-
Improvements - Building	69,220	-	(69,220)	69,220	-	(69,220)	n/a	-
ProfServ-Legal Services	-	-	-	1,510	-	(1,510)	n/a	-
R&M-Sports Courts	24,602	-	(24,602)	24,602	-	(24,602)	n/a	-
R&M-Activity Center	26,394	-	(26,394)	26,394	-	(26,394)	n/a	-
R&M-Pools	8,350	-	(8,350)	8,350	-	(8,350)	n/a	-
Total Activity Center Campus	131,316	5,083	(126,233)	175,915	55,917	(119,999)	-214.6%	61,000
Roadways								
Reserve - Roadways	-	19,750	19,750	-	217,250	217,250	100.0%	237,000
Total Roadways	-	19,750	19,750	-	217,250	217,250	100.0%	237,000
RV Park								
Reserve - RV Park	-	2,423	2,423	-	26,648	26,648	100.0%	29,070
Payroll- RV Park	884	1,667	783	11,455	18,333	6,878	37.5%	20,000
Materials & Supplies	2,634	417	(2,217)	12,892	4,587	(8,305)	-181.0%	5,000
Capital Projects	-	708	708	29,972	7,788	(22,184)	-284.8%	8,500
Postage and Freight	-	3	3	-	33	33	100.0%	40
Fuel, Gasoline and Oil	-	8	8	-	88	88	100.0%	90
Credit Card Fees	3	108	105	1,188	1,188	0	0.0%	1,300
Total RV Park	3,521	5,333	1,813	55,506	58,665	3,158	5.4%	64,000
Environmental Services								
R&M-Storm Drain Cleaning	57,719	-	(57,719)	57,719	-	(57,719)	n/a	-
Operating Supplies	91,425	-	(91,425)	176,925	-	(176,925)	n/a	-
Total Environmental Services	149,144	-	(149,144)	234,644	-	(234,644)	n/a	-
Total Expenditures	283,981	30,167	(253,814)	466,066	331,832	(134,234)	-40.5%	362,000
Net Surplus (Deficit)	\$ (255,100)	\$ (0)	\$ (255,099)	(89,398)	(2)	(89,397)		-
Fund balance as of Oct 01, 2024				2,292,683	2,292,683	-		2,292,683
Fund Balance as of Aug 31, 2025				\$ 2,203,284	\$ 2,292,681	\$ (89,397)		\$ 2,292,683

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Environmental Services Reserve	\$752,359	\$45,833	\$31,668	\$234,644	\$595,216
Activity Center Campus Reserve	\$649,184	\$64,199	\$28,631	\$175,915	\$566,098
Roadways Reserve	\$772,843	\$119,167	\$36,952	\$0	\$928,962
RV Park Reserve	\$118,297	\$44,658	\$5,559	\$55,506	\$113,008
Total	\$2,292,682	\$273,858	\$102,810	\$466,066	\$2,203,284

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
Revenue / Other Sources									
Membership Dues	\$ 142	\$ 15,833	\$ (15,692)	\$ 198,352	\$ 174,167	\$ 24,185	13.9%	\$ 190,000	
Initiation Fees	200	250	(50)	2,575	2,750	(175)	-6.4%	3,000	
Amenities Revenue	-	83	(83)	600	913	(313)	-34.3%	1,000	
Summer Membership	-	708	(708)	-	7,788	(7,788)	-100.0%	8,500	
Other Miscellaneous Revenues	0	42	(42)	253	462	(209)	-45.3%	500	
Interest - Investments	419	17	402	6,301	187	6,114	3269.3%	200	
Total Revenue / Other Sources	761	16,933	(16,172)	208,080	186,267	21,814	11.7%	203,200	

Expenditures

Beach Club Operations

Payroll-Administrative	579	583	5	6,617	6,417	(200)	-3.1%	7,000
Payroll-Attendants	6,872	7,842	970	99,151	86,261	(12,890)	-14.9%	94,103
ProfServ-Mgmt Consulting	455	455	-	5,009	5,009	-	0.0%	5,464
Auditing Services	-	-	-	794	794	-	0.0%	794
Contracts-Landscape	-	150	150	-	1,650	1,650	100.0%	1,800
Communication - Telephone	252	208	(44)	2,691	2,288	(403)	-17.6%	2,500
Utility - General	142	117	(26)	1,108	1,283	175	13.7%	1,400
Utility - Refuse Removal	78	75	(3)	861	825	(36)	-4.4%	900
Utility - Water & Sewer	78	150	72	867	1,650	783	47.5%	1,800
Insurance	(323)	-	323	25,084	27,464	2,380	8.7%	27,464
R&M-Buildings	(761)	167	928	7,993	1,837	(6,156)	-335.1%	2,000
R&M-Equipment	-	167	167	6,224	1,837	(4,387)	-238.8%	2,000
Preventative Maint-Security Systems	-	146	146	6,785	1,606	(5,179)	-322.4%	1,750
Misc-Special Projects	-	167	167	19,378	1,837	(17,541)	-954.9%	2,000
Misc-Web Hosting	28	46	19	578	506	(72)	-14.1%	550
Misc-Taxes	-	-	-	922	756	(166)	-22.0%	756
Misc-Contingency	-	426	426	12,711	4,681	(8,031)	-171.6%	5,106
Credit Card Fees	14	433	420	5,896	4,767	(1,129)	-23.7%	5,200
Office Supplies	-	5	5	46	55	9	16.4%	60
Op Supplies - General	-	41	41	2,587	456	(2,131)	-467.7%	497
Total Beach Club Operations	7,414	11,179	3,764	205,301	151,978	(53,323)	-35.1%	163,144

