

RIVERWOOD
Community Development District

October 21, 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
Chris Beers, District Engineer

Regular Meeting Agenda Tuesday, October 21, 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. Public Hearing for Rulemaking

- A. Public Hearing to Consider Amendments to the RV Parking Area Usage Fees Schedule
- B. Consideration of Resolution 2026-01, Adopting Amendments to RV Parking Area Usage Fees Schedule

5. Staff Reports

- A. District Engineer
 - i. Rivermarsh Drive Sidewalk Update
 - ii. Velocity Engineering Pavement Restriping Project Update
- B. District Counsel
- C. District Manager

6. Business Items

- A. Insurance Renewal Update
- B. Estimate No. 2388 for Concrete Sidewalks in Croquet Court Area
- C. Reserve Study Discussion
- D. Continued CDD/RCA Collaboration Discussion

7. Consent Agenda

- A. Consideration of Minutes of September 16, 2025 Meeting
- B. Consideration of Minutes of September 2, 2025 Beach Club Committee Meeting
- C. Consideration of Minutes of August 5, 2025 Campus Committee
- D. Consideration of Minutes of May 2025, June 4, 2025, and July 9, 2025 RV Park Committee Meetings
- E. Consideration of Minutes of October 6, 2025 Safety & Security Committee Meeting
- F. Consideration of Minutes of May 20, 2025, June 24, 2025, July 15, 2025, & August 19, 2025 Utilities Committee Meetings

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

- G. Consideration of Financial Report and Check Register as of September 2025
- H. Items Approved via Resolution 2025-07
 - i. Florida Aquatic Lake Management Fountain Maintenance Proposal
- 8. Access Control Supervisor Report**
- 9. RCA Items**
 - A. General Manager Report
 - B. RCA Grounds Report
 - i. Parking Lot Drainage Update
- 10. Other Committee Reports**
 - A. Utilities Committee: Mr. Hester
 - i. Monthly Client Report
 - B. Environmental Committee: Mr. Hester
 - i. Atlantic Pipe Service Stormwater Cleanout Update
 - C. Beach Club Committee: Mr. Humberstone
 - D. Campus Committee: Dr. McKee
 - E. Finance Committee: Mr. Humberstone
 - i. Riverwood CDD Financial Report
 - F. RV Park Committee: Mr. Colwell
 - G. Riverwood Safety & Security Committee: Mr. Colwell
- 11. Supervisor Requests**
- 12. Audience Comments – *Three (3) Minute Time Limit***
- 13. Adjournment**

The next meeting is scheduled to be held on Tuesday, November 18, 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

4B

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING AMENDMENTS TO THE DISTRICT'S RULES REGARDING RIVERWOOD RV PARKING AREA USAGE FEE SCHEDULE (APPENDIX C); PROVIDING FOR REPEAL OF PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwood Community Development District (the District") is authorized pursuant to Section 190.012(3), Florida Statutes, to adopt and enforce appropriate rules following the procedures of Chapter 120, Florida Statutes, in connection with the provision of one or more services through its systems and facilities; and

WHEREAS, the District is authorized, pursuant to Section 190.011(10), Florida Statutes, to raise, by user charges or fees authorized by resolution of the Board, amounts of money which are necessary for the conduct of the District activities and services, and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law; and

WHEREAS, the District is authorized, pursuant to Section 190.034, Florida Statutes, to prescribe, fix, establish, and collect rates, fees, rentals, or other charges, hereinafter sometimes referred to as "revenues," and to revise the same from time to time, for the facilities and services furnished by the District, within the limits of the District, including, but not limited to, recreational facilities and vehicle access thereto; and

WHEREAS, the District held a duly noticed public hearing on October 21, 2025, to consider the proposed amendments to the rules, and to hear comments and objections from the public; and

WHEREAS, the District has determined that the proposed rules and fees are just and reasonable and serve the best interests of the District.

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

Section 1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

Section 2. Amended Rule Language. Appendix C of the District's Rules is hereby amended as provided in Exhibit "A", attached hereto and incorporated herein by reference.

Section 3. Conflict. This Resolution shall repeal and replace all prior resolutions in conflict herewith.

Section 4. Effective Date. This Resolution and the amendments provided herein shall become effective on November 1, 2025.

PASSED AND DULY ADOPTED by the **Riverwood Community Development District Board of Supervisors** on this _____ day of _____, 2025.

**RIVERWOOD COMMUNITY DEVELOPMENT
DISTRICT BOARD OF SUPERVISORS**

By: _____
_____, Chair

Attest: _____
_____, Secretary

EXHIBIT “A”**APPENDIX C RV PARKING AREA USAGE FEE SCHEDULE.**

The following annual usage fees for the RCDD RV Parking Area shall be paid no later than January 1. All RCDD RV Parking Area Fees are non-refundable and Florida Sales tax will be added. Should the initial usage commence after January 1, the Annual Fee required shall be prorated for the number of months remaining from the time of application through December of that year. Residents whose payments have not been received by January 1 will lose their parking spot and the spot will be offered to the next person on the Wait List.

Non-refundable Annual usage fees for trailers, boats, vehicles and RV's may be paid by credit card on the Riverwood Amenities website (<https://www.riverwoodamenities.org/>) or by check and delivered to the RCDD Office prior to December 31 each year.

<u>VEHICLE</u>	<u>ANNUAL FEE (not including Sales Tax)</u>
Small Vehicle (Under 23 FT)	\$300 <u>\$225</u>
Medium Vehicle (23 FT to 30 FT)	\$500 <u>\$375</u>
Large Vehicle (Over 30 FT)	\$700 <u>\$525</u>
Canoe or Kayak in Rack	\$100 <u>\$75</u>

The effective date of the rates set forth above is November 1, 2025.

Fifth Order of Business

5Ai.

CONSTRUCTION PLANS

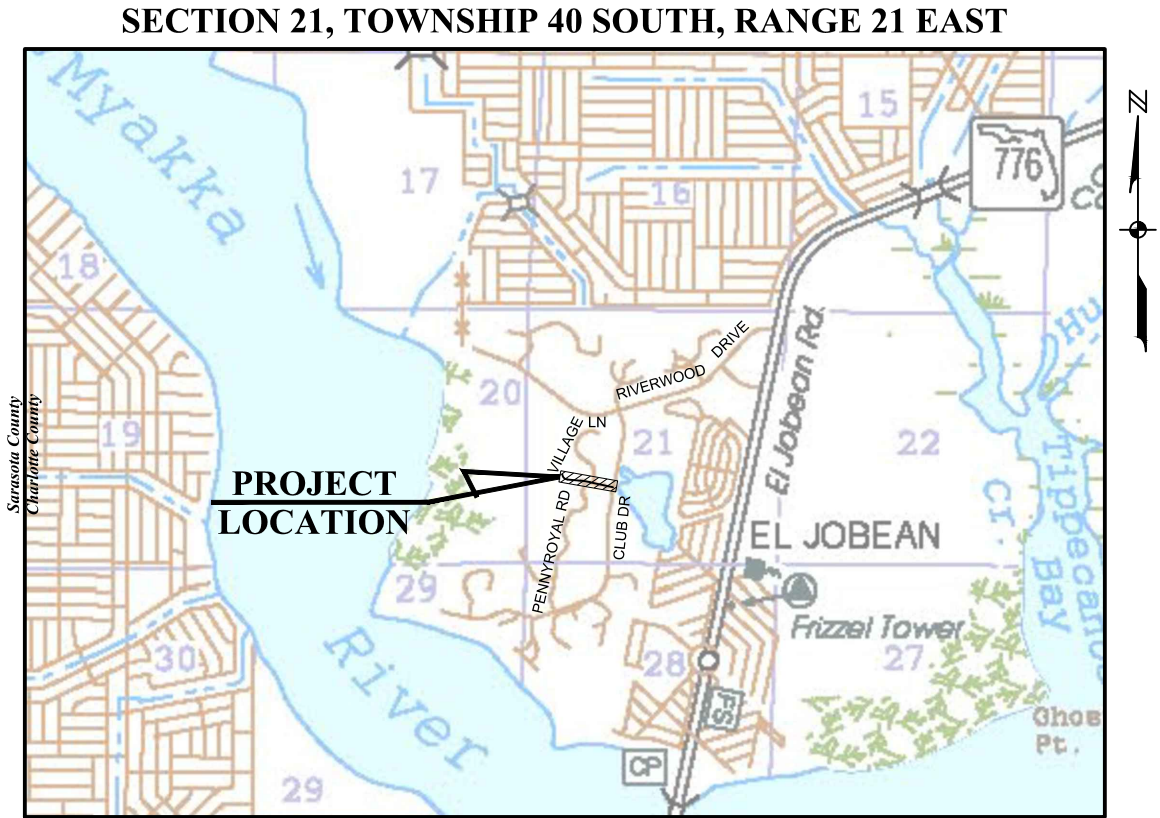
FOR

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

SIDEWALK DESIGN

RIVERMARSH DRIVE

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
C1	COVER
C2	GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
C3	AERIAL AND KEY MAP
C4.1-C4.2	PLAN AND PROFILE
C5.1-C5.2	CROSS SECTIONS
C6.1-C6.2	TYPICAL DETAILS AND SECTIONS
C7	EROSION CONTROL DETAILS



LOCATION MAP



September, 2025

Riverwood CDD
4290 Riverwood Drive
Port Charlotte, FL 33953



JOHNSON ENGINEERING, INC.
17833 MURDOCK CIRCLE
PORT CHARLOTTE, FLORIDA 33948
PHONE (941) 625-9919
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 64594

CHRISTOPHER D. BEERS, PE

DATE

NOTICE TO ALL CONTRACTORS

IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770

STATE, COUNTIES & CITIES
ARE **"NOT"** PART OF THE
ONE CALL SYSTEM. THEY
MUST BE CALLED
INDIVIDUALLY.



AC
AL
ALUM.
APPROX.
ASSB
BM
BLDG
BT(B)
BFOT
BOT
CB
CF
CI
CIP
CJ
CMP
CPP
CO
CF
CY
CU, IN.
C/L
CLF
COL
CONC
CONST
CONT
CONTR
CTRS
CUD
CTL
DIA., Ø
DIM
DIST.
DIP
DUE
DWG
E
EL/ELEV
EQUIP
ERCP
ESB
EX/EXIST
FND
FIN
FM
FRP
GC
GCM
GV
GA
GAL
GALV
GR
HDPE
HOR
HP
HYD
ID
INV
IRR
LF
LT
LPS
M.E.
MH
MJ
MAX
MECH
MES
MFR
MIN
MISC
MUP
N
NE
NW
NTS
NOM
O/S
OC
OCW
OD
PED
PCF
PSF
PV
PSI
PVC
POLY, PE.
PAVT
PC
PCC
PGL
P/L
PR
PT
PUE
PV
PVI
PI
R
RT.
RD
RCP
REQ'D
ROW, R/W
RU
S
SE
SW
SS
SAN
SCH
SECT
SEW
SH
SPEC
SQ
ST
STA
STD
SUR
SYM
TCE
TOE
TOB
T.O.P.
THK
TEL
TSB
TSCB
TEMP
TRANS
TYP
UP
VERT
WM
W.W.
W/O
WD
WT
WV

ACRE
ALTERNATE
ALUMINUM
APPROXIMATE
ASBESTOS
BENCH MARK
BUILDING
BURIED TELEPHONE, QUALITY LEVEL B
BURIED FIBER-OPTIC TELEPHONE
BOTTOM
CATCH BASIN
CUBIC FEET
CAST IRON
CAST IRON PIPE
CONSTRUCTION JOINT
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
CLEANOUT
CUBIC FOOT
CUBIC YARD
CUBIC INCH
CENTER LINE
CHAIN LINK FENCE
COLUMN, COLOR
CONCRETE
CONSTRUCTION
CONTINUOUS
CONTRACTOR
CENTERS
CHARLOTTE COUNTY UTILITIES DEPARTMENT
CLOUD
CENTURY LINK
DIAMETER
DIMENSION
DISTANCE
DUCTILE IRON PIPE
DRAINAGE AND UTILITY EASEMENT
DRAWING
EAST
ELEVATION
EQUIPMENT
ELLIPTICAL REINFORCED CONCRETE PIPE
ELECTRICAL SERVICE BOX
EXISTING
FOUND
FINISH
FORCE MAIN
FIBERGLASS REINFORCED PLASTIC
FEET
GENERAL CONTRACTOR
GALLONS PER MINUTE
GATE VALVE
GAUGE
GALLON
GALVANIZED
GRADE
HIGH DENSITY POLYETHYLENE
HORIZONTAL
HIGH POINT
HYDRANT
INSIDE DIAMETER
INVERT
IRRIGATION
LINEAL FEET
LEFT
LOW PRESSURE SEWER
MATCH EXISTING
MANHOLE
MECHANICAL JOINT
MAXIMUM
MECHANICAL
MITERED END SECTION
MANUFACTURER
MINIMUM
MISCELLANEOUS
MULTI-USE PATH
NORTH
NORTHEAST
NORTHWEST
NOT TO SCALE
NOMINAL
OFFSET
ON CENTERS
ON CENTER EACH WAY
OUTSIDE DIAMETER
PEDESTAL
POUNDS PER CUBIC FOOT
POUNDS PER SQUARE FOOT
PLUG VALVE
POUNDS PER SQUARE INCH
POLYVINYL CHLORIDE
POLYETHYLENE
PAVEMENT
POINT OF CURVATURE
POINT OF COMPOUND CURVATURE
PROPOSED GRADE LINE
PROPERTY LINE
PROPOSED
POINT OF TANGENCY
PUBLIC UTILITY EASEMENT
PLUG VALVE
POINT OF VERTICAL INTERSECTION
POINT OF INTERSECTION
RADIUS
RIGHT
ROAD
REINFORCED CONCRETE PIPE
REQUIRED
RIGHT OF WAY
REUSE LINE
SOUTH
SOUTHEAST
SOUTHWEST
SANITARY SEWER
SANITARY
SCHEDULE
SECTION
SEWER
SHEET
SPECIFICATION
SQUARE
STREET
STATION
STANDARD
SURFACE
SYMMETRICAL
TEMPORARY CONSTRUCTION EASEMENT
TOE OF SLOPE
TOP OF BANK
TOP OF PIPE
THICK
TELEPHONE
TELEPHONE SERVICE BOX
TRAFFIC SIGNAL CONTROL BOX
TEMPORARY
TRANSFORMER
TYPICAL
UTILITY EASEMENT
VERTICAL
WATER MAIN
WATERWAY
WITH
WITHOUT
WOOD
WEIGHT
WATER VALVE

SYMBOLS

EXISTING

PROPOSED

PLUG VALVE

GATE VALVE

TEE ASSEMBLY

FIRE HYDRANT

WATER METER

AIR RELEASE VALVE

BACKFLOW VALVE ASSEMBLY

TELEPHONE PEDESTAL

CABLE PEDESTAL

CONCRETE UTILITY POLE

WOOD UTILITY POLE

UTILITY POLE ANCHOR

MAIL BOX

STREET SIGN

MITERED END SECTION

DRAINAGE INLET
(SEE PLAN FOR TYPES)

DRAINAGE FLOW DIRECTION
ARROW

SPOT ELEVATION

HATCH PATTERNS

PROPOSED CONCRETE DRIVEWAY

PROPOSED CONCRETE SIDEWALK

NOTE:
HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES
ONLY, ACTUAL HATCH PATTERNS ON DRAWING MAY
VARY IN SCALE & ANGLE

LINETYPES

EXISTING

PROPOSED

RIGHT-OF-WAY LINE

CENTER LINE

EASEMENT

SWALE CENTER LINE

FORCE MAIN

SANITARY SEWER

WATER MAIN

IRRIGATION MAIN

RE-USE MAIN

OVERHEAD UTILITY LINES

FENCE LINE

GUARDRAIL

SILT FENCE

CONTOUR LINES
AND ELEVATION

CONSTRUCTION NOTES:

1. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER F.D.O.T. INDEX NO. 522-001 AND F.D.O.T. STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 522-002 EXCEPT AMENDMENTS TO DESIGN PER CHARLOTTE COUNTY PUBLIC WORKS - ENGINEERING DIVISION.