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Debt Service								
Principal Debt Retirement	-	-	-	-	-	-	n/a	23,617
Interest Expense	-	-	-	-	-	-	n/a	5,439
Total Debt Service	-	-	-	-	-	-	n/a	29,056
Total Expenditures	7,414	11,179	3,764	205,301	151,978	(53,323)	-35.1%	192,200
Transfer Out								
Reserve - Beach Club	917	917	-	10,083	10,083	(0)	0.0%	11,000
Total Transfer Out	917	917	-	10,083	10,083	(0)	0.0%	11,000
Total Expenditures & Transfer	8,331	12,095	3,764	215,384	162,061	(53,324)	-32.9%	203,200
Net Surplus (Deficit)	<u>\$ (7,570)</u>	<u>\$ 4,838</u>	<u>\$ (12,408)</u>	(7,304)	24,206	(31,510)		-
Fund balance as of Oct 01, 2024				123,148	123,148	-		123,148
Fund Balance as of Aug 31, 2025				<u>\$ 115,844</u>	<u>\$ 147,354</u>	<u>\$ (31,510)</u>		<u>\$ 123,148</u>

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
Revenue / Other Sources									
Transfer in - Beach Club	\$ 917	\$ 917	\$ -	\$ 10,083	\$ 10,083	\$ 0	0.0%	\$ 11,000	
Total Revenue / Other Sources	917	917	-	10,083	10,083	0	0.0%	11,000	
Expenditures									
Reserve - Beach Club	-	917	917	-	10,083	10,083	100.0%	11,000	
Total Expenditures	-	917	917	-	10,083	10,083	0.0%	11,000	
Net Surplus (Deficit)	\$ 917	\$ -	\$ 917	10,083	-	10,083		-	
Fund balance as of Oct 01, 2024				92,673	92,673	-		92,673	
Fund Balance as of Aug 31, 2025				\$ 102,757	\$ 92,673	\$ 10,083		\$ 92,673	

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$92,673	\$10,083	\$0	\$0	\$102,757
Total	\$92,673	\$10,083	\$0	\$0	\$102,757

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Total Revenue / Other Sources	-	-	-	-	-	-	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	\$ -	\$ -	\$ -	-	-	-		-
Fund balance as of Oct 01, 2024				(118,258)	(118,258)	-		(118,258)
Fund Balance as of Aug 31, 2025				\$ (118,258)	\$ (118,258)	\$ -		\$ (118,258)

Riverwood Community Development District

Financial Statements

Series 2018 Debt Service Fund (Valley National Bank)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ -	\$ -	\$ -	\$ 698,412	\$ 698,412	\$ (0)	0.0%	\$ 698,412
Special Assmnts- Discounts	-	-	-	(24,739)	(27,937)	3,198	-11.4%	(27,937)
Interest - Investments	1,841	42	1,799	26,184	462	25,722	5567.6%	500
Interest - Tax Collector	-	-	-	1,213	-	1,213	n/a	-
Total Revenue / Other Sources	1,841	42	1,799	701,071	670,937	30,134	4.5%	670,975
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	-	-	-	13,473	13,968	495	3.5%	13,968
Principal Debt Retirement	-	-	-	475,000	475,000	-	0.0%	475,000
Interest Expense	-	-	-	189,788	189,788	0	0.0%	189,788
Total Debt Service	-	-	-	678,261	678,756	495	0.1%	678,756
Total Expenditures	-	-	-	678,261	678,756	495	0.1%	678,756
Net Surplus (Deficit)	\$ 1,841	\$ 42	\$ 1,799	22,810	(7,819)	30,629		(7,781)
Fund balance as of Oct 01, 2024				535,944	535,944	-		535,944
Fund Balance as of Aug 31, 2025				\$ 558,754	\$ 528,125	\$ 30,629		\$ 528,163

Riverwood Community Development District

Financial Statements

Enterprise Fund - Breakdown by Utility Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Utility Services			Total	Total	Variance	%	Adopted
	Water	Sewer	Irrigation	YTD Actuals	YTD Budget	Fav (Unfav)	Variance	Budget
Revenue / Other Sources								
Base Charges for Services	\$ 457,288	\$ 1,207,396	\$ 253,478	\$ 1,918,163	\$ 1,834,540	\$ 83,623	4.6%	\$ 2,001,320
Usage Charges for Services	224,952	-	-	224,952	210,833	14,119	6.7%	230,000
Standby Fees	-	6,233	-	6,233	5,500	733	13.3%	6,000
Connection Fees - W/S	-	13,040	-	13,040	-	13,040	0.0%	-
Backflow Fees	-	-	-	-	24,750	(24,750)	-100.0%	27,000
Settlements	-	30,965	-	30,965	-	30,965	0.0%	-
Other Miscellaneous Revenues	2,480	11,379	-	13,859	10,813	3,046	28.2%	11,800
Interest - Investments	5,562	10,369	2,321	18,252	4,851	13,401	276.3%	5,300
Total Revenue / Other Sources	690,282	1,279,382	255,799	2,225,464	2,091,287	134,177	6.4%	2,281,420
Expenses								
Administration	32,604	150,283	13,398	196,285	258,430	62,144	24.0%	273,378
Utility Services	507,303	595,880	137,501	1,240,684	1,545,531	304,847	19.7%	1,686,032
Transfers Out	47,049	211,063	37,340	295,451	295,451	(0)	0.0%	322,310
Total Expenses	586,957	957,225	188,238	1,732,420	2,099,412	366,991	17.5%	2,281,720
Net Profit (Loss)	<u>\$ 103,326</u>	<u>\$ 322,157</u>	<u>\$ 67,561</u>	493,043	(8,125)	501,168		(300)
Net Position as of Oct 01, 2024				6,763,657	6,763,657	-		6,763,657
Net Position as of Aug 31, 2025				<u>\$ 7,256,700</u>	<u>\$ 6,755,532</u>	<u>\$ 501,168</u>		<u>\$ 6,763,357</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Water-Base Rate	\$ 42,640	\$ 38,610	\$ 4,030	\$ 457,288	\$ 424,710	\$ 32,578	7.7%	\$ 463,320
Water-Usage	12,008	19,167	(7,158)	224,952	210,833	14,119	6.7%	230,000
Backflow Fees	-	2,250	(2,250)	-	24,750	(24,750)	-100.0%	27,000
Other Miscellaneous Revenues	(166)	150	(316)	2,480	1,650	830	50.3%	1,800
Interest - Investments	780	25	755	5,562	275	5,287	1922.6%	300
Total Revenue / Other Sources	55,262	60,202	(4,939)	690,282	662,218	28,064	4.2%	722,420
Administration								
P/R-Board of Supervisors	148	229	81	2,290	2,519	229	9.1%	2,745
Payroll-Project Manager	827	2,083	1,256	12,399	22,917	10,518	45.9%	25,000
ProfServ-Engineering	-	417	417	-	4,587	4,587	100.0%	5,000
ProfServ-Legal Services	-	625	625	149	6,875	6,726	97.8%	7,500
ProfServ-Mgmt Consulting	484	484	-	5,324	5,324	-	0.0%	5,808
Auditing Services	-	-	-	1,349	1,349	-	0.0%	1,349
Postage and Freight	-	26	26	94	286	192	67.3%	306
Insurance	(138)	-	138	10,750	11,770	1,020	8.7%	11,770
Printing and Binding	-	28	28	45	308	263	85.5%	340
Legal Advertising	-	40	40	186	440	254	57.8%	485
Miscellaneous Services	-	79	79	-	869	869	100.0%	949
Office Supplies	-	9	9	20	99	80	80.3%	102
Total Administration	1,320	4,020	2,700	32,604	57,343	24,738	43.1%	61,354
Utility Services								
ProfServ-Utility Billing	936	1,138	202	11,687	12,513	826	6.6%	13,650
Contracts-Other Services	4,083	4,052	(32)	45,100	44,568	(532)	-1.2%	48,620
Utility - Base Rate	12,764	12,775	11	149,406	140,525	(8,881)	-6.3%	153,300
Utility - Water-Usage	22,002	25,167	3,165	244,099	276,833	32,735	11.8%	302,000
Utility-CCU Admin Fee	4	4	(0)	52	44	(8)	-17.5%	50
R&M-General	1,330	4,625	3,295	27,005	50,875	23,870	46.9%	55,500
Misc-Licenses & Permits	-	25	25	100	275	175	63.6%	300
Back Flow Preventors	29,856	2,250	(27,606)	29,856	24,750	(5,106)	-20.6%	27,000
Misc-Contingency	-	777	777	-	8,543	8,543	100.0%	9,320
Total Utility Services	70,975	50,812	(20,163)	507,303	558,926	51,623	9.2%	609,740
Total Expenses	72,295	54,832	(17,463)	539,908	616,269	76,361	12.4%	671,094