2. THERE SHALL BE NO CHANGE OR DEVIATION OF THESE PLANS OR SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AND WHEN A POSSIBLE ERROR IS FOUND IN THE PLANS OR STAKED ALIGNMENT AND/OR GRADES. THE ENGINEER MAY ACCEPT, REVISE TO ACCOMMODATE CONDITIONS, OR REJECT THE FACILITY BEING CONSTRUCTED. IT IS IMPERATIVE THAT THE CONTRACTOR NOTIFY THE ENGINEER OF THESE SITUATIONS AS SOON AS POSSIBLE, PRIOR TO EXPENDITURE OF FUNDS.

4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND COORDINATE RELOCATIONS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS, WHETHER THEY ARE IDENTIFIED ON THE DRAWINGS OR NOT.

5. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE OBSERVED DURING CONSTRUCTION BY THE CONTRACTOR. THE METHODS WHICH SHOULD BE USED INCLUDE BUT ARE NOT LIMITED TO:
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION CAUSED BY CONSTRUCTION ACTIVITY ENTERING THE STORM DRAINAGE SYSTEM, BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL UTILIZE SAND BAGS AND SYNTHETIC BALES OR OTHER EROSION CONTROL METHODS TO CONTROL EROSION.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AT ALL TIMES DURING CONSTRUCTION BY UTILIZING WATER TRUCKS, ANTI-DRAFT FENCING, OR OTHER APPROVED METHODS, AND BY COVERING OPEN BODIED TRUCKS TRANSPORTING DEBRIS.
C. EROSION CONTROL MEASURES SHALL BE PROVIDED PER F.D.O.T. EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL AS APPLICABLE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE, INCLUDING MOWING AND CLEANUP UNTIL THE PROJECT IS ACCEPTED. IF, BY THEN, THE GROWTH IS NOT FIRMLY ESTABLISHED, THE CONTRACTOR WILL CONTINUE TO BE RESPONSIBLE FOR MAINTENANCE, UNTIL THE GROWTH IS ESTABLISHED.

7. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED, AND/OR SALVAGED, FOR RESTORATION PURPOSES. NO EQUIPMENT, SUPPLIES, OR VEHICLES SHALL BE STORED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED. SEE SPECS FOR ADDITIONAL INFORMATION.

8. AS PART OF CLEARING AND GRUBBING, ALL DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND SALVAGED BY THE CONTRACTOR OR TRANSPORTED TO A LEGAL DISPOSAL AREA. NO BURNING SHALL BE ALLOWED ON THE PROJECT SITE.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE JOB SITE, REVIEW THE CONSTRUCTION AND DESIGN REQUIREMENTS, PROJECT PERMITS, CONDITIONS, STIPULATIONS, AND RESTRICTIONS AS NECESSARY TO FAMILIARIZE HIMSELF WITH THE ENTIRE PROJECT PRIOR TO BIDDING.

10. THE COUNTY SHALL SECURE AN INDEPENDENT TESTING LABORATORY DURING CONSTRUCTION TO PERFORM SUCH TESTING AS NEEDED TO CERTIFY THAT THE MATERIAL AND STRUCTURAL COMPONENT SPECIFICATIONS NOTED HAVE BEEN MET. THE CONTRACTOR SHALL ALSO SUBMIT, FOR REVIEW AND APPROVAL, TO THE ENGINEER OF RECORD, A MINIMUM OF ONE ELECTRONIC COPY AND FOUR HARD COPIES OF SHOP DRAWINGS AND/OR MATERIAL CERTIFICATIONS FOR ALL MATERIALS PRIOR TO ORDERING SAME FOR THE PROJECT.

11. THE CONTRACTOR SHALL CLEAR THE SITE FROM THE EDGE OF ROAD TO THE RIGHT-OF-WAY LINE. DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT HIS EXPENSE.

12. ALL DISTURBED GRASSED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AND STABILIZED BY SODDING.

13. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL AND STATE A.D.A. (AMERICANS WITH DISABILITIES ACT) STANDARDS.

14. CLASS I CONCRETE, 3,000 PSI @ 28 DAYS SHALL BE USED FOR ALL SIDEWALKS AND CONCRETE STRUCTURES, SIDEWALKS TO RECEIVE FIBERMESH REINFORCING.

15. MITERED END SECTIONS (MES), WHERE SPECIFIED, SHALL BE CONSTRUCTED PER F.D.O.T. INDEX NO. 430-021 & 430-022. CULVERT LENGTHS SHOWN ON PLANS EXCLUDE THE MITERED END SECTION.

16. ALL PIPE JOINTS SHALL BE WRAPPED PER F.D.O.T. INDEX NO. 430-001.

17. FILL MATERIAL, PLACED IN THE RIGHT OF WAY SHALL BE COMPACTED TO CHARLOTTE COUNTY RIGHT-OF-WAY RESTORATION POLICY AND THE APPLICABLE F.D.O.T. SPECIFICATIONS, 98% MODIFIED PROCTOR DENSITY IN SIX (6) INCH LIFTS MAXIMUM - UNLESS SPECIFICATIONS ALLOW OTHERWISE.

18. FILL MATERIAL UTILIZED SHALL BE TYPE A-3.

19. CONTRACTOR TO ADHERE TO THE GUIDELINES OF THE FLORIDA "TRENCH AND SAFETY ACT".

20. PLAN GRADES, ON GRASSED AREAS, INDICATE TOP OF SOD.

21. SEE SIGNING AND PAVEMENT MARKING PLANS FOR RELOCATION OF ALL SIGNS AFFECTED BY SIDEWALK DESIGNS.

22. CULVERT EXTENSION LENGTHS SHOWN ON PLANS DO NOT INCLUDE THE LENGTH OF DAMAGED ENDS OF EXISTING CULVERTS. THE EXTENT OF DAMAGE SHALL BE DETERMINED AND THE LENGTH OF EXTENSION INCREASED, ACCORDINGLY. PIPE ENDS SHALL BE SAWCUT BY THE CONTRACTOR AT HIS EXPENSE.

23. CONTRACTOR SHALL VERIFY EXISTING CULVERT SIZES, WHERE PROPOSED EXTENSIONS OR CONNECTIONS ARE SPECIFIED ON PLANS, PRIOR TO ORDERING NEW CULVERT MATERIAL.

24. MODIFICATION OF EXISTING UTILITIES SHALL CONFORM TO CHARLOTTE COUNTY UTILITIES DEPARTMENT (CCUD) STANDARDS AND SPECIFICATIONS.

25. WATER METER RELOCATION, WHERE SPECIFIED ON PLANS, SHALL INCLUDE SERVICE PIPE RECONNECTION.

26. MAILBOX INSTALLATION AND RELOCATION, WHERE SPECIFIED ON PLANS, SHALL CONFORM TO F.D.O.T. INDEX NO. 110-200.

27. REMOVAL OF PROTECTED TREE SPECIES SHALL REQUIRE A TREE REMOVAL PERMIT.

28. CONCRETE JACKETS, AROUND METAL CULVERTS, SHALL BE INSTALLED WHERE EXTENSIONS REQUIRING BENDS ARE DESIGNATED ON THE PLANS. EXISTING METAL CULVERTS TO BE SAWCUT AT APPROPRIATE ANGLE.

29. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALLOW HOMEOWNER'S OR COMMERCIAL PROPERTIES REASONABLE ACCESS TO THEIR PROPERTY AT ALL TIMES DURING CONSTRUCTION. THIS PROVISION SHALL BE INCIDENTAL TO THE COST OF THE PROJECT.

30. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE PROVISIONS FOR TEMPORARY MAIL SERVICE, WITHOUT INTERRUPTION OF SERVICE, WHERE NEW OR RELOCATED MAILBOXES ARE SPECIFIED ON THE PLANS. THIS PROVISION SHALL BE INCIDENTAL TO THE COST OF THE PROJECT.

31. TRAFFIC BEARING GRATES AND RIMS SHALL BE UTILIZED ON ALL PROPOSED STRUCTURES.

32. THE CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVEMENT OVERBUILD, BEYOND "TRUE" EDGE OF PAVEMENT, ON PAVED RETURNS, (RADI) SHALL EXTEND SIDEWALK TO CUT PAVEMENT EDGE.

33. WHERE ASPHALT DRIVEWAYS ARE DESIGNATED TO BE REPLACED ON THE PLANS, THE ADJACENT ROADWAY PAVEMENT EDGE SHALL BE TRIMMED BY SAWCUTTING AND REMOVED.

34. MODIFIED INLETS REQUIRING EXTENSION (RAISING) OF WALLS, SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL ENTITLED "METHOD OF CONSTRUCTION FOR WALL EXTENSION OF EXISTING DRAINAGE STRUCTURES".

35. IF EXISTING CULVERT PIPES ARE TO BE CUT TO PROVIDE A CLEAN CONNECTION FOR PIPE EXTENSIONS, THE COST OF CUTTING PIPE WILL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND SHALL BE INCLUDED BY THE CONTRACTOR AT HIS EXPENSE.

36. ALL CONCRETE COLLARS SHALL INCLUDE MITER CUTTING PIPES TO PROVIDE A CLOSE FITTING JOINT. JOINT SHALL NOT BE BRIDGED WITH CONCRETE.

GENERAL NOTES:

1. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.

3. CALL OUT FOR FDOT INDEX COMPONENTS SHALL BE CONSIDERED THE LATEST & GREATEST INDEX YEAR, UNLESS NOTED OTHERWISE.

4. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES TO COORDINATE WORK.

5. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE OWNER/ENGINEER WITHOUT DELAY. ANY DAMAGE WILL BE REPAIRED BY THE CONTRACTOR VIA A LICENSED FLORIDA SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

6. EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT OR BETTER TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.

7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS, (LATEST EDITION), CHARLOTTE COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS AND CHARLOTTE COUNTY UTILITIES DEPARTMENT REQUIREMENTS.

8. LOCATIONS OF INLETS AND STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION WITH OWNER/COUNTY APPROVAL.

9. THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.

10. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.

11. CONTRACTOR TO PROVIDE SILT FENCE, STAKED SYNTHETIC BALES, TURBIDITY BARRIERS AND OTHER APPROPRIATE MEASURES TO EFFECT THE FILTRATION OF SURFACE WATER FLOWS AND TO PROVIDE EROSION PROTECTION DURING CONSTRUCTION ACTIVITIES. PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS OR SUITABLE EROSION PROTECTION TREATMENT. CONSTRUCTION AND STAGING AREAS WILL BE MAINTAINED IN A FASHION TO PREVENT EROSION OR TURBIDITY PROBLEMS. CONTRACTOR WILL MEET ALL LOCAL, STATE, AND FEDERAL WATER QUALITY REGULATIONS AND PERMITS REQUIREMENTS. ALL DISTURBED AREAS TO BE SODDED AS CONSTRUCTION IS COMPLETED.

12. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.

13. CONTRACTOR SHALL RETAIN, ON THE WORK SITE, COPIES OF ANY PERMITS NECESSARY FOR CONSTRUCTION.

14. CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO THE ENGINEER.

15. CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS; ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.

16. SITE GRADES MAY BE ADJUSTED IN FIELD BY ENGINEER.

17. THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWERS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORD DRAWINGS AND FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE ENGINEER.

18. DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MINIMUM 140M OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.

19. THE CONTRACTOR SHALL PREPARE AND PROVIDE AS-BUILT AND RECORD DRAWINGS IN COMPLIANCE TO ALL AGENCIES GOVERNING PERMITS, CERTIFICATION, AND TRANSFER TO OPERATIONS STANDARDS AND SPECIFICATIONS, AS REQUIRED BY TS-01 INCLUDING ALL SIGNED & SEALED PLANS AND ELECTRONIC COPIES, WHICH SHALL BE DELIVERED TO THE ENGINEER.

20. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH OBTAINING APPROVAL FROM ANY PERMITTING AGENCY FOR PROPOSED DEVIATIONS AND WILL SUBMIT ELECTRONIC COPIES AS WELL AS SIGNED & SEALED HARD COPIES TO THE ENGINEER AND OWNER.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT, ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS AND APPROVED BY CHARLOTTE COUNTY.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO RIGHT OF WAY PERMITS AND TREE REMOVAL PERMITS.

23. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH APPLICABLE REGULATION.

PAVING, GRADING AND DRAINAGE NOTES:

1. STORM DRAINAGE CULVERT SIZES, SUMPS AND MATERIALS ARE SUBJECT TO CHANGE AS A FUNCTION OF DESIGN REQUIREMENTS, FUTURE DRAINAGE PROJECTS OR FIELD CONDITIONS AS DETERMINED BY CHARLOTTE COUNTY RIGHT-OF-WAY DEPARTMENT AT THE TIME OF LINE AND GRADE INSPECTIONS.

2. THE CONTRACTOR WILL BEAR THE RESPONSIBILITY OF FITTING/CUTTING TO LENGTH ALL STORM DRAINAGE APPROPRIATE FOR THE CONSTRUCTION AND ACCEPTANCE BY CHARLOTTE COUNTY.

3. ALL STORM STRUCTURE BASINS TO BE SUMPED A MINIMUM OF SIX (6) INCHES WITH A TWELVE (12) INCH SUMP PREFERABLE.

4. CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.

5. ANY LAND DISTURBED BY CONSTRUCTION SHALL BE SODDED, USE ARGENTINE BAHIA OR LIKE KIND AND CONFORM TO FDOT SECTION 981. SOD ALONG EDGES OF PAVEMENT OF ALL ROADS, SIDEWALKS AND/OR CURB SHALL BE ONE INCH (1") BELOW FINISHED PAVEMENT GRADE.

6. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECTED TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCED TO SCHEDULE INSPECTION.

7. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO FINAL ACCEPTANCE.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," AND THE CURRENT CHARLOTTE COUNTY PUBLIC WORKS - ENGINEERING DIVISION.

2. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.

3. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION (LATEST EDITION).

4. CONTRACTOR SHALL SET ROADWAY GROUND MOUNT SIGNS AT PROPER DEFLECTION ANGLE TO THE ROADWAY IN ACCORDANCE WITH FDOT INDEX NUMBER 700-101.

5. SEE FDOT INDEX NUMBERS 706-002 AND 711-001 FOR ADDITIONAL DETAILS.

FLORIDA DEPARTMENT OF TRANSPORTATION
STANDARD DETAIL NOTES:

ALL REFERENCES TO FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEXES ARE FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS FOR ROADWAY CONSTRUCTION. THESE INDEXES WERE PREPARED BY OR AT THE DIRECTION OF FDOT AND WERE FURNISHED TO JOHNSON ENGINEERING, INC.

THE DESIGN STANDARDS REFERENCED WITHIN THIS PLAN SET HAVE BEEN INCORPORATED HEREIN VERBATIM AS SET FORTH WITHIN THE ABOVE REFERENCED FDOT DESIGN STANDARDS.

UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITIES FOR THE RELOCATION OF ANY/ALL UTILITY INFRASTRUCTURE.