Riverwood Community Development District

Financial Statements

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Water System	4,277	4,277	-	47,049	47,049	(0)	0.0%	51,326
Total Transfers Out	4,277	4,277	-	47,049	47,049	(0)	0.0%	51,326
Total Expenses & Transfers	76,572	59,109	(17,463)	586,957	663,318	76,361	11.5%	722,420
Net Profit (Loss)	<u>\$ (21,310)</u>	<u>\$ 1,093</u>	<u>\$ (22,403)</u>	<u>\$ 103,326</u>	<u>\$ (1,100)</u>	<u>\$ 104,425</u>		<u>\$ -</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Sewer Revenue	\$ 109,759	\$ 108,333	\$ 1,426	\$ 1,207,396	\$ 1,191,667	\$ 15,729	1.3%	\$ 1,300,000
Standby Fees	555	500	55	6,233	5,500	733	13.3%	6,000
Connection Fees - W/S	-	-	-	13,040	-	13,040	n/a	-
Settlements	30,965	-	30,965	30,965	-	30,965	n/a	-
Other Miscellaneous Revenues	(757)	833	(1,590)	11,379	9,163	2,216	24.2%	10,000
Interest - Investments	1,455	333	1,122	10,369	3,663	6,706	183.1%	4,000
Total Revenue / Other Sources	141,977	109,999	31,978	1,279,382	1,209,993	69,389	5.7%	1,320,000
Expenses								
Administration								
P/R-Board of Supervisors	374	579	205	5,792	6,369	577	9.1%	6,943
Payroll-Project Manager	1,075	2,833	1,758	16,300	31,167	14,867	47.7%	34,000
ProfServ-Engineering	3,223	833	(2,390)	32,770	9,163	(23,607)	-257.6%	10,000
ProfServ-Legal Services	209	2,292	2,083	2,644	25,208	22,564	89.5%	27,500
ProfServ-Mgmt Consulting	2,110	2,110	-	23,214	23,214	0	0.0%	25,324
Auditing Services	-	-	-	3,412	3,412	-	0.0%	3,412
Postage and Freight	75	65	(10)	1,150	715	(435)	-60.8%	775
Insurance	(830)	-	830	64,501	70,622	6,121	8.7%	70,622
Printing and Binding	-	72	72	279	792	513	64.8%	860
Legal Advertising	-	-	-	3	-	(3)	n/a	3
Miscellaneous Services	49	200	151	98	2,200	2,103	95.6%	2,399
Office Supplies	-	25	25	122	275	154	55.8%	300
Total Administration	6,284	9,009	2,725	150,283	173,137	22,854	13.2%	182,138
Utility Services								
ProfServ-Utility Billing	5,831	7,088	1,256	72,507	77,963	5,455	7.0%	85,050
Electricity - General	3,678	6,833	3,156	42,889	75,167	32,277	42.9%	82,000
Utility - Water & Sewer	367	375	8	4,231	4,125	(106)	-2.6%	4,500
Communication - Telephone	495	542	47	5,215	5,962	747	12.5%	6,500
Contracts-Other Services	25,442	25,245	(197)	279,617	277,695	(1,922)	-0.7%	302,940
R&M-Sludge Hauling	-	7,083	7,083	14,654	77,913	63,259	81.2%	85,000
Maintenance - Security Systems	-	146	146	1,705	1,606	(99)	-6.2%	1,750
R&M-General	1,040	18,953	17,913	115,077	208,483	93,406	44.8%	227,439
Misc-Licenses & Permits	-	12	12	600	132	(468)	-354.5%	140
Misc-Bad Debt	-	83	83	193	913	720	78.9%	1,000
Misc-Contingency	567	966	399	6,238	10,627	4,389	41.3%	11,593
Op Supplies - Chemicals	763	8,333	7,571	52,953	91,667	38,714	42.2%	100,000
Total Utility Services	38,183	75,659	37,477	595,880	832,252	236,372	28.4%	907,912
Total Expenses	44,467	84,669	40,202	746,163	1,005,388	259,226	25.8%	1,090,050

Riverwood Community Development District

Financial Statements

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Sewer System	19,188	19,188	-	211,063	211,063	-	0.0%	230,250
Total Transfers Out	19,188	19,188	-	211,063	211,063	-	0.0%	230,250
Total Expenses & Transfers	63,655	103,856	40,202	957,225	1,216,451	259,226	21.3%	1,320,300
Net Profit (Loss)	<u>\$ 78,323</u>	<u>\$ 6,143</u>	<u>\$ 72,179</u>	<u>\$ 322,157</u>	<u>\$ (6,458)</u>	<u>\$ 328,615</u>		<u>\$ (300)</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Irrigation-Base Rate	\$ 23,734	\$ 19,833	\$ 3,901	\$ 253,478	\$ 218,163	\$ 35,315	16.2%	\$ 238,000
Interest - Investments	326	83	243	2,321	913	1,408	154.2%	1,000
Total Revenue / Other Sources	24,060	19,916	4,144	255,799	219,076	36,723	16.8%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	87	135	48	1,348	1,485	137	9.2%	1,616
Payroll-Project Manager	165	833	668	3,338	9,163	5,825	63.6%	10,000
ProfServ-Engineering	-	443	443	-	4,873	4,873	100.0%	5,320
ProfServ-Legal Services	-	208	208	-	2,292	2,292	100.0%	2,500
ProfServ-Mgmt Consulting	207	207	-	2,282	2,282	(0)	0.0%	2,489
Auditing Services	-	-	-	794	794	-	0.0%	794
Postage and Freight	-	15	15	46	165	119	72.2%	180
Insurance	(69)	-	69	5,375	5,885	510	8.7%	5,885
Printing and Binding	-	17	17	21	187	166	89.0%	200
Legal Advertising	-	24	24	186	264	78	29.6%	285
Miscellaneous Services	-	46	46	-	506	506	100.0%	557
Office Supplies	-	5	5	9	55	46	83.6%	60
Total Administration	391	1,934	1,543	13,398	27,950	14,553	52.1%	29,886
Utility Services								
ProfServ-Utility Billing	432	525	93	5,389	5,775	386	6.7%	6,300
Electricity - General	2,970	3,333	363	34,235	36,667	2,432	6.6%	40,000
Contracts-Other Services	1,885	1,870	(15)	20,793	20,570	(223)	-1.1%	22,440
Utility - Water-Usage	1,000	3,417	2,417	40,375	37,587	(2,788)	-7.4%	41,000
Utility-CCU Admin Fee	4	6	2	37	66	29	43.2%	75
R&M-General	17,325	4,167	(13,158)	36,298	45,837	9,539	20.8%	50,000
Misc-Contingency	-	714	714	375	7,851	7,476	95.2%	8,565
Total Utility Services	23,616	14,032	(9,584)	137,501	154,353	16,852	10.9%	168,380
Total Expenses	24,007	15,966	(8,041)	150,899	182,303	31,404	17.2%	198,266

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserves - Irrigation System	3,395	3,395	-	37,340	37,340	-	0.0%	40,734
Total Transfers Out	3,395	3,395	-	37,340	37,340	-	0.0%	40,734
Total Expenses & Transfers	27,401	19,360	(8,041)	188,238	219,643	31,404	14.3%	239,000
Net Profit (Loss)	\$ (3,342)	\$ 556	\$ (3,897)	\$ 67,561	\$ (567)	\$ 68,128		\$ -

Riverwood Community Development District**Financial Statements****Enterprise Fund - Reserves****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
Revenue / Other Sources									
Transfer In - Water Services	\$ 4,277	\$ 4,277	\$ -	\$ 47,049	\$ 47,049	\$ 0	0.0%	\$ 51,326	
Transfer In - Sewer Services	19,188	19,188	-	211,063	211,063	-	0.0%	230,250	
Transfer In - Irrigation Services	3,395	3,395	-	37,340	37,340	-	0.0%	40,734	
Interest - Investments	10,956	4,167	6,789	124,321	45,837	78,484	171.2%	50,000	
Total Revenue / Other Sources	37,815	31,026	6,789	419,772	341,288	78,484	23.0%	372,310	
Expenses									
Sewer Services									
Capital Projects	-	-	-	284,071	-	(284,071)	n/a	-	
Reserve - Sewer System	-	20,500	20,500	-	225,500	225,500	100.0%	246,000	
Total Sewer Services	-	20,500	20,500	284,071	225,500	(58,571)	-26.0%	246,000	
Total Expenses	-	20,500	20,500	284,071	225,500	(58,571)	-26.0%	246,000	
Net Profit (Loss)	\$ 37,815	\$ 10,526	\$ 27,289	135,701	115,788	19,913		126,310	
Net Position as of Oct 01, 2024				2,893,343	2,893,343	-		2,893,343	
Net Position as of Aug 31, 2025				\$ 3,029,044	\$ 3,009,131	\$ 19,913		\$ 3,019,653	

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$378,925	\$47,049	\$17,215	\$0	\$443,189
Sewer Services Reserve	\$1,801,679	\$211,063	\$75,845	\$284,071	\$1,804,515
Irrigation Services Reserve	\$461,628	\$37,340	\$20,535	\$0	\$519,503
Underground Infrastructure Reserve	\$251,111	\$0	\$10,726	\$0	\$261,837
Total	\$2,893,343	\$295,451	\$124,321	\$284,071	\$3,029,044

Riverwood Community Development District

Financial Statements

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
ALLOCATIONS									
Total Payroll - Board	\$ 861	\$ 1,335	\$ 474	\$ 13,348	\$ 14,685	\$ 1,337	9.1%	\$ 16,000	
Allocated to GF (Activity Ctr)	(108)	(167)	(59)	(1,668)	(1,837)	(169)	9.2%	(2,000)	
Allocated to Water	(148)	(229)	(81)	(2,290)	(2,519)	(229)	9.1%	(2,745)	
Allocated to Sewer	(374)	(579)	(205)	(5,792)	(6,369)	(577)	9.1%	(6,943)	
Allocated to Irrigation	(87)	(135)	(48)	(1,348)	(1,485)	(137)	9.2%	(1,616)	
Balance in General Fund (Admin)	145	225	80	2,249	2,475	226	9.1%	2,696	
Total Payroll - Salaries	\$ 39,203	\$ 49,088	\$ 9,886	\$ 486,750	\$ 539,971	\$ 53,221	9.9%	\$ 589,063	
Allocated to GF (Activity Ctr Salaries)	(248)	(1,888)	(1,640)	(6,590)	(20,768)	(14,178)	68.3%	(22,656)	
Allocated to GF (Activity Ctr Maint.)	(1,741)	(3,085)	(1,344)	(21,375)	(33,938)	(12,562)	37.0%	(37,023)	
Allocated to GF (Landscaping)	(83)	(1,333)	(1,251)	(3,810)	(14,667)	(10,856)	74.0%	(16,000)	
Allocated to GF (Gatehouse)	(27,691)	(26,712)	978	(312,301)	(293,834)	18,467	-6.3%	(320,546)	
Allocated J. Mercer to Water	(827)	(2,083)	(1,256)	(12,399)	(22,917)	(10,518)	45.9%	(25,000)	
Allocated J. Mercer to Sewer	(1,075)	(2,833)	(1,758)	(16,300)	(31,167)	(14,867)	47.7%	(34,000)	
Allocated J. Mercer to Irrigation	(165)	(833)	(668)	(3,338)	(9,163)	(5,825)	63.6%	(10,000)	
Allocated to Beach Club- Attendants	(6,872)	(7,842)	(970)	(99,151)	(86,261)	12,890	-14.9%	(94,103)	
Balance in General Fund (Admin)	500	2,478	1,978	11,486	27,257	15,771	57.9%	29,735	
Total Inframark Contract	10,368	10,368	-	114,051	114,051	-	0.0%	124,419	
Allocated to Beach Club	(455)	(455)	-	(5,009)	(5,009)	-	0.0%	(5,464)	
Allocated to Water	(484)	(484)	-	(5,324)	(5,324)	-	0.0%	(5,808)	
Allocated to Sewer	(2,110)	(2,110)	-	(23,214)	(23,214)	(0)	0.0%	(25,324)	
Allocated to Irrigation	(207)	(207)	-	(2,282)	(2,282)	0	0.0%	(2,489)	
Balance in General Fund (Admin)	7,111	7,111	-	78,223	78,223	-	0.0%	85,334	
Total Insurance Expense	(2,305)	-	2,305	179,169	196,172	17,003	8.7%	196,172	
Allocated to GF (Activity Ctr)	622	-	(622)	(48,376)	(52,967)	(4,591)	8.7%	(52,967)	
Allocated to Beach Club	323	-	(323)	(25,084)	(27,464)	(2,380)	8.7%	(27,464)	
Allocated to Water	138	-	(138)	(10,750)	(11,770)	(1,020)	8.7%	(11,770)	
Allocated to Sewer	830	-	(830)	(64,501)	(70,622)	(6,121)	8.7%	(70,622)	
Allocated to Irrigation	69	-	(69)	(5,375)	(5,885)	(510)	8.7%	(5,885)	
Balance in General Fund (Admin)	(323)	-	323	25,084	27,464	2,380	8.7%	27,464	