NOTICE TO ALL CONTRACTORS

IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770

STATE, COUNTIES & CITIES
ARE "NOT" PART OF THE
ONE CALL SYSTEM. THEY
MUST BE CALLED
INDIVIDUALLY.

BEFORE
YOU DIG
STOP
CALL SUNSHINE
1-800-432-4770
AND REPORT ALL UTILITIES

ORDINANCE 2021-009 NOTE:

THIS IS A STATEMENT WHETHER PROPOSED SWALE GRADES ARE CONSISTENT WITH ORIGINAL DRAINAGE PLANS. THE ORIGINAL PAVING & DRAINAGE PLANS SECTION 93, T41S-R21E, SHEET 2 OF 10 (DATED MAR. 1970 WITH LAST REVISION DATE OF 2/86) PROVIDED BY THE COUNTY FOR THIS PATHWAY PROJECT WERE FOLLOWED AND THE PROPOSED GRADES ON THESE PLANS ARE CONSISTENT WITH THE ORIGINAL PLAN GRADES. THE PROPOSED SWALE FLOWS HAVE NOT BEEN REDESIGNED AND THE ONLY MINOR MODIFICATION IS THAT FLOWLINE LOCATION ADJACENT TO THE PROPOSED SIDEWALK HAS BEEN ADJUSTED AND SLIGHTLY DISPLACED TOWARDS THE R/W LINE. UNLESS THE UPSTREAM SWALES OUTSIDE OF THE PROJECT AREA ARE ALTERED, NO ADVERSE IMPACT FROM THIS SIDEWALK PROJECT IS FORESEEN. THE SCOPE OF THE PROJECT WAS FOR ONLY R/W DESIGN, THIS ENGINEER DOES NOT MAKE ANY STATEMENT AS TO NON-R/W DRAINAGE PATTERNS BEYOND THE EXTENT OF THE SURVEY AND PROJECT AREA.

REVISIONS

DATE

DESCRIPTION

NO.

01

NOTE: 10 REVISED PER SWFWM COMMENTS

DATE:

9/15/2025

PROJECT NO.

25009327

FILE NO.

21-40-21

SCALE:

AS NOTED

GENERAL NOTES,
ABBREVIATIONS,
AND LEGENDS

SHEET NUMBER

C2

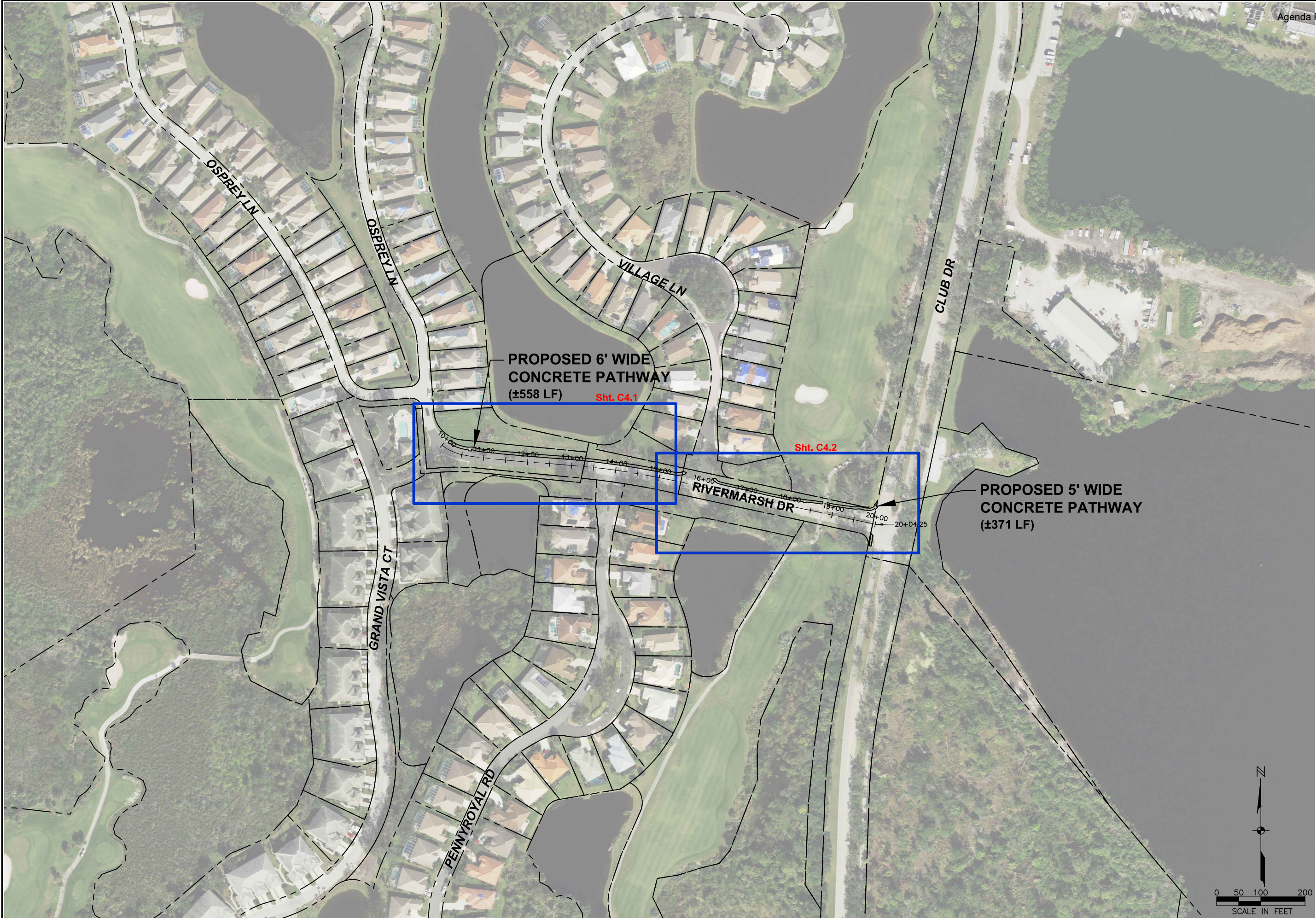
Agenda Page 2

JOHNSON
ENGINEERING
— An Apex Company —
JOHNSON ENGINEERING, INC.
17833 MURDOCK CIRCLE
PORT CHARLOTTE, FLORIDA 33948
PHONE (941) 625-9919
E.B. #642 & L.B. #642
CHRISTOPHER D. BEERS, PE
FL License No. 64594

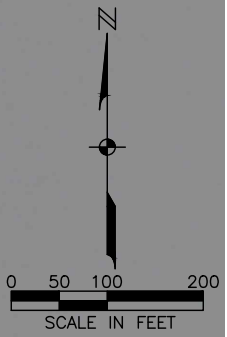
RIVERWOOD CDD
4290 RIVERWOOD DRIVE
PORT CHARLOTTE, FL 33953

RIVERMARSH DRIVE
SIDEWALK

\\ptcs01\drawings\2025\25009327\Engineering\30% Plans\25009327-ABBR.dwg (ABBR) Taylor.Thoma Oct 14, 2025 — 2:44pm

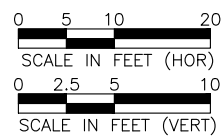


\\ptcs01\drawings\2025\25009327\Engineering\30% Plans\25009327-AER.dwg (Aerial) Taylor.Thoma Oct 14, 2025 - 2:44pm



REVISIONS	
NO.	DESCRIPTION
01	REVISE CALLOUT PER SWFWM COMMENT

DATE:	9/15/2025
PROJECT NO.	25009327
FILE NO.	21-40-21
SCALE:	1"=100'



Agenda R

CHRISTOPHER D. BEERS, PE
E.I. License No. 64594

RIVERWOOD CDD
4290 RIVERWOOD DRIVE
PORT CHARLOTTE, FL 33953

RIVERMARSH DRIVE
SIDEWALK

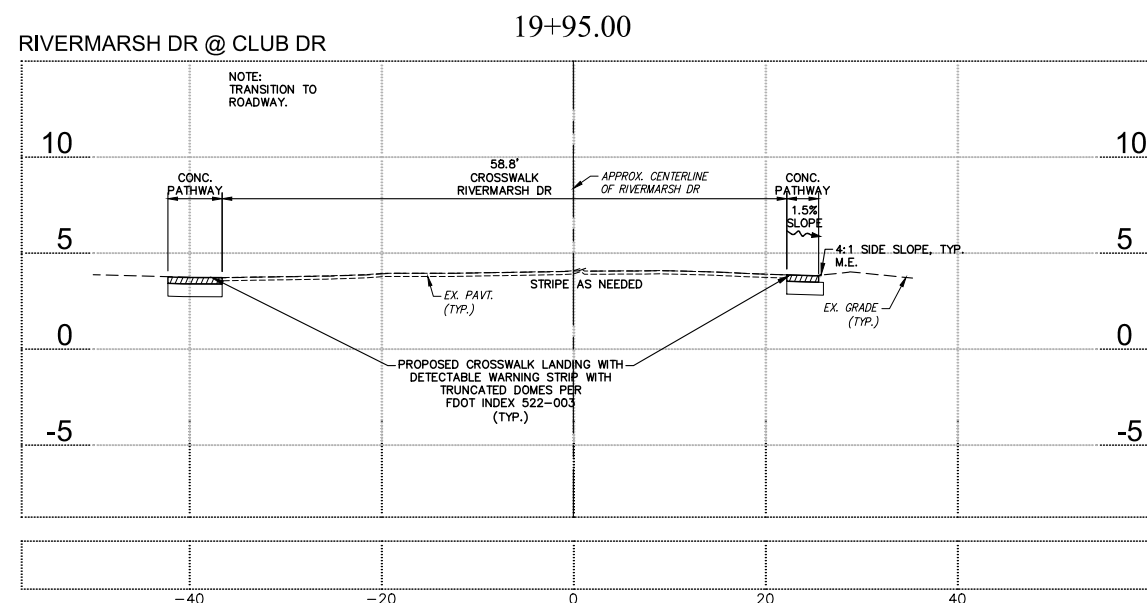
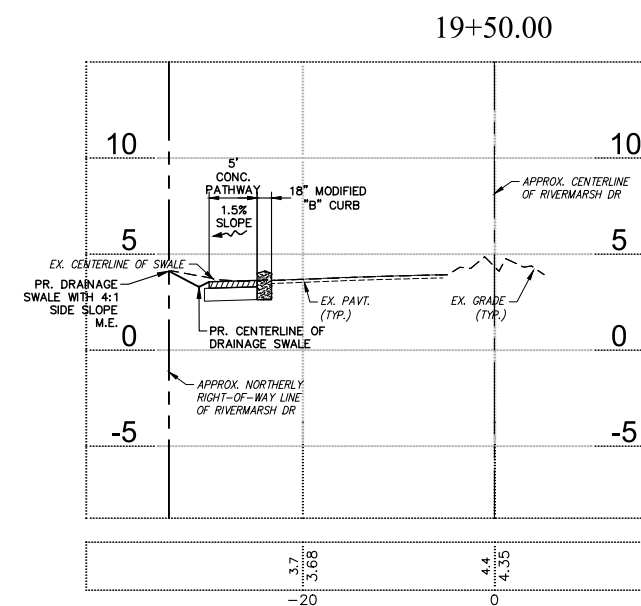
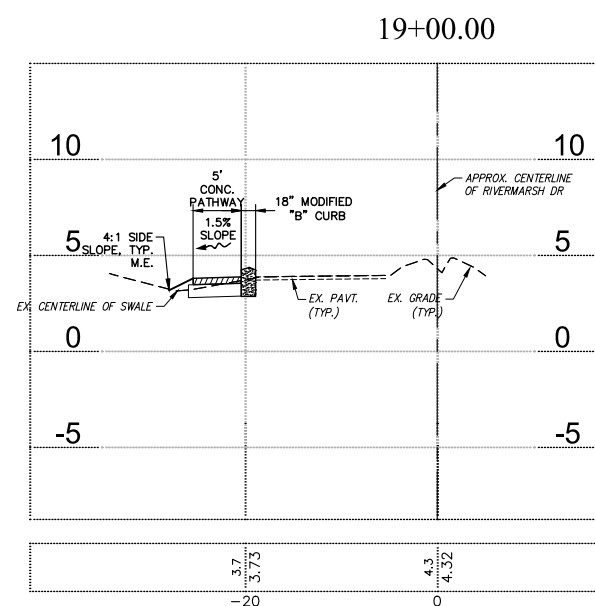
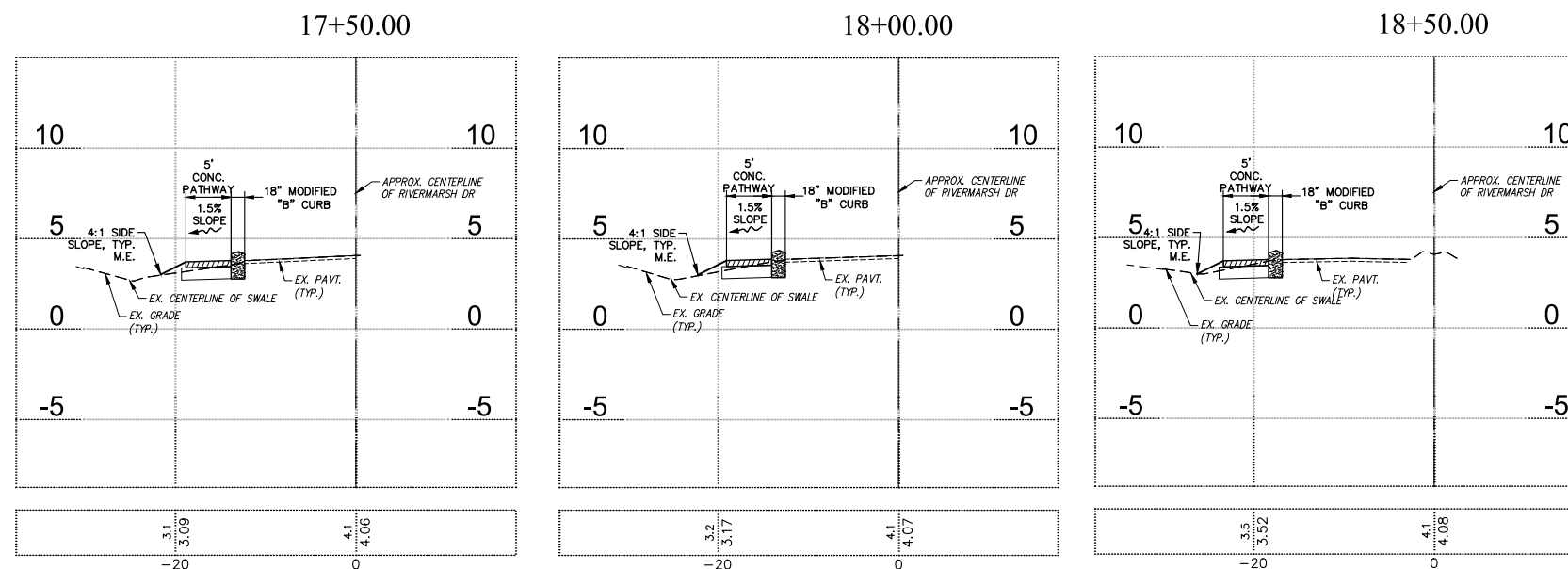
[illegible]

DATE:	9/15/2025
PROJECT NO.	2500932
FILE NO.	21-40-2
SCALE:	AS NOTED

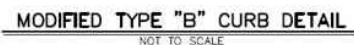
CROSS SECTIONS

SHEET NUMBER

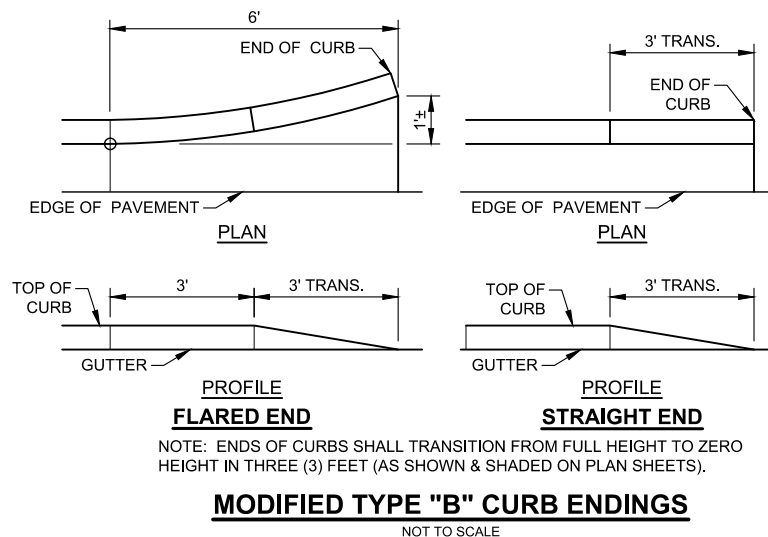
C5.2



1. 4" CONCRETE PATHWAY (3000 P.S.I.) WITH FIBER MESH REINFORCEMENT, CONTRACTION JOINTS 10' O.C. AND EXPANSION JOINTS 40' O.C. WITH 8" TYPE "B" STABILIZED SUBGRADE (LBR 70) COMPACTED TO A MINIMUM OF 98% MODIFIED PROCTOR EXTENDING 6" BEYOND EDGE ON EACH SIDE.
2. THE CONTRACTOR SHALL CLEAR THE SITE FROM THE EDGE OF PAVEMENT TO THE PROJECT LIMITS TO CONSTRUCT THE REQUIRED IMPROVEMENTS. DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF BY THE CONTRACTOR, AND AT HIS EXPENSE. (NO BURNING IS ALLOWED ON THIS PROJECT). CLEARING LIMITS FOR VEGETATION, EXOTIC PLANT/TREE SPECIES REMOVAL OR TRIMMING VARIES. REMOVE PLANT/ TREE SPECIES IF ROOT SYSTEM IS WITHIN PROJECT LIMITS OTHERWISE TRIM. REMOVAL/TRIMMING IS INCIDENTAL TO COST OF PROJECT (NO SEPARATE PAY ITEM).
3. PRIOR TO SODDING, CONTRACTOR SHALL LOWER GRADE 0.1' ALONG SIDEWALK PROJECT LIMITS AND EXISTING ROAD EDGE OF PAVEMENT TO PREVENT BLOCKING OF DRAINAGE.



SIDEWALK PEDESTRIAN CROSSING DETAIL
NOT TO SCALE



RIVERWOOD CDD
4290 RIVERWOOD DRIVE
PORT CHARLOTTE, FL 33953

RIVERMARSH DRIVE
SIDEWALK

REVISIONS	
NO.	DESCRIPTION DATE

DATE:	9/15/2025
PROJECT NO.	25009327
FILE NO.	21-40-21
SCALE:	NOT TO SCALE

TYPICAL DETAILS AND SECTIONS

SHEET NUMBER

C6.1

RIVERWOOD CDD
4290 RIVERWOOD DRIVE
PORT CHARLOTTE, FL 33953

RIVERMARSH DRIVE
SIDEWALK

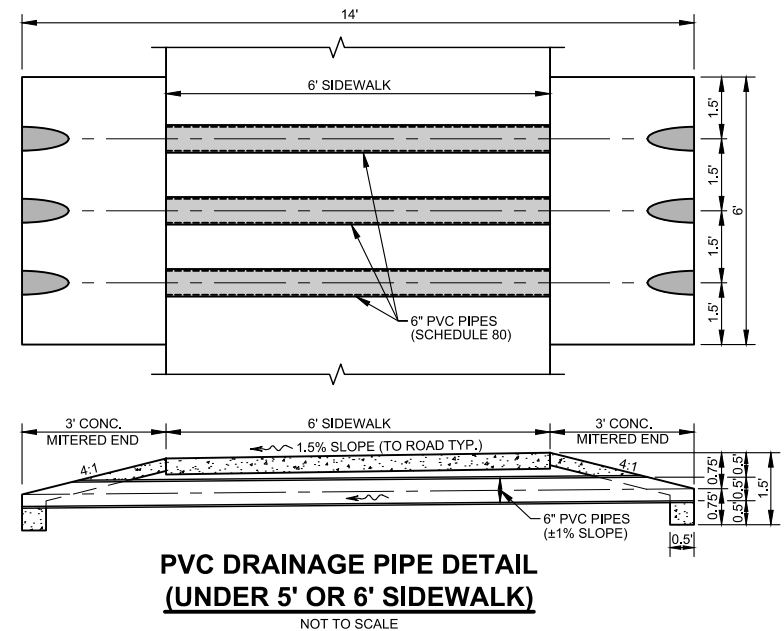
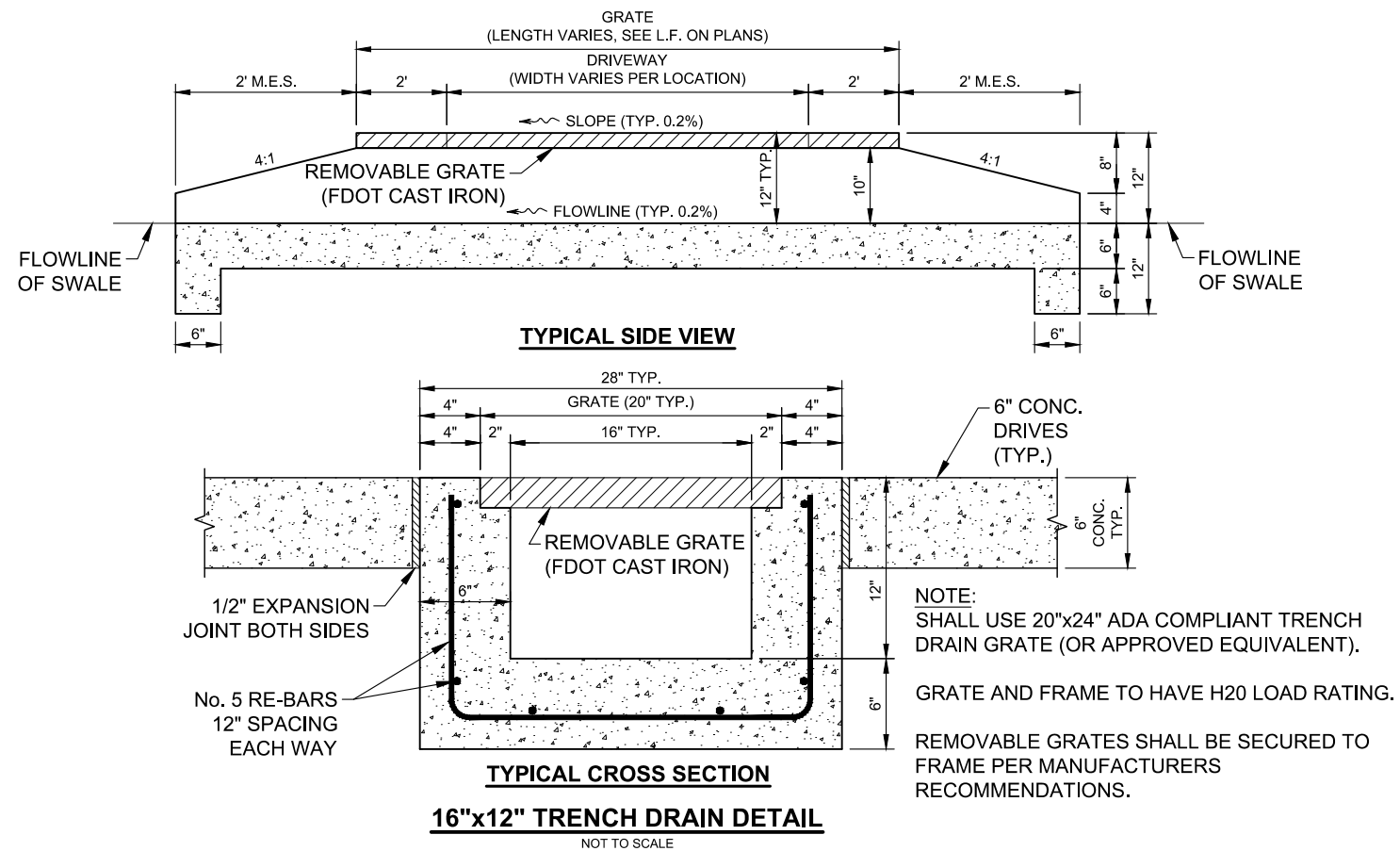
[illegible]

DATE:	9/15/2025
PROJECT NO.	25009327
FILE NO.	21-40-21
SCALE:	NOT TO SCALE

TYPICAL DETAILS
AND SECTIONS

SHEET NUMBER

C6.2



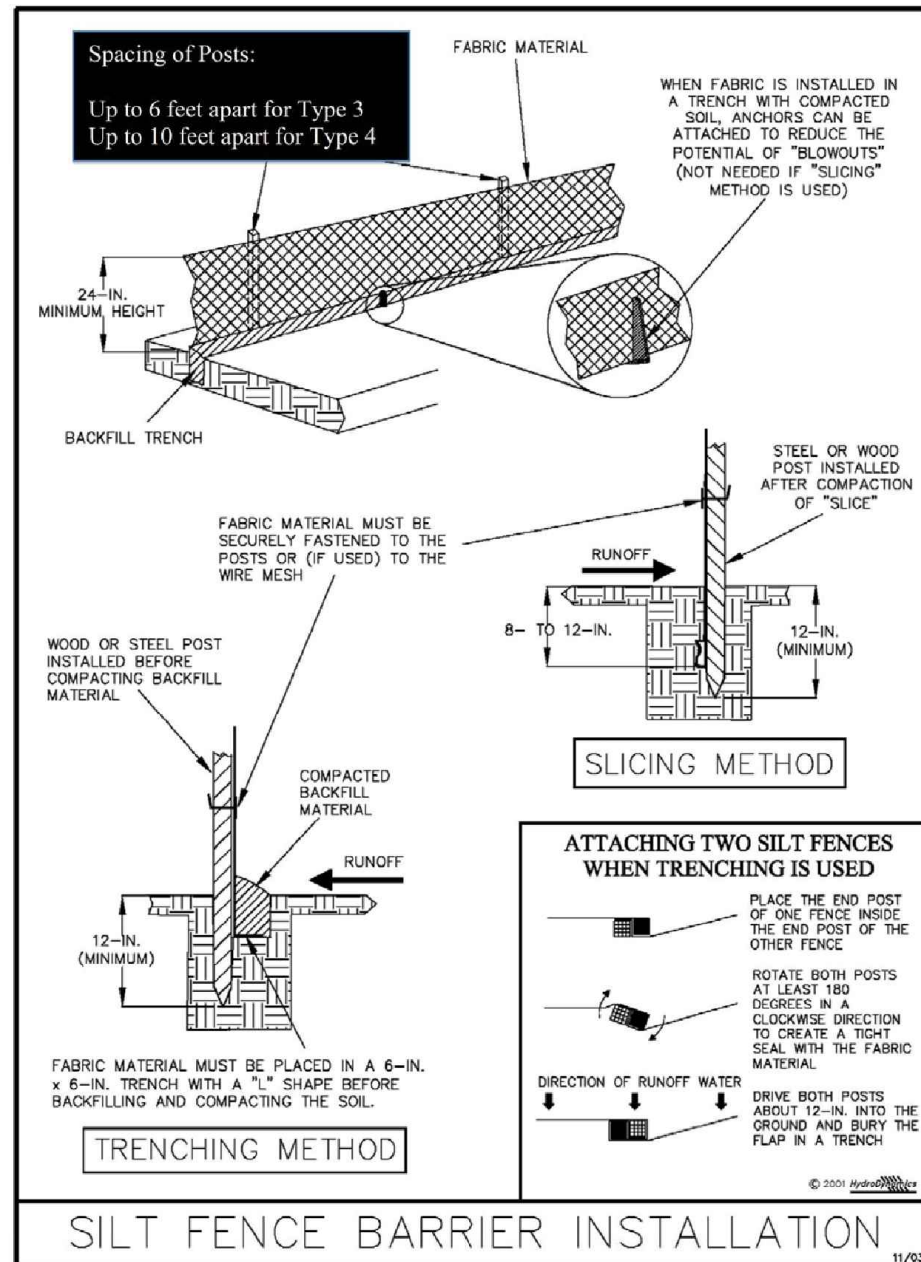


Figure V-2: Illustration of a Silt Fence Barrier

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

V-7

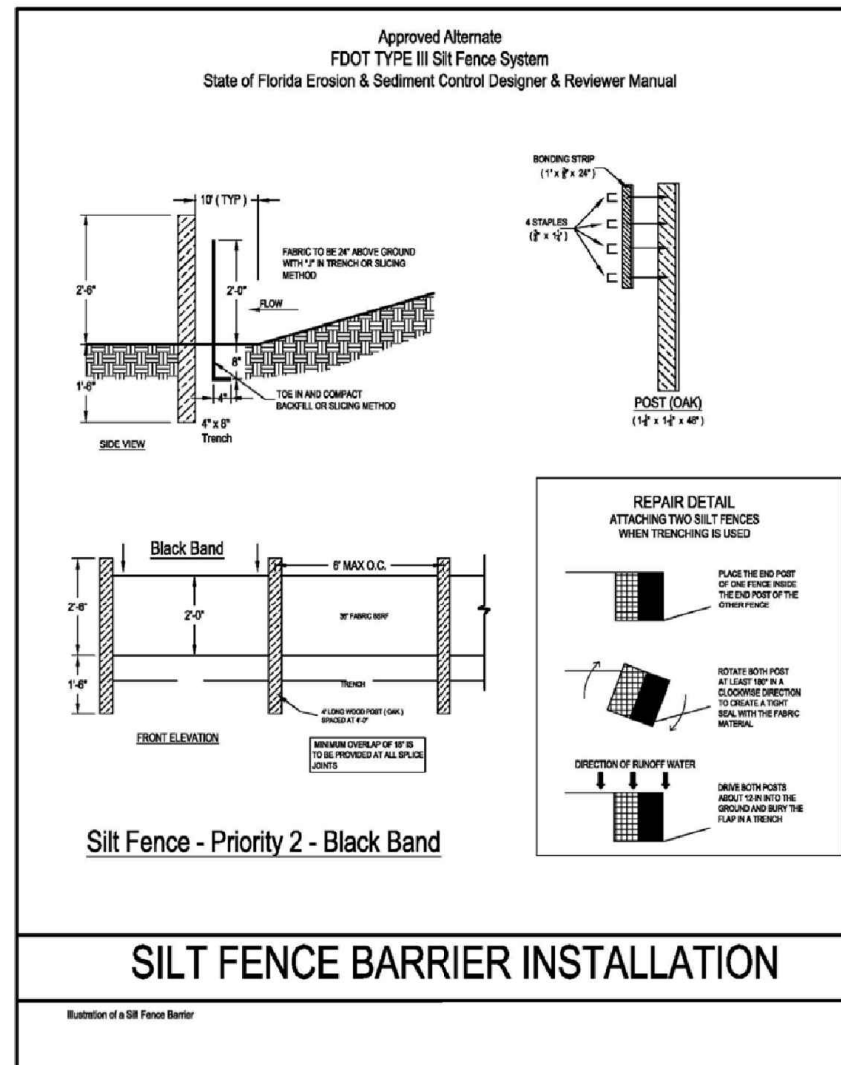


Figure V-3: Illustration of Silt Fence Priority 2 – Black Band

V-10

THIS DRAWING CONTAINS DETAILS DESIGNED BY, STANDARD TO, AND FURNISHED BY
FLORIDA DEPARTMENT OF TRANSPORTATION
 SAID DETAILS WERE NOT DESIGNED BY JOHNSON ENGINEERING.