Riverwood

Community Development District

**Non-Ad Valorem Special Assessments
(Charlotte County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

		General Fund					Debt Service Fund 2018						
		Discount /		Collection		Gross	Discount /		Collection		Gross		
Date Received	Net Amount Received	(Penalties) Amount		Costs		Amount Received	Net Amount Received	(Penalties) Amount		Costs	Amount Received		
Assessments Levied						\$2,149,562	Assessments Levied						
Allocation %						100%	Allocation %						
11/07/24	\$ 35,102	\$ 1,463	\$ 716	\$ 37,281		\$ 11,911	\$ 496	\$ 243	\$ 12,651				
11/14/24	\$ 25,750	\$ 1,073	\$ 526	\$ 27,348		\$ 8,738	\$ 364	\$ 178	\$ 9,280				
11/21/24	\$ 24,319	\$ 1,013	\$ 496	\$ 25,829		\$ 8,252	\$ 344	\$ 168	\$ 8,765				
11/27/24	\$ 101,569	\$ 4,232	\$ 2,073	\$ 107,874		\$ 34,466	\$ 1,436	\$ 703	\$ 36,605				
12/05/24	\$ 241,764	\$ 10,073	\$ 4,934	\$ 256,771		\$ 82,038	\$ 3,418	\$ 1,674	\$ 87,131				
12/12/24	\$ 304,708	\$ 12,696	\$ 6,219	\$ 323,623		\$ 103,397	\$ 4,308	\$ 2,110	\$ 109,816				
12/19/24	\$ 660,916	\$ 27,538	\$ 13,488	\$ 701,943		\$ 224,270	\$ 9,345	\$ 4,577	\$ 238,192				
01/09/25	\$ 266,754	\$ 8,250	\$ 5,444	\$ 280,448		\$ 90,518	\$ 2,800	\$ 1,847	\$ 95,165				
02/06/25	\$ 84,477	\$ 1,724	\$ 1,724	\$ 87,925		\$ 28,666	\$ 585	\$ 585	\$ 29,836				
03/07/25	\$ 164,706	\$ 1,664	\$ 3,361	\$ 169,731		\$ 25,808	\$ 261	\$ 527	\$ 26,595				
04/10/25	\$ 49,160	\$ -	\$ 1,003	\$ 50,164		\$ 16,682	\$ -	\$ 340	\$ 17,022				
04/24/25	\$ 40,243	\$ -	\$ 821	\$ 41,065		\$ 13,656	\$ -	\$ 279	\$ 13,935				
05/08/25	\$ 19,029	\$ -	\$ 388	\$ 19,417		\$ 6,457	\$ -	\$ 132	\$ 6,589				
06/06/25	\$ 3,070	\$ -	\$ 63	\$ 3,132		\$ 1,042	\$ -	\$ 21	\$ 1,063				
07/10/25	\$ 12,668	\$ -	\$ 259	\$ 12,926		\$ 4,299	\$ -	\$ 88	\$ 4,386				
adj	\$ -	\$ 4,085	\$ -	\$ 4,085		\$ -	\$ 1,382	\$ -	\$ 1,382				
TOTAL						\$ 2,034,236	\$ 73,812	\$ 41,515	\$ 2,149,563	\$ 660,200	\$ 24,739	\$ 13,473	\$ 698,412
% COLLECTED						100%						100%	
TOTAL OUTSTANDING						\$ (0)						\$ (0)	

Riverwood

Community Development District

Cash and Investment Report
August 31, 2025

<u>Fund</u>	<u>Account</u>	<u>Prior Month Balance</u>	<u>Current Balance</u>	<u>Interest Rate</u>	<u>Financial Institution</u>	<u>Description</u>
206	#6003 2018 Reserve	\$131,302	\$131,302	3.91%	US Bank	First American Govt. Obligation Fund
206	#6000 2018 Revenue	\$424,482	\$426,322	3.91%	US Bank	First American Govt. Obligation Fund
Total Fund 206		\$555,784	\$557,624			
800	#9701 Pooled Cash Checking	\$3,206,411	\$3,193,293	4.33%	Valley	Checking
800	#9952 General Fund MMA	\$2,826,570	\$2,836,170	4.07%	Bank United	Money Market Account
800	#2203 Water & Sewer MMA	\$1,308,663	\$1,313,108	4.07%	Bank United	Money Market Account
Total Fund 800		\$7,341,643	\$7,342,570			

TENTH ORDER OF BUSINESS

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RIVERWOOD CDD

August Monthly Client Report
September 16th, 2025



Florida Utility Solutions, Inc

Summary

Operations at the facilities throughout the month were in accordance with contract and regulatory requirements.

Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost

Operations

- **Compliance**

All Wastewater Plant requirements were met.

All Water distribution requirements were met.

- **Reuse Pump Station Status:**

Reuse pump system has worked as intended.