SEE THE FLORIDA DEPARTMENT OF TRANSPORTATION WEBSITE FOR
FURTHER INFORMATION, DETAILS AND THE STATE OF FLORIDA EROSION
AND SEDIMENT CONTROL DESIGNER & REVIEWER MANUAL.

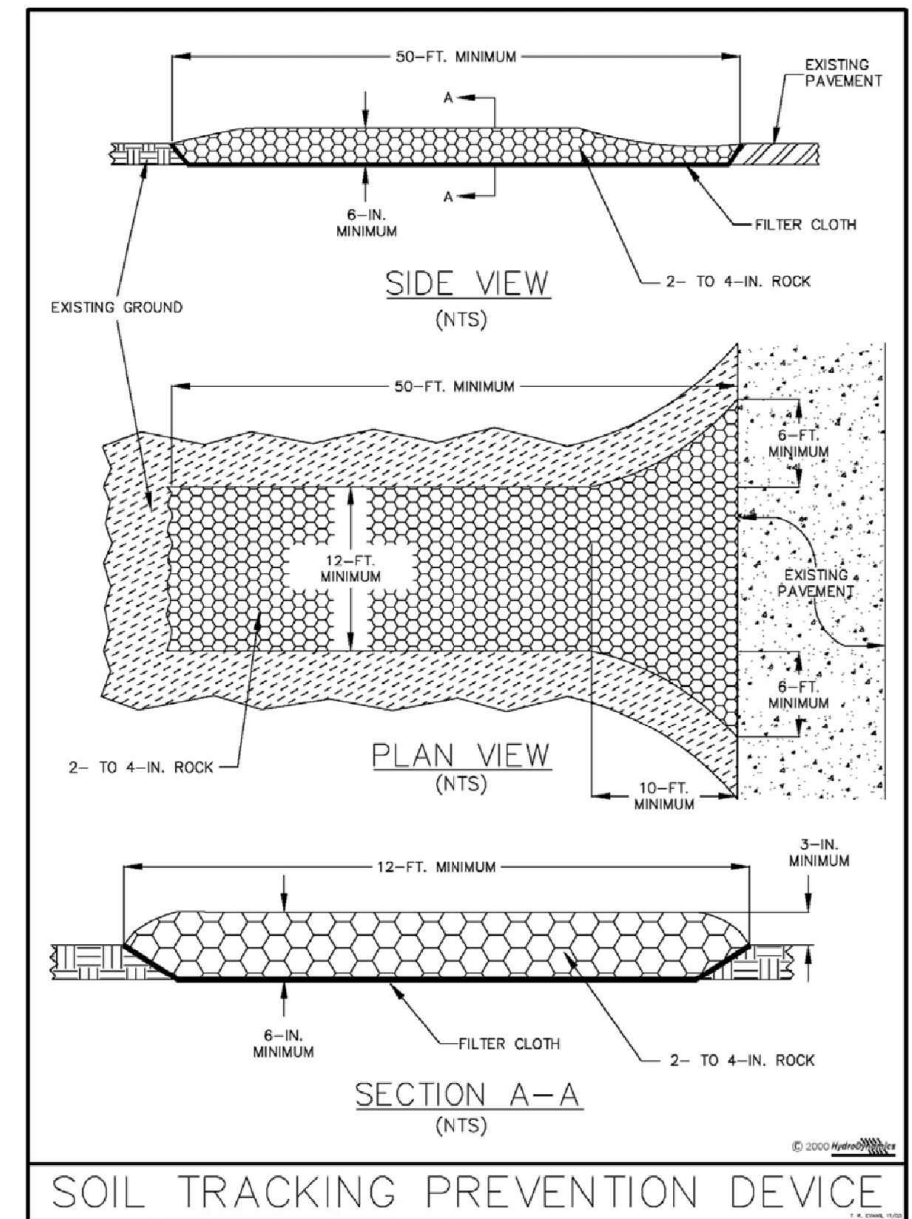


Figure V-19: Illustration of a Soil Tracking Prevention Device

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

V-44

BEST MANAGEMENT PRACTICES

1. INSTALL SILT FENCE AND ALL EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR IMMEDIATELY AFTER INITIAL CLEARING ACTIVITIES.
2. STABILIZE ALL DISTURBED AREAS AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE.
3. ADDITIONAL TEMPORARY EROSION/SEDIMENT CONTROLS (NOT SHOWN ON THE CONSTRUCTION PLAN) THAT ARE NECESSARY TO MAINTAIN COMPLIANCE WITH STATE FLORIDA WATER QUALITY STANDARDS, AS AMENDED, SHALL BE DESIGNED, SPECIFIED, LOCATED AND INSTALLED IN THE FIELD UNDER THE SUPERVISION OF THE ENGINEER/CONTRACTOR OR DESIGNATED REPRESENTATIVE.
4. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS, THE BARRIERS TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS.
5. DO NOT PLACE SILT FENCE IN MANNER THAT THE SILT FENCE WILL ACT AS DAM ACROSS PERMANENT FLOWING WATERCOURSES, SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
6. TURBID OFFSITE DISCHARGE (I.E. IN EXCESS OF 29 NTUS ABOVE BACKGROUND LEVEL), SHALL BE REPORTED WITHIN 24 HOURS TO THE ENGINEER OF RECORD, CORRECTIVE ACTION TAKEN TO REMEDIATE THE DISCHARGE SHOULD BE INCLUDED AS PART OF THE NOTIFICATION. A SITE SPECIFIC TURBIDITY MONITORING PLAN MAY BE REQUIRED FOR PERSISTENT PROBLEM AREAS.
7. FUEL OR OTHER PETROLEUM PRODUCT SPILLS IN EXCESS OF 25 GALLONS THAT MAY OCCUR DUE TO OPERATION AND MAINTENANCE OF HEAVY EQUIPMENT DURING CONSTRUCTION SHALL BE CONTAINED/CLEANED UP AND IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP BY THE CONTRACTOR AS SOON AS PRACTICAL.

Sixth Order of Business

6B

ESTIMATE

DeClercq Construction INC
16040 Winburn Dr
Sarasota, FL 34240

mike@kingconcrete.net
+1 (941) 468-3277

Bill to
Riverwood CDD
4250 Riverwood Dr
Port Charlotte, FL 33953

Ship to
Riverwood CDD
4250 Riverwood Dr
Port Charlotte, FL 33953

Estimate details

Estimate no.: 2388

Estimate date: 09/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete sidewalks	Croquet court area Replace 5'x30' concrete sidewalks Replace (2) sections 10'x18' sections of asphalt driveway Remove and haul out debris prep and form for 4" thick concrete sidewalks pour and light broom finish 3000 PSI fiber mesh concrete Add 4" thick asphalt add expansion cuts where necessary	1	\$12,980.00	\$12,980.00
Total						\$12,980.00

Accepted date

Accepted by

Seventh Order of Business

7A

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverwood Community Development District was held Tuesday, September 16, 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
Warren Sims	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Scott Rudacille	District Counsel
Christopher Beers	Johnson Engineering
Ron Lesinski	Access Supervisor
Matt Gillispie	Florida Utility Solutions
Jim Freeman	Riverwood Community Association
Maureen Hoffer	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 Agenda

There being no comments or questions

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

THIRD ORDER OF BUSINESS**Audience Comments *Three (3) Minute Limit***

Residents inquired about the following items:

- District finances.
- District's website.
- Sewer Report/water usage.
- Capital projects.
- Backflow billings.

As Mr. Freeman had to leave the meeting early the board allowed him to provide updates on item 9.A. early in the meeting.

NINTH ORDER OF BUSINESS**RCA Items****A. General Manager Report**

Mr. Freeman provided an update regarding ongoing projects.

The record shall reflect Mr. Freeman exited the meeting and the regular agenda schedule resumed.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Engineer****i. Consideration of Johnson Engineering Contract**

There being no comments or questions,

On MOTION by Mr. Sims, seconded by Mr. Humberstone, with all in favor, the Agreement for Professional Engineering Services with Johnson Engineering, LLC, was approved. (4-0)

ii. Rivermarsh Drive Sidewalk Update

- Mr. Beers and Mr. Sims provided an update on the project. The Board requested Mr. Beers obtain bids for the work to be completed.

a. RFP Discussion

- The Board was in agreement to delay the RFP at the present time.

iii. Velocity Engineering Pavement Restriping Project Update

- The Board was in agreement to have Velocity Engineering proceed with the project.

B. District Counsel

- Mr. Rudacille updated the Board on the DRI extension request with the County, and noted he had not heard back on the extension request, but it had been submitted.
- Mr. Rudacille provided updates on other open action items.

C. District Manager**i. Insurance Renewal Discussion****a. Tiki Hut Coverage**

- Mr. Faircloth inquired whether the Board wished to add any coverage for the Tiki Hut, and noted there had been an email exchange with the District's insurer regarding coverage on that particular item. Mr. Humberstone noted equipment would likely be added to the Tiki Hut soon. The Board did not wish for coverage to be bound for the Tiki Hut at the present time.

b. EGIS – FIA Replacement Value Discussion

- Mr. Faircloth noted Florida Utility Solutions reviewed the property schedule coverage and recommended changes to the coverage.
- The Board was in agreement to have the suggested coverage changes made as indicated by Florida Utility Solutions.

c. EGIS / PGIT Comparison

- Mr. Faircloth noted he was not certain whether the Board wanted to make a change in insurance providers, but that the Board may wish to provide the proposal from Brown and Brown to Egis to determine whether Egis would be able to adjust their FY2026 renewal proposal accordingly, as it appeared that Brown and Brown was offering similar coverage at a lower premium.
- The Board requested staff work with the insurance firms to obtain the best outcome for the District.

FIFTH ORDER OF BUSINESS**Business Items****A. Property Jungle Tamer Change Order Discussion**

- Mr. Sims inquired about the project. Discussion ensued regarding the proposal.

On MOTION by Dr. McKee, seconded by Mr. Sims, with all in favor, authorizing Mr. Sims to approve of an agreement with Property Jungle Tamer regarding parking lot drainage, was approved, subject to staff approval. (4-0)

B. Consideration of First Amendment to the Maintenance and Operating Agreement with RCA

On MOTION by Mr. Humberstone, seconded by Mr. Hester, with all in favor, the First Amendment to the Maintenance and Operating Agreement with the Riverwood Community Association, was approved, as presented. (4-0)

C. Consideration of Uniform Method Collection Agreement with Charlotte County Tax Collector

- Mr. Faircloth noted that the County wished to have the agreement updated to reflect current Statutes, and that staff attempted to have the agreement modified in the best interests of the CDD, however, the County was not willing to adjust the agreement.
- Mr. Rudacille noted he was in favor of the District proceeding with the agreement as proposed.

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, the Uniform Method Collection Agreement with the Charlotte County Tax Collector was approved, as presented. (4-0)

D. Sport Surfaces Contract Approval

On MOTION by Mr. Humberstone, seconded by Mr. Sims, with all in favor, the Contract with Sport Surfaces in the amount of \$70,765 was approved. (4-0)

E. BrightView Proposals

On MOTION by Mr. Humberstone, seconded by Mr. Hester, with all in favor, reimbursement of the Riverwood Community Associations for the following contracts with BrightView were approved: \$1,460.23 for Riverside Small Island Refresh, \$1,750.14 for Club Drive/Eagle Trace Island Sod Renovation, and \$32,288.31 for Four Corners Renovation. (4-0)

F. Follow-Up Items

There being no follow-up items, the next order of business followed.

SIXTH ORDER OF BUSINESS

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**
 - Mr. Hester noted he would abstain, as he was not present for the prior meeting.
 - Mr. Faircloth noted that abstaining from a vote was only allowed if there was a conflict of interest, and that Form 8B would be required to be filed with the State.

Mr. Hester MOVED to approve the items from the Consent Agenda, as mentioned above, and Mr. Humberstone seconded the motion.

There being no further discussion,

On VOICE vote, with Dr. McKee, Mr. Hester and Mr. Humberstone voting aye, and Mr. Sims voting nay, the prior motion was approved. (3-1)

D. Items Approved Via Resolution 2025-07

There being no items, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Access Control Supervisor Report

Mr. Lesinski provided updates to the Board regarding usage and access control open items.

EIGHTH ORDER OF BUSINESS

Attorney's Report

This report was covered under Item 4B.

NINTH ORDER OF BUSINESS

RCA Items

A. General Manager Report

This report was covered earlier in the meeting.

B. RCA Grounds Report

- Mr. Sims provided an update on the sidewalk repair project and requested the retainage held be released to DeClerc Construction.

TENTH ORDER OF BUSINESS

Other Committee Reports

A. Utilities Committee: Mr. Hester

i. Monthly Client Report

Mr. Hester and Mr. Gillispie provided updates on FUS projects and repairs.

On MOTION by Mr. Hester, seconded by Dr. McKee, with all in favor reimbursement of the Riverwood Community Association for BrightView Proposal in the amount of \$11,395.84 for the installation of 16 Weathermatic wireless weather sensors, was approved. (4-0)

B. Environmental Committee: Mr. Hester

On MOTION by Dr. McKee, seconded by Mr. Hester, with all in favor, an Amendment to the Aquatic Weed Control Wetland Preserve Maintenance Contract, reducing the number of service events from six to four events per year, was approved. (4-0)

- Mr. Rudacille was requested to develop the necessary contract amendment.
- Mr. Hester discussed the proposals and recommendations for the stormwater system clean-out.

On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor, District Counsel was authorized to develop a contract with Atlantic Pipe Service for clean-out of the stormwater system for pipes clogged at 30% and above. (4-0)

C. Beach Club Committee: Mr. Humberstone

i. Approval to Increase Beach Club Membership by Fifteen

- Mr. Humberstone discussed the recommendation of the Committee to increase the membership from 400 to 415.

On MOTION by Mr. Humberstone, seconded by Dr. McKee, with all in favor, increasing Beach Club membership from 400 to 415, was approved. (4-0)

D. Campus Committee: Dr. McKee

- Dr. McKee noted there was no Campus Committee Meeting, but provided updates regarding ongoing projects.

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, an increase in the prior ice machine authorization by \$3,000 was approved. (4-0)

On MOTION by Mr. Humberstone, seconded by Mr. Hester, with all in favor, Estimate 230 from Gravity Rain Drains in the amount of \$7,500 for drainage improvements for Tennis Courts #1 and #2, was approved. (4-0)

E. Finance Committee: Mr. Humberstone

i. Riverwood CDD Financial Report

Mr. Humberstone reviewed the report with the Board.

On MOTION by Mr. Humberstone, seconded by Dr. McKee, with all in favor, purchase of equipment for the Tiki Hut in the amount of \$25,000, was approved. (4-0)

F. RV Park Committee: Mr. Colwell

- It was noted there was no RV Park Committee Meeting.

G. Riverwood Safety & Security Committee: Mr. Colwell

Mr. Sims provided an update.

i. Neighborhood Watch Signage Installation Discussion

On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, authorization was provided to proceed with installation of neighborhood watch signage. (4-0)

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Sims thanked Mr. Rudacille for his efforts to have the DRI extended for the District.

TWELFTH ORDER OF BUSINESS

Audience Comments *Three (3) Minute Time Limit*

Audience members commented on the following items:

- Bocce Ball.
- Activity Center canopy.
- The back gate gatehouse possibility.
- Water pressure concerns.
- Minutes.
- The Beach Club.

- 264 • Oven.
- 265 • Reserves.
- 266 • Project List.

267

268 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

269 There being no further business,

270

271

On MOTION by Mr. Humberstone, seconded by Mr. Sims, with all

272

in favor, the meeting was adjourned at 5:00 p.m. (4-0)

273

274

275

276

277

278

279

280

Dr. Cameron McKee
Chairperson

7B.

Riverwood Beach Club Committee Minutes

September 2, 2025

10:00 AM

Committee Members: Sherry McKinney, Kyle Muston, Frank Shorey, Peter Stocks, Paul Whiteside, Susan McKinnon

CDD Liaison: Bob Humberstone

Meeting was called to order at 10am.

Committee members Frank Shorey, Sherry McKinney, Paul Whiteside (zoom) and Peter Stocks (zoom) were in attendance.

No Audience Comments on Agenda Items.

Minutes from the May meeting were approved.

Financial Report-Bob

Beach Club Report—

Parking lot repair - dates closed Sept 3rd, 4th, 8th & 9th. Approximate cost is \$30,000.

New shrubs --Randy planted 25 Pitch Apple plants outside the gates.

Other repairs--Randy has been working on power washing, repainting decking, steps, picnic tables, and steps. He has also replaced light fixtures in the rest rooms.

BC Member update--400 household memberships, 780 members.

Waitlist update --159 on waitlist.

Summer membership --39 members.

Request from summer member who stated they were away from Riverwood and couldn't use their summer membership most of the time and would like to use the Beach Club in October.

The committee denied the request because they did not want to set a precedent of allowing people to use their Beach Club summer membership other than the posted dates of June 1-September 30.

New Business

Adding additional memberships- after a lengthy discussion between the committee members, the audience members were allowed to comment.

The committee then voted 3 to 1 to recommend to the CDD Board of Supervisors to add an additional 15 memberships, effective October 1st. These new members will be prorated for the 3 months of 2025 plus 2026 dues.

Large Umbrella for seating area--the committee will check on prices and made a recommendation.

Umbrella table for seating area on beach in front of pavilion--the committee will make a recommendation after checking available options.

Cable railing for beach side of pavilion and rebuilding of steps to code--we will look at the various options available and make a recommendation.

Electric grills are an option we will be investigating.

Englewood Beach Waterfest APBA Offshore World Championship Boat Races will be held October 11th - 12th.

Meeting adjourned at 11:30am.

Next meeting will be Tuesday, October 7, 2025, 10am.

Riverwood Beach Club Committee Minutes

May 6, 2025

10:00 AM

Committee Members present:

Sherry McKinney, Kyle Muston, Frank Shorey, Peter Stocks, Paul Whiteside, Susan McKinnon

CDD Liaison: Bob Humberstone

Meeting was called to order at 10 am.

Audience Comments on Agenda Items--none.

Minutes from the April meeting were approved.

Financial Report-Bob

Bob presented the latest financial report. A discussion followed on budget items and reserves for the next fiscal year.

Beach Club Report—

Sand replacement has been completed.

Parking lot repair--we plan to get this done during the summer.

New shrubs -- pitch apples will be planted along the property lines once rainy season starts.

Turtle Season -- May 1 - October 31st.

BC Member update - 400 household memberships, 772 members.

Waitlist update - 147

Summer membership - 27 members have signed up so far. Membership begins June 1 - September 30th.

Old Business - none

New Business

Do we need additional mat/walkway?

After much discussion, it was decided we do not need another mat at this time.

Meeting adjourned at 10:50am.

No meetings during the summer.

Next meeting will be Tuesday, September 2, 2025, 10am.

Sent from my iPhone

7C

Campus Committee Minutes – August 5, 2025

The meeting was called to order by Russ Jaskot at 2 PM. In attendance were Russ, Carol, Nancy, and Gini. Attending by zoom were Cam and Ramona. Absent were Chip and Beth.

There was a motion and approval to allow Ramona and Cam to participate in the meeting by zoom and for Ramona to be allowed to vote.

There were no audience comments on the agenda which was approved unanimously.

Approval of the June 10, 2025, minutes was tabled as Gini requested updated version from Beth to include discussion of the dog park.

Jim Freeman gave the Manager's report touching on multiple areas, including the parking lot, pool railing, generator project, croquet court, canopy update, ice machines, and the pool shower project.

Rick gave the sports facility report which included updates on all areas including the repair of the tennis court shed and the new bag racks and surface repair for the pickle ball court.

Old Business:

In addition to topics covered by Jim in the Manager's report, there was an update on the new tables and chairs for the tennis and croquet and bocce areas as well as the tiki bar chairs. There is discussion of the Tiki Bar upgrade and recent reopening event. There was additional discussion of the canopy take down with plans to continue with the takedown of the main canopy in early August. The Pickleball canopy will remain up as it is heavily used during the summer.

New Business:

Activity center air conditioning repairs were discussed with a revised estimate from Cool Today for approximately \$500. Fitness center air conditioning units required repair with new coils and compressors. That work has been completed. New fitness equipment was discussed by Russ.. This is a new rowing machine with electronics and maintenance contract for \$2600. The Committee voted unanimously to recommend this. Discussion then took place regarding future responsibilities for fitness equipment and should this fall to the RCA or the RCDD. This will be discussed further by the Boards as we approach the end of the calendar year. A follow up discussion of playgrounds was conducted, including explanation of cost for a playground targeting 2 to 5-year-old. Anticipated cost including ground and site preparation would be approximately \$50,000. The concern was for the need for this in addition to correct location. Consensus was to place this on the list for Strategic Planning as the funding is not in the 2025 or 2026 budgets.

The meeting was opened to audience comments which included further discussion of the fitness equipment, and the playground discussion.

The meeting was adjourned at 3:19 PM

The next meeting will be September 2, 2025, at 2 PM

7D.

Action Items

- Douglas to check availability of the Eagle Room for 9 AM on the second Wednesday of each month and report back.
- Harry Davis and Anita to find and share copies of the original RV park survey and results with the committee.
- Greg to update the RV spot list with sticker numbers and work on integrating it with Denise's system.
- Jan to coordinate with Denise regarding any changes or updates to her work processes.
- Harry to refine the 2026 budget proposal based on committee feedback.
- Jan to continue to with the electrical project feasibility and report back with concrete numbers.
- Bob to audit the RV sticker distribution when he returns in October.
- Committee to consider trail cameras as a potential security solution for the RV park.

Roll Call

Present

- Anita Baltierra
- Bob Burns (via ZOOM)
- Douglas Colwell (via ZOOM)
- Greg Craycraft
- Harry Davis
- Jan Sirek
- Harry Wilkinson

Everyone introduced themselves by name so the AI system could recognize their voices for the minutes.

Announcements

Jan expressed his gratitude for the committee's progress and emphasized the need to actively continue to drive projects forward. He noted failures in the past such as the gate that was paid for but never installed, the confusion with the parking blocks in the boat parking area, the lack of knowledge as to where the breakers for the existing power in the boat parking lot are and other misunderstandings. Things fall through the cracks with member churn and time. He encouraged people to ask questions and do their due diligence before making decisions.

The committee has the mandate, the money and the motivation to drive positive change in the park. Not everyone uses all of the amenities of Riverwood, but the plethora of different options such as the beach club, the pickleball and tennis courts, the lawn bowling and croquet pitches, the dog park, the fitness facility, the pool, the billiard table, meeting rooms and of course the RV Park along with other offerings considerably contribute to the value of our homes and the curb appeal of buying in Riverwood.

Minutes from Last Meeting

Jan asked for a motion to approve the minutes from the last meeting. Moved by Harry Davis, Seconded by Bob Burns, passed. There was a discussion on remote participation in future meetings. The committee agreed to allow remote participation to be able to establish a quorum and for voting during the summer months until the fall when members can again meet in person. Moved by Greg Craycraft, seconded by Anita Baltierra, passed.

Old Business

Lighting, Electrical and Security Project Projects

Jan gave an update on the lighting, the electrical and the security projects that he was working on with Haward Bujaky. Howard is no longer on the committee, but Jan is continuing the work. Anyone who would like to work with Jan on these three projects is welcome. On May 7, the pavement marking for the underground services in the lot was completed. The lighting project is set to start on May 15th when the concrete contractor will start. The actual lights are onsite in the office behind Denise. People are welcome to

go and have a look. The light poles are set to arrive the 14th of May. The Electrician has committed to installing the poles and lights the first week of June.

Jan presented a quote to the committee from Storm's Electrical for the electrification project in the park. The Electrical project involves 3 components. First, installing a power meter base and a breaker panel. The cost for this is between \$6,000.00 and \$7,000.00. Second, the installation of the electrical feed from FPL. The FPL cost is anticipated to be between \$10,000 and \$20,000. Third, supplying electricity to 12 Motorhome spots. The cost for this is estimated to be between \$13,000 and \$14,000. This part of the project consists of the installation of 6 concrete posts, one for each pair of parking spots. There would be a two space sub-panel at each post. The panel would have two 20amp breakers, each breaker feeding a dedicated duplex outlet for each spot. Jan also mentioned that in the future, the project could be expanded to other areas of the park, with each expansion costing under \$15,000.

The challenges of getting power into the park from past FPL discussions, including the extremely high costs originally quoted for implementing the electrical system were discussed. There was discussion on the allocation of the capital cost for the project. Jan proposed charging a \$300.00 to \$500.00 premium for spots with electricity. Bob raised concerns about the cost of the electrical implementation and the fairness of charging the same price for all RVs. Jan suggested deferring the discussion until Harry's review of the budget later in the meeting.

RV Park Permit Decal Distribution

Bob was asked to provide an update on the progress of the permit decal distribution in the RV park. He noted that the list was received recently and would be audited in October. He also mentioned that the list was not up-to-date. Jan and Greg confirmed that the list that was sent out with the agenda was based on data from the end of March. Bob expressed concerns about his RV not appearing on the list, which Denise attributed to frequent changes in the park.

Fence around Water Supply Area

Douglas was asked to provide an update on the fence to block unauthorized water use. He confirmed that the project was on track and is expected to be completed by the end of the month.

Parking Space Spread Sheet

Greg presented an overview of his work on the parking space project, including an aerial photograph that he took of the park. All spots in the picture are numbered and a spreadsheet to cross reference spaces with names has been created. He will update the spreadsheet with a column identifying parking sticker numbers. Greg mentioned that the list would be updated and finalized, despite the dynamic nature of the park.

The team discussed the need for a more efficient system to manage the RV park. Bob expressed concerns about the current system's errors and inefficiencies. It was agreed that the ultimate goal is to simplify the system used to manage the spaces. Denise currently has three different spreadsheets that she needs to maintain. Jan suggested that the system should be updated by her and be visible to RV Park members on the RCA website. The team also discussed the need to better understand the management of payments and invoices. They agreed to involve Bob Humberstone, who is the interface with Inframark, to get the necessary information and to propose a concrete solution. The team also emphasized the need for sensitivity when working with Denise, as she should be actively involved in developing a better solution and should not be put in a position where things are being imposed upon her without her participation.

New Business

Eagle Room Meeting Schedule Change

The team discussed moving their meetings to the second Wednesday of each month from 12:30 to 2:30 PM in the Eagle Room. It was proposed that meeting at 9:00am might be more convenient. Douglas agreed to check the room's availability for 9 AM on these days. A vote was held, contingent on availability, to meet in

the Eagle Room at 9:00am on the second Wednesday of each month. Moved by Harry Davis, seconded by Harry Wilkinson, passed.

Financial Projections and Reserve Balance

Harry Davis was asked to review the Budget and Reserve Forecast. He discussed the financial projections for the next ten years, including the reserve balance and potential expenses. He suggested a gradual reduction in rental fees in the future as the reserve balance increases. Anita mentioned the need for a contingency plan for unexpected expenses, such as storm damage. Greg made it a point to congratulate Harry on his excellent work. Everyone agreed. Anita reminded the committee that we have never had such clear access to the finances of the RV Park and that she is delighted with the transparency.

RV Park Wishlist Review

The items that were listed were not discussed individually. Bob raised the question as to whether there was a need to do anything at all. Anita and Harry Davis reminded the committee that a survey was completed, and the results were prioritized according to the responses of park users. The mandate to implement those improvements justified the initial increase in the rates for users of the park. Anita and Harry will find the results of the survey and will share them with the committee.

Bob expressed concerns about the need for lighting and security cameras considering the lack of issues that have occurred in the park. Anita shared her experiences of purchasers of homes in Riverwood asking about security. She reminded the committee of a few accidents that happened in the park and the instances of break-ins at the administration building last year. It was agreed that being part of a gated community, the lot is generally secure, but the committee acknowledged the need for at least some security measures. Anita referred to the survey and highlighted that the top three priorities identified by the users of the park were paving, security, and electricity. The committee agreed to review the findings of the survey before moving forward.

Jan proposed that along with reviewing the survey results, the committee consider installing more electricity to the central boat parking area and then pave and stripe it. There was discussion about other issues from the wish list including dropping suggestions that were of little value to the respondents of the survey. There was discussion about using security cameras to monitor and deter unauthorized dumping of trash. Harry Davis suggested the possibility of experimenting with trail cameras, which are solar-powered and can send photographs to a phone. Trail Cameras would not be as high resolution as proper security cameras, but the cost would be significantly lower.

Next Meeting

July 11, 2025 at 9:00am in the Eagle Room. This is contingent on availability of the room. The time will be communicated to the committee once Douglas has confirmation.

Adjourn

Motion to adjourn meeting by Anita Baltierra, seconded by Harry Wilkinson, passed at 4:15pm.

RV PARK COMMITTEE MINUTES**WEDNESDAY June 11, 2025****9:00 – 10:30 am****Action Items**

- Greg to work with Denise and Jan to consolidate multiple spreadsheets into a single comprehensive spreadsheet containing all park space information, including costs and occupancy data.
- Anita to get quotes from multiple vendors for gravel fill project to address flooding issues in the park.
- Douglas to continue tracking the security fencing project with Eagle Fencing.
- Harry to make minor adjustments to the final 2026 budget spreadsheet for presentation to the CDD.
- Jan to follow up with Ron Lesinski to get contact information for the security company to discuss camera installation options.
- Jan to follow up with Storms Electric regarding electrical power installation in the park.
- Jan to work with Denise to implement a 25% rate reduction for storage spaces for the year 2026.

Roll call

- Anita Baltierra
- Bob Burns (ZOOM)
- Douglas Colwell (ZOOM)
- Greg Craycraft
- Harry Davis (ZOOM)
- Jan Sirek

Comment from Chairperson

- There was some significant confusion regarding some of the proposals put forward at the meeting. It is important that people prepare themselves before attending committee meetings. It is expected that attendees have read all of the correspondence of the committee. If individuals attend committee meetings unprepared, they waste everyone's time challenging issues that they have not understood from the ongoing email communications, the detailed agenda and the minutes from the previous meetings.
- It is the responsibility of every member of the committee to express their opinions regarding the business of the committee. It is important for everyone on the committee to understand all sides of any issues before the committee. However, individuals who consistently extend meetings by wasting time on issues that they have not done their due diligence on will be invited to resign from the committee.