- **Performance metrics:**

Wastewater Treatment Plant

- 3.583 million gals of wastewater received in August

Water Treatment

- 3.389 million gals of water metered at Riseley Ave between 7/23/25-8/22/25
- 3.390 million gals of water billed from CCU between 7/23/25-8/22/25
- 65 thousand gals of water metered at Proude St. between 7/23/25-8/22/25
- 65 thousand gals of water billed from CCU between 7/23/25-8/22/25

Reuse

- Received from Charlotte County Utilities- 16.112 MG of reuse
- 3.493 million gals of reuse produced by Riverwood discharged into the pond
- Irrigation pump station pumped 15.262 MG gallons

Performance Metrics	Current Month August 2025	Prior Month July 2025	Prior Year August 2024
Wastewater treated	3,583,000	6,214,000	5,843,000
Sludge produced and disposed	41,000	0	48,000
Reclaimed Water Produced (irrigation)	15,262,000	27,746,000	18,925,000
Number of line breaks	0	0	0
Hydrants flushed	8	8	21
Valves Exercised	7	7	12
Meters Read	1,134	1,134	1,134
Consumables	Current Month	Prior Month	Prior Year
Chlorine Usage - WWTP	1,490	2,051	2,852
Chlorine Usage – Irrigation	0	0	431

Maintenance and Repair

- Replaced lab lift station pump.
- Replaced PLC in lift station 5 due to power surge or lightning.
- Reprogrammed radios at plant to fix communication loss.
- Replaced filter backwash pump number 2.
- Diagnosed electrical issue with clarifier 2 motor. Redid electrical connections for better contact and removed corrosion.
- Replaced air compressor plumbing to stop a leak in the compressor room to restore filter valve operation.
- Repaired poly waterline break.

Preventive Maintenance

- Inspected all pump stations weekly
- Flushed water at sample locations
- Odor control weekly checks performed
- Plant generator inspections completed
- Greased all pumps and motors

Water Meters –

- Meters raised – 0
- Meters to be raised – 0
- Zero Usage Total- NA

Health & Safety

- Zero LTIs and OSHA recordable incidents occurred during the month
- Safety training includes daily tailgate talks concerning daily events –confined space, lightning safety, seatbelts, housekeeping, and other safety related concerns

Personnel

- Mitch Gilbert – Florida Utility Solutions - Manager
- Larry Rust, Marcos Benavidez– certified operators
- Florida Utility Solutions rotates service technician weekly at Riverwood
- Alana Faircloth & Maribeth Richards – compliance and clerical/administrative
- Matt Gillispie-Utility Manager

Community Involvement

- Visitors to the project/client
 - Mitch Gilbert – weekly

Hydroguard Flushing Update

Location	# times Flushed	Gallons Flushed August	Gallons Flushed July
S. Silver Lakes CT	11	48,400	40,400
N. Silver Lake CT	11	23,300	26,700
Club Drive	11	152,710	95,700
Scrub Jay CT.	11	91,944	103,325
Creekside Lane	11	70,462	82,286
North Marsh Dr.	11	132,222	89,571
Mill Creek	11	180,269	195,400
Preserve Ct.	11	177,000	180,900
Total Flushed		876,307	814,282

	Golf Course	Gallons	CL2	S.Silver Lake	Gallons	CL2	N.Silver Lake	Gallons	CL2	Club Drive	Gallons	CL2	Scrub Jay Ct	Gallons	CL2	Creekside Lake	Gallons	CL2	North Marsh D	Gallons	CL2	Mill Creek	Gallons	CL2	Preserve Ct.	Gallons	CL2
1																											
2				111911		1.3	153528		0.9	265613		1.6	34227841		1.5	252785383		1.2	23331961		2	494062		1	206251		
3																											
4																											
5																											
6																											
7																											
8				112068	15,700	1.1	153580	5,200	1	265664	22,710	1.4	36514984	22,871	1.9	254545641	17,603	1.4	23409275	41,260	1.8	494463	40,100	1.4	206918	66700	1.8
9																											
10																											
11																											
12																											
13																											
14																											
15																											
16				112183	11,500	1.4	153665	8,500	1.1	265664	22,400	1.8	38861943	23,470	1.6	256323323	17,777	1.6	23450535	9,846	2.1	494874	41,100	1.2	207191	27300	1.4
17																											
18																											
19																											
20																											
21																											
22																											
23				112284	10,100	1	153711	4,600	1.4	265664	48,400	1.5	38997281	1,353	1.3	257195215	8,719	1.3	23460381	9,846	1.7	494961	49,496	1.1	207301	11000	1.6
24																											
25																											
26																											
27																											
28																											
29																											
30				112395	11,100	1.1	N/R	5000	1.2	265665	59,200	1.1	43422238	44,250	1.7	259831552	26,363	1.4	23531651	71,270	1.8	495731	49,573	1.5	208021	72000	1.5
31																											

MAX		MAX	15700	1.4	MAX	8500	1.4	MAX	59200	1.8	MAX	44249.57	1.9	Max	26363.37	1.6	MAX	71270	2.1	MAX	49573.1	1.5	MAX	72000	1.8
MIN		MIN	10100	1	MIN	4600	0.9	MIN	22400	1.1	MIN	1353.38	1.3	Min	8718.92	1.2	MIN	9846	1.7	MIN	40100	1	MIN	11000	1.4
AVERAGE		AVERAGE	12100	1.18	AVERAGE	5825	1.12	AVERAGE	38177.5	1.48	AVERAGE	22985.9925	1.6	Average	17615.4225	1.38	AVERAGE	33055.5	1.88	AVERAGE	45067.3	1.24	AVERAGE	44250	1.575
Total Used	0	Total Used	48400		Total Used	23300		Total Used	152710		Total Used	91943.97		Total Used	70461.69		Total Used	132222		Total Used	180269.2		Total Used	177000	
Total Flushed	876306.86																								