Announcements

- The Minutes of the May 2023 meeting prioritized the projects that were identified by the committee.
 - o The minutes from that meeting stated:
 - 3) "Review of the RV survey results
 - a) Only had 46 responses to the survey
 - b) 66% of the respondents were in favor of expansion
 - c) From the resident survey, 235 people thought expansion was a good idea
 - d) The 6 items were prioritized as follows - security, lights, outlets, gate, repaving, water stations
 - 4) Suggested plan for the next meeting
 - a) The thinking was that we should take the top three items off the priority list and start some prep work on the expansion area.
 - b) John will obtain costs for the top three items from the survey – security, overhead lights, more electrical
 - c) John will obtain some estimates of how much additional fill is needed for the expansion area
 - d) John will obtain an updated estimate of the cost of paving the road back to the expansion area"
 - o The committee has taken the survey response as a mandate to use the RV Park money for the projects that were identified, provided they were affordable.
 - o Paving has been completed, lighting has been completed, power and security are in process.
 - o After paving and lighting projects, the Reserve stands at roughly \$120,000.00.
 - o Some priorities have been changed due to reduced park occupancy.
 - o Expansion, gate, water and dumping station are on hold indefinitely.

- Douglas Colwell complimented the RV Committee members for their ongoing activity.
 - Few other committees in Riverwood have completed as many projects as the RV Park Committee.
 - Everyone on the committee has been active in contributing to the projects.
 - Members of the Riverwood community as well as people from the CDD, RCA and other committees are noticing the progress that is happening in the RV Park.
 - Some neighborhoods are considering installing the same lights the RV Park Committee installed to use as streetlights rather than go through the challenges of getting them from FPL.

Approval of May, 2025 Minutes

- Moved by Anita Baltierra, seconded by Harry Davis, Passed

Old business

- Jan Sirek - Update on electrical, lighting and security projects.

Lights:

- Lights are installed and working
- The concrete contractor has filled and graded around bases, but we will have to fine tune it in the fall when the weather is cooler.
- All but 3 lights are programmed for 30% intensity. If there is motion they increase to 100% and stay at 100% for about a minute after the motion ceases.
- The 2 lights in the boat parking island and the 1 by the irrigation pumps are set at 80% all the time.
- Greg will take an aerial picture at night in the fall to capture the illumination of the park.
- Remotes for the lights have been given to Denise Patrick and Jim Freeman. One remote will be given to the CDD Liaison, Douglas Colwell, and one will be given to the committee chair, Jan Sirek.
- Remotes will be passed on to future people who assume those positions.

Electrical:

- We have the quotes from Storms Electric: \$6,165.00 for the meter and the panel, \$13,800.00 for the power at the spots.
- We are waiting for FPL's design and quote.
- The FPL contact has assured Storms Electric that the design and price will be completed in the near future.
- Jan Sirek proposed a motion to proceed with the electrical installation provided the price from FPL is less than \$20,000.00. If it exceeds \$20,000.00 the committee will further discuss whether there is justification to proceed. Seconded by Anita Baltierra. Passed with the exception that Bob Burns abstained from voting.
- Aside from the proposed costs suggested in the agenda, Bob Burns proposed a motion to ensure that users of powered spots are charged a premium sufficient to amortize the cost of the installation and ongoing charges. Seconded by Greg Craycraft. Passed.
- The proposed \$190.00 per year per spot premium that was highlighted in the agenda would amortize the \$13,800.00 cost of the installation of power to the 12 spots over about 6 years. Provided there was no cost of electricity. If a 10 year payback was applied, that would translate to \$115.00 per year per powered spot against the capital cost of the installation. The remaining \$75.00 per year would be applied towards the Kwh cost of the electricity consumed. The longer the payback period, the greater the amount that would be applied to the base electrical rate. At this time, that amount is unknown.
- Harry Davis noted that until the project is complete and we have some historical data on power usage, it will be difficult to determine what the premium for those spaces should be.

Security

- We installed a Trail Cam that Harry Davis loaned to the committee.
- The camera was pointed towards the entrance of the parking lot but was collecting too many pictures.
- The direction of the camera was reversed pointing into the lot.
- It is now collecting a reasonable number of pictures, but the resolution is low if one zooms in.
- Also, there is limited versatility with the trail camera.

- Jan Sirek met with Ron Lesinski at the RV Park on Tuesday June 10.
 - They discussed options of where cameras should be located and how many.
 - It was agreed that Ron would send the information for the contact with the security company that Riverwood already uses.
 - Ron will work with Jan to meet with the security company while Jan is away for the summer.
 - Ron suggested installing at least one camera that is specially designed to read license plates.
 - There is one installed at the guard house and it works well.
 - Jan will work with Ron and the security company to develop a proposal for the committee to review.
- Douglas Colwell – Update on fence to block water use by vendors, contractors.
 - There was an administrative issue with the deposit check that was sent to Eagle Fencing.
 - That has been resolved, and the project should proceed in the relatively near future.
 - Permits have been applied for.
- Greg Craycraft provided committee with an update on the parking space spreadsheet and aerial photos.
 - Jan Sirek commented that he uses the aerial photograph with parking space numbers on it often.
 - He suggested that a blow up of the photo be produced and mounted in Denise Patrick's office for easy reference.
 - Greg has updated the spreadsheet he created and a copy of it was sent to members of the committee.
 - Jan Sirek and Harry Davis expanded an earlier version of the spreadsheet to add columns for space costs.
 - It was suggested that contact information and email addresses for patrons be added to the spreadsheet.
 - Jan will send what he has to Greg so Greg can incorporate the suggested enhancements to a master spreadsheet.
- Harry Davis - Review final 2026 budget and 10-year RV Reserve plan.
 - Projections for the Reserve fund are based on current occupancy rates.
 - The proposed budget for 2026 is based on the reduced revenues from the proposed reduction in the price of spots.
 - Even with the proposed 25% reduction in cost for spaces, the Reserve Fund is forecasted to grow to well over \$200,000.00 by 2030.
 - A maximum of \$150,000.00 seems to be a prudent target.
 - The budget is a fluid forecast that is revisited annually.
 - It is important to have a solid baseline, as this budget is, and to review and adjust it annually.
 - With the proposed reduction in rates, the premium for powered spaces would be about \$190.00 per year. Farther reductions will be considered next year if appropriate.
 - There was discussion as to whether a premium should be charged for users who choose to pay by credit card.
 - The concern is that those who pay cash are subsidizing credit card users.
 - This was deferred for future discussion.
 - Jan Sirek proposed a motion to accept the budget with some minor changes that Harry highlighted. Bob Burns seconded it. Passed.

New Business

- Potential resolutions for increased ponding/flooding in the boat storage area of the park.
 - The new asphalt created an unexpected issue in the park.
 - The level of the pavement was raised by more than 2 inches.
 - What was a minor nuisance in the past has become a flooding issue.
 - In some places the drop from the pavement to the crushed stone in certain spots exceeds 6 inches.
 - Gravel/crushed shells such as is currently installed in the park is more cost effective than asphalt.

- There is an urgent need to raise the level of the currently graveled areas to be flush with the pavement.
 - Anita Baltierra volunteered to get some prices to have this done.
 - Jan Sirek and Anita met at park on Tuesday June 10 to discuss what is needed.
 - Anita will approach Harry Wilkinson to work with her on this project.
 - Jim Freeman suggested Murdock Stone as Riverwood already uses them.
 - The thought is that we do this work next winter when everyone is here.
 - It will be easier to organize having occupants temporarily move their equipment to the overflow area behind the Golf building.
 - We will need to remove and replace the reflective markers and parking blocks.
 - Use leftover paint that Greg has to mark borders of spots on pavement before removing markers.
- Jan Sirek suggested a reduction of rates by roughly 25% (before tax) with the exception of Motorhome spots that will have electricity.
 - Current rates: Large = \$700.00, Medium = \$500.00, Small = \$300.00, Kayak = 100.00
 - Proposed rates: Large Powered, \$700.00, Large = \$525.00, Medium = \$375.00, Small = \$225.00, Kayak = \$75.00
 - If the project to bring power to the park is unaffordable, then the rates would be reduced anyway, but the "Large Powered" rate would not apply.
 - Jan Sirek proposed a motion to reduce the pre-tax rates on all spots by 25% with the exception of the powered spots which would remain at the current rate. The rate would go into effect for 2026. If the power project is deferred, the powered would have their rates reduced as well. Seconded by Greg Craycraft. Passed.

Next Meeting

- July 9, 2025 in the Eagle Room

Adjourn

- Motion to adjourn at 10:10 was proposed by Harry Davis. Seconded by Greg Craycraft. Passed.

RV PARK COMMITTEE MINUTES
WEDNESDAY July 9, 2025
9:00 – 10:00 am

Action Items

- Douglas: Present the millings project proposal to the CDD board for approval.
- Douglas: Provide timeline for the milling project implementation to the committee
- Denise: Send out notices to RV lot users about the upcoming millings project and the need to move vehicles or sign liability release forms.
- Douglas: Coordinate with Jim Freeman regarding the use of RCA truck for moving vehicles in the RV lot.
- Jim Freeman's team: Remove parking blocks and markers from the RV lot after completing the Bocce Ball Court project.
- Jim Freeman's team: Mark the parking spot boundaries with spray paint on asphalt for future reference.

Roll call - determine quorum (50% of the Committee must be present)

Anita Baltierra (ZOOM)

Harry Davis (ZOOM)

Don Hester

Jan Sirek (ZOOM)

A quorum was not established.

Guests:

Comment from Chairperson

- Harry Wilkinson resigned from the committee. In reaching out to him to confirm whether there was an issue, he has no issues. He wants to focus on other personal stuff.
- An attempt to give Bob Burns a graceful way to either step up or resign from the committee was unsuccessful. An email was sent to him, copied to the entire committee of June 19, 2025. That email highlighted concerns with his preparedness for meetings. It invited him to invest more energy in preparing for meetings, or if he didn't have time, he could resign. There was no response. On July 2, 2025, a follow-up email was sent which generated an increasingly hostile series of emails. Ultimately, after talking to Bob on the phone on Sunday July 6, 2025, his membership in the RV Committee was mutually terminated.
- Members of the committee are encouraged to speak freely and to challenge what they do not agree with. The reality of a committee is that not everyone will be happy with every decision of the committee, but despite that, we work together to move forward. There is no specific personal agenda that is being followed.

Announcements

- A motion to accept the resignations of Harry Wilkinson and Bob Burns is required. This must be deferred to the next meeting with a quorum.
- We will send out an invitation for new committee members in September or October. The invitation will be sent only to RV Park Patrons.

Approval of June, 2025 Minutes.

- This must be deferred to the next meeting where there is a quorum.
-

Old business

- Anita Baltierra – Review of gravel installation in boat parking area.
 - Asphalt millings that are stored in the back area behind the Golf Maintenance building have been made available to the RV Park for filling the low areas.
 - Anita met with Rob Robertson of Property Jungle Tamer to walk the park and review the requirements.
 - A quote for \$3,200.00 was received to relocate and spread the millings.
 - The intent is to have him do the work after he completes the work that he is currently contracted to do for the CDD.
 - There are logistical issues in getting the roughly 15 locked trailers moved. Denise is working on getting keys and arranging for the trailers to be moved.

- Don Hester suggested that rather than going through major efforts to save some money, this could be deferred until the owners are back in Riverwood.
 - Anita responded that in the past, Denise and John Mercer received permission and waivers from owners to move their equipment.
 - The start date of the work already booked is not clear. It appears that it will be about a month until the work in the park can start. Denise should be able to get the trailers moved in that time.
 - Jan proposed that the RCA has a Pickup Truck that they could use to move trailers.
 - Jan and Douglas will work with Denise to ask Jim Freeman for the RCA's help.
 - Jan informed the committee that Jim Freeman had agreed to have his staff remove the parking blocks and reflectors and store them. His staff is currently busy with the Bocce Ball court renovation, but after that, they can remove and store the blocks and reflectors.
 - A motion for Anita Baltierra to proceed with the quote from Rob Robertson for \$3,200.00 to relocate and spread the Asphalt Millings must be deferred to the next meeting with a quorum.
- Jan Sirek - Update on electrical and security projects.
 - On June 30, 2025, had a conference call with Devon Storms from Storms Electric and Jane Wolford from FPL.
 - Apparently the design proposals have been submitted to the next level in FLP and Jane is waiting for their response.
 - We are still waiting for a final price from FPL.
 - Spoke with Ron Lesinski and Bart Welford (American Wireless Alarm).
 - American Wireless Alarm is the current provider of security services for Riverwood.
 - Ron Lesinski and Bart Welford met and walked the park.
 - Jan Sirek spoke to Bart Welford while he was onsite and answered his questions.
 - We are awaiting his proposal.
 - Douglas Colwell – Update on fence to block water use by vendors, contractors.
 - Fence is supposed to be installed July 24, 2025

New Business

- Space Charge Clarification
 - There are currently four costs of spaces:
 - Small, Medium, Large and Kayak
 - They are assigned based on the length of the equipment parked there.
 - It was discussed and agreed that the allocation of spaces will continue in the same way as always.
 - If people have a trailer parked behind their RV, or if there are two vehicles in a space, as long as they do not encroach on roadways or other spaces, there is no issue.
 - RV Park Committee members will monitor the park and only if there are egregious abuses, the space user will be contacted.
- Credit Card Charges.
 - Denise provided the committee with a breakdown of credit card charges.
 - She advised the committee that if people pay by check, there is an administration charge from Inframark.
 - It was discussed that breaking out charges and passing them on to users is an unnecessary burden on Denise.
 - A motion by Harry Davis to absorb all credit card and other payment charges will need to be deferred to a meeting where there is a quorum.
- New Owners Renting Space in the Park
 - Anita raised a question about prorating space rentals.
 - If there is no waiting list, new residents of Riverwood can rent a space in the park.
 - If there is a waiting list, all new applicants go to the bottom of the list.
 - The cost for the balance of the initial year is prorated by the number of months remaining in the year.
 - They then renew for full price the following year as normal.
 - If a person leaves the park mid-year, there is no refund.
- Florida Statute Confusion

- Jan Sirek shared with the committee that there seems to be confusion with respect to the laws regarding quorum percentages, achieving a quorum with teleconferencing attendees, voting by teleconferencing attendees and using email to discuss committee business.
- Don Hester commented that he is getting mixed messages about this as well.
- Jan Sirek referenced the “The 2024 Florida Statutes (including 2025 Special Session C)”. It seems to be clear that 30% is a quorum unless the HOA bylaws state a different number, a quorum can be achieved with teleconferencing participants and that those participants can vote.
- The statute can be referenced at:
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0723/Sections/0723.078.html
- As well, email discussions of committee business is acceptable.
- Don Hester and Douglas Colwell will move this discussion forward with the CDD and others to get a definitive ruling on how Riverwood CDD committees are to operate.
- Legal council has advised that the Riverwood Community Development District is not an HOA. It is required to operate under the laws for government bodies.

Visitors' Questions or Comments

(Comments are limited to two (2) minutes total per individual.)

Next Meeting

- August 13, 2025 in the Eagle Room

Adjourn

7E.

Riverwood Safety and Security Committee Meeting Minutes- Meeting began at 12:32pm

Key takeaways

- The committee approved a motion to implement a speed monitoring system that will capture license plate data and generate warning letters for speeding violations
- Issues with the back gate were discussed, with a recommendation to create visible signage when gates are non-functional
- The committee addressed concerns about fitness center access, particularly regarding age restrictions and supervision requirements
- Neighborhood Watch reported 446.5 patrol hours by volunteers in September with 16 active members
- The committee discussed reinstating the golf cart registration program to improve identification and accountability

Request to amend the Agenda:

Add 8.b. Signs for gate closures.

Meeting minutes approval

Review and approval of previous meeting minutes.

- **Details**
 - **Alan:** Noted a correction regarding a snake incident mentioned in the minutes
- **Conclusion**
 - Motion to accept the minutes was approved

New signage at back gate

Discussion about issues with the back gate access system and residents being unable to enter.

- **Details**
 - **Ron:** Reported that nearly 200 vehicles attempted to use the back gate but only 18 could get through because people didn't have the proper permits
 - **Multiple members:** Shared experiences of being unable to enter through the gate
 - **Robin and Bob:** Suggested putting up signs when gates are out of order
- **Conclusion**
 - The committee agreed to add signage for gate closures to the agenda under new business (item 8B)

CDD update

Brief update on Community Development District matters.

- **Details**
 - **Douglas:** Reported they are waiting for generator installation at the admin building and building permits. Mentioned the county inspector is behind schedule.
- **Conclusion**
 - No major updates that directly affect the safety committee

Speed monitoring system implementation

Discussion of the recommendation for implementing a speed monitoring system.

- **Details**
 - **Committee members:** Reviewed Kevin's recommendation document and discussed adding the cost to the motion

- **Multiple members:** Discussed how the system works - it captures speed, takes pictures of license plates, and can generate warning letters
- **Committee members:** Discussed the need for an appeal process and how violations would be handled
- **Committee members:** Compared the system to toll cameras and red light cameras that identify vehicles rather than drivers
- **Conclusion**
 - The committee approved a motion to forward the recommendation to the RCA for implementation
 - The system will initially be used for warnings before implementing fines
 - The RCA Legal committee is working on determining appropriate fine structures

Neighborhood Watch report

Update on Neighborhood Watch activities.

- **Details**
 - **Howard:** Reported 446.5 patrol hours by volunteers for September
Stated there are 16 active members and 25 total members signed up
Announced the monthly meeting is scheduled for the following Monday at 9am
Deputy Lou provides monthly crime statistics for Riverwood and surrounding areas
- **Conclusion**
 - The committee plans to publish crime reports on the website for residents who can't attend meetings
 - Monthly meetings occur on the second Monday of every month from 9-11am in the Eagle Room

Communications subcommittee

Discussion about safety information communications to residents.

- **Details**
 - **Committee members:** Discussed publishing safety information for residents, including topics like Fire Safety Month and information about venomous snakes
 - **Committee members:** Suggested creating a list of emergency contact numbers for residents
- **Conclusion**
 - A subcommittee meeting will be scheduled to organize communications efforts
 - Safety information will be published with bullet points and links to additional resources

Golf cart registration

Discussion about reinstating the golf cart registration program.

- **Details**
 - **Paul:** Reported that the Sheriff's Department is scheduled to come next month to register golf carts, kayaks, and e-bikes. Learned that golf cart registration had previously existed but was discontinued
 - **Committee members:** Discussed the need for visible identification numbers on golf carts
 - **Committee members:** Raised concerns about insurance requirements for registered golf carts
- **Conclusion**

- Paul will follow up with Lisa and Kelly regarding the existing registration system
- The committee will look into creating new registration stickers if needed

Gatehouse report

Update on gatehouse operations.

- **Details**
 - **Ron:** Reported an incident where he helped identify a hit-and-run driver who had damaged three cars. Mentioned issues with the new gate system and software
 - **Committee members:** Discussed the need for visible signage when gates are non-functional
- **Conclusion**
 - Ron will work on creating visible signage for when gates are out of order
 - The committee agreed that the gatehouse staff's responsibilities are primarily at the gate, not responding to incidents throughout the neighborhood

Fitness center access concerns

Discussion about unauthorized access to the fitness center and age restrictions.

- **Details**
 - **Resident (Carol Everhart):** Reported an incident where two young individuals attempted to access the fitness center
 - **Committee members:** Discussed current rules regarding age restrictions (under 14 not permitted, 14-17 must be supervised)
 - **Committee members:** Debated whether guests should be allowed to use facilities without the resident present
 - **Committee members:** Expressed concerns about safety issues with younger individuals using weight equipment
- **Conclusion**
 - Ron will review camera footage from the reported incident
 - The committee will review and potentially revise rules regarding facility access
 - The committee will add access control issues to next month's agenda

Emergency notification system

Discussion about using text messaging for emergency notifications.

- **Details**
 - **Committee members:** Discussed implementing a text alert system for emergencies
 - **Pauline:** Explained that they already have a system through Constant Contact but it's costly and has limitations
 - **Committee members:** Debated what qualifies as an emergency worthy of a text alert
- **Conclusion**
 - The committee will check with TM about message delivery options
 - Text alerts will be reserved for true emergencies due to cost considerations

Action items

- **Ron**
 - [] Create visible signage for when gates are non-functional
 - [] Review camera footage from the fitness center incident
 - [] Work with Howard on signage solutions
- **Howard**
 - [] Follow up with Deputy Liu about installing the remaining Neighborhood Watch signs
 - [] Work with Ron on signage for gate closures
- **Paul**
 - [] Follow up with Lisa and Kelly regarding the golf cart registration system
 - [] Investigate options for new registration stickers if needed
- **Pauline**
 - [] Add the cost information to Kevin's motion for the speed monitoring system
 - [] Check about message delivery options for emergency notifications
- **Committee**
 - [] Schedule a communications subcommittee meeting
 - [] Add access control issues for facilities to next month's agenda
 - [] Review rules regarding age restrictions and guest access for facilities

Motions:

To accept September 8, 2025 Meeting Minutes

1st- Alan 2nd- Ted

Motion to recommend the purchase, installation, and operation of speed enforcement device.

1st- Ted 2nd- Alan

Motion to adjourn meeting at 1:36pm

1st- Douglas 2nd- Alan

AI can make mistakes. Review for accuracy.

7F.

**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT –
UTILITIES COMMITTEE**

MEETING MINUTES

Tuesday, May 20, 2025, 10:00 a.m.

1. Call to Order and Roll Call - Bill Mosca was absent. All other committee members in attendance
2. Approval of April 17, 2025, Minutes – approved by committee
3. Monthly Report- Florida Utility Solution (Matt Gillispie/Mitch Gilbert) – FUS presented the monthly report with no issues to report. Charlotte County is delivering reclaimed water again and the temporary pump used to withdraw from the big lake has been removed.
4. Utility Financials
 - Budgeting information for capital improvements, reserves, and expenses - The committee reviewed monthly utility operations and discussed a budget increase, agreeing to shift admin expenses to the Enterprise Fund. Budget will be presented to the CDD Board.
 - Bob Humberstone wants to consider setting up a stormwater utility for future stormwater expenses. This may fall under the umbrella of the utility committee.
5. Old Business.
 - Connection to irrigation systems - The committee approved a plan to install new irrigation equipment at six homes to reduce flushing water usage, pending CDD Board approval.
 - Proude Street versus Riseley Ave. flows – update on RFQ - Don Hester to discuss with Justin Faircloth about pursuing the RFQ for the pressure and flow distribution issues study.
 - Irrigation station costs – The committee discussed pursuing bids for a new irrigation pump station. Mitch to send Dave S. the irrigation station cost information received to date so that he can create a bid document/scope of work for the irrigation station project and distribute it for bids.
 - Treetops lateral responsibility - Don to work with Scott Rudisell to locate and compile agreements regarding lateral responsibility in different service areas of Riverwood.
6. New Business - none

7. Audience Comments - none

8. Adjourn – Meeting was adjourned at approximately 10:57 AM

**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT –
UTILITIES COMMITTEE**

MEETING MINUTES

Tuesday, June 24, 2025, 10:00 a.m.

1. Call to Order and Roll Call

The meeting began with David Silverstein attending via Zoom. Ann Cea, Al Heyman, and Bill Mosca were absent and there was not a quorum.

2. Approval of May 20, 2025 Minutes – The minutes were not discussed or approved because of the lack of a quorum.

3. Monthly Report- Florida Utility Solution (Matt Gillispie/Mitch Gilbert)

Matt provided an update on recent maintenance activities, including flushing hydrants, inspecting valves, and completing the conveyor system installation. The team discussed a clogged sewer lateral that was fixed at a construction site in Riverwood. David Silverstein suggested billing the homeowner for repairs when contractor mistakes cause damages to CDD sewer and water lines. The committee decided to clarify responsibility and billing procedures for future similar incidents.

Steve Paschen noted discrepancies in water meter readings between FUS's meter readings and the Charlotte County billing. They agreed to review the data and reconcile the differences, with David S. offering to update a spreadsheet to track the discrepancies over time. FUS clarified that they and County are reading the same meters.

The team discussed a significant increase in wastewater treatment from May 2024, with over 6 million gallons processed this month, attributed to rain and infiltration.

The lack of chlorine usage at the irrigation station was noted. Matt reported that the irrigation pump station chlorine injection port was disconnected to prevent vacuum issues and pump cavitation, with the team agreeing to keep it disconnected as the chlorine's effectiveness was deemed minimal for the non-potable reuse water.

Steve asked about fire hydrant inspection reporting, which led to a decision to post monthly inspection updates on the CDD website.

4. Utility Financials

The committee reviewed the financial status of the water, sewer, and irrigation systems, noting that revenues were \$89,000 over budget, primarily due to a rate increase. Administrative expenses were \$70,000 under budget, and utility maintenance and repair expenses were \$221,000 under budget, resulting in an operating profit of \$564,000 before reserves. It was noted that while the enterprise fund is profitable, it carries significant

risks and liabilities, particularly for offsite water and sewer facilities. The committee discussed upcoming expenses, including a new irrigation pump. They also agreed to consider reallocating reasonable and appropriate admin expenses from the general fund to the enterprise fund to benefit residents.

5. Old Business.

- Myakka Villas Irrigation Connections
FUS confirmed that the Myakka Villas irrigation connection project, which has been approved by the association, would begin the week of July 7th. Dave will coordinate with the property's landscape maintenance contractor to adjust watering schedules.
- Proude Street Pressure – update on RFQ
Don Hester provided an update on the engineering services RFP process, explaining that three finalists for providing engineering services for the CDD will present at the July Board meeting. He confirmed that the RFP includes requirements for wastewater treatment, water systems, and other infrastructure, with engineering input needed due to ongoing projects. The RFP for the pressure issues will be folded into this selection process. Don will prepare questions for the engineering firm interviews regarding the Proude Street pressure issue.
- Irrigation Station Replacement
Dave stated that Mitch had forwarded the irrigation station proposal from Rainbird. Dave agreed to prepare a simplified package for open-source bids to ensure compliance with CDD requirements.

6. New Business

David Silverstein noted that irrigation systems should be shut off due to recent rains but noted that Brightview, other contractors, and residents have not turned off their irrigation systems. He noted that Riverwood has received over 9" of rain so far in June and there is no need for irrigation. The committee discussed shutting off the irrigation pumps following heavy rain, reducing water usage and preventing fungus problems. This was done in the summer of 2024 following heavy rains. Matt agreed to coordinate with David when significant rainfall occurs to implement shut-offs. Matt to determine if the pumps will reprime on their own with the new jockey pump that was installed.

7. Audience Comments

Mr. and Mrs. ____ Durville discussed a \$35 late fee they received on their latest bill. It occurred due to a wrong routing number less than one week after buying their home. After discussion, the committee agreed to recommend that the CDD Board reverse the \$35 late charge. They expressed appreciation for running well-organized meetings and expressed appreciation for the committee's efforts. Denise Patrick will process a credit once approved by the Board.

8. Adjourn _ meeting was adjourned at approximately 10:57 am

**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT –
UTILITIES COMMITTEE**

**MEETING MINUTES
Tuesday, July 15, 2025, 10:00 a.m.**

1. Call to Order and Roll Call

The meeting was called to order and there was not a quorum due to several members being absent

2. Approval of May 20, 2025 and June 20, 2025 Minutes

The meeting minutes were not approved due to the lack of a quorum.

3. Monthly Report- Florida Utility Solution (Matt Gillispie/Mitch Gilbert)

Matt Gillispie reported on operations at facilities, including wastewater and water distribution requirements, and noted a discrepancy in water volume measurements that may require meter calibration or replacement. The team discussed the need to publish a schedule for backflow preventer inspections, like the hydrant flushing schedule, to improve accountability.

4. Utility Financials

No report this month

5. Old Business.

- Myakka Villas Irrigation Connections – Status
FUS to start the facilities irrigation connections project this week and complete it within a couple of days. FUS will take before and after photos to document the work.
- Irrigation Station Bids – Dave Silverstein is preparing a simplified package for open-source bids. Will have ready by the end of the month.
No action
- Irrigation shutoffs during wet weather
The team discussed managing irrigation systems during rainy and dry conditions, focusing on the use of rain sensors and the ability to turn systems on or off from a central location. Don explained that during heavy rains, common areas are automatically shut off to prevent water waste, and the team considered installing additional rain sensors throughout the community. They also addressed the need to recalibrate existing sensors and discussed the potential impact of frequent on-off cycles on irrigation pumps. The conversation highlighted the importance of proper sensor placement and calibration to effectively manage water usage in common areas.

Matt Gillispie to investigate and provide information on the current status, location, and type of rain sensors in common areas, as well as potential costs for upgrading or replacing them.

6. New Business

- Discuss reimbursement of \$85 plumber fee for 3280 Village Ln. lakeshore Village. Pool company broke CDD cleanout.

Don and Bob to discuss the \$85 reimbursement request with Jason Craft regarding the pool installation incident. Damage was caused by the homeowner's contractor.

7. Audience Comments

None

8. Adjourn

The meeting was adjourned

**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT –
UTILITIES COMMITTEE**

**MEETING MINUTES
Tuesday, August 19, 2025, 10:00 a.m.**

1. Call to Order and Roll Call

The meeting was called to order. A quorum was not present. Steve Paschen was absent, and David Silverstein and Anne Cea attended the meeting via Zoom. Don Hester explained that legal staff has advised that committee members must be physically present to count toward quorum.

2. Approval of May 20, 2025, June 20, 2025 Minutes. July minutes not complete.

The meeting minutes were not approved due to a lack of a quorum

3. Monthly Report- Florida Utility Solution (Matt Gillispie/Mitch Gilbert)

Matt Gillispie reported that operations at the utility plant and distribution met all contract and regulatory requirements. He detailed the water and wastewater metrics for July, noting they replaced a faulty influent flow meter and completed various maintenance tasks including replacing floats at lift station 9, upgrading SCADA, and installing three new ground monitoring wells.

A question from the committee was raised about chlorine usage at the irrigation pump station. Matt explained that the chlorine was removed from the irrigation water system because of issues with the injection pump, and his calculations showed we would need 30 times more chlorine than currently used to be effective at reducing algae build up in the system. He stated that all water entering the pond is already chlorinated from Charlotte County and Riverwood systems, though natural contaminants from wildlife are present. Ann Cea raised the concern about people being exposed to spray from irrigation, but Matt reassured the group that the water is initially disinfected, and the permit only requires "non-potable water" signage, not ongoing chlorination.

4. Utility Financials

No discussion – Don Hester forwarded information via email to members after the meeting.

5. Old Business.

- **Myakka Villas Irrigation Connections**

The FUS crews successfully converted five out of six Myakka Point homes to use potable water for irrigation instead of flushing it, with Dave and Matt planning to track several months of data to determine if this approach saves water compared to traditional flushing and whether it should be implemented

elsewhere. Matt confirmed he checked the irrigation pressure