DAYS	CCU Drinking Water Meter Reads						August 1, 2025 <small>Agenda Page 91</small>					
	Meter Reading	Flow Mgd	Meter Reading High	Flow Mdg	Meter Reading Low	Flow Mgd	Remote CI2	Riseley CI2	Proude CI2	Riseley PSI	Proude PSI	
	Riseley Ave.		Proude St.					Proude St.				
1	143020504	0.142	21585153	0.00002	11361153	0.00154	2	3	3	66	68	
2	143162661	0.104	21585169	0.00000	11362691	0.00103	2	3	3	68	70	
3	143266443	0.089	21585169	0.00001	11363722	0.00203	3	3	3	66	68	
4	143355911	0.137	21585177	0.00000	11365752	0.00219	3	3	3	64	66	
5	143493334	0.092	21585177	0.00004	11367938	0.00538	2	2	2	66	68	
6	143585735	0.148	21585218	0.00028	11373318	0.00613	2	2	2	68	70	
7	143733534	0.104	21585498	0.00000	11379443	0.00222	2	2	2	66	68	
8	143838025	0.149	21585498	0.00008	11381661	0.00461	3	3	3	68	70	
9	143987388	0.003	21585578	0.00000	11386270	0.00087	1.6	1.1	1	66	68	
10	143990085	0.164	21585578	0.00000	11387139	0.00033	1.2	1	1	68	70	
11	144154388	0.118	21585578	0.00001	11387468	0.00206	2	2	2	65	68	
12	144272777	0.090	21585586	0.00000	11389531	0.00287	2	2	2	66	68	
13	144362630	0.064	21585586	0.00004	11392398	0.00473	2	3	2	66	70	
14	144426511	0.180	21585623	0.00010	11397132	0.00273	3	3	3	64	66	
15	144606080	0.132	21585723	0.00006	11399862	0.00102	2	2	2	66	68	
16	144738229	0.062	21585787	0.00000	11400885	0.00055	2	2	2	68	70	
17	144799799	0.088	21585787	0.00000	11401437	0.00061	1.1	1.4	1.4	68	70	
18	144888054	0.144	21585787	0.00001	11402044	0.00260	1	1.2	1.2	66	68	
19	145032067	0.083	21585797	0.00000	11404642	0.00108	1.2	1	1.2	65	67	
20	145114661	0.121	21585787	0.00018	11405724	0.00321	3	3	3	66	68	
21	145235791	0.075	21585971	0.00001	11408934	0.00036	2	2	2	66	70	
22	145311272	0.177	21585979	0.00009	11409292	0.00199	2	2	2	64	66	
23	145488134	0.000	21586068	0.00000	11411286	0.00060	1	1.2	1	66	68	
24	145344841	0.266	21586068	0.00000	11411889	0.00133	1	1	1.2	68	70	
25	145610697	0.115	21586068	0.00006	11413216	0.00265	1.4	1.2	1.2	66	68	
26	145726012	0.096	21586124	0.00000	11415862	0.00119	1.2	1	1.4	66	68	
27	145822117	0.143	21586124	0.00013	11417053	0.00199	1.6	1.4	1.2	66	70	
28	145965231	0.136	21586249	0.00013	11419045	0.00353	1.4	1.4	1.2	64	66	
29	146101487	0.230	21586380	0.00012	11422577	0.00527	1.2	1.6	1.8	66	68	
30	146331436	0.069	21586501	0.00020	11427847	0.00155	1.4	1.4	1.4	68	70	
31	146400869	0.140	21586697	0.00019	11429395	0.00138	1.4	1.2	1.6	68	70	
	AVERAGE	0.118		0.00006		0.00225	1.1	1.9	1.9	66.3	68.5	
	TOTAL FLOW	3.664		0.00174		0.06962						
	MAX	0.266		0.00028		0.00613	3	3	3	68	70	
	MIN	0.000		0.00000		0.00033	1	1	1	64	66	
			Total Riseley and Proude Flow				3.7	MG				

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RIVERWOOD CDD FINANCIAL REPORT

August 31, 2025

<u>Cash Balances</u>	<u>August 25</u>	<u>July 25</u>
Operating Account	\$3,193,293	\$3,206,411
Money Market	\$4,149,278	\$4,135,232
Govt. Obligation Fund	<u>\$557,624</u>	<u>\$555,784</u>
Total	<u><u>\$7,900,195</u></u>	<u><u>\$7,897,427</u></u>

Current Revenues/Expenses - YTD 11 Months Ending August 31, 2025

<i>General Fund:</i>	Tax Revenues - 100% collected		
	Operating Expenses \$89,993 under budget through August 31, 2025 5%		
	No significant budget variances		
<i>Enterprise Fund:</i>	Revenues	\$2,225,464	6.4% over budget
	Expenses	<u>\$1,732,420</u>	17.5% under budget
	Net	\$493,043	over budget

Overall - All Funds on Budget as of August 31, 2025

Reserve Accounts

Fully funded through August per Budget

Current Balances:

Enterprise Fund:	Water	\$443,189	
	Sewer	\$1,804,515	
	Irrigation	\$519,503	
	Underground	<u>\$261,837</u>	<u><u>\$3,029,044</u></u>
General Fund:	Environ.	\$595,216	
	Activity Ctr.	\$566,099	
	Roads	\$928,962	
	RV Park	<u>\$113,008</u>	<u><u>\$2,203,285</u></u>

Action Points

Storm Water System Project - Contingency

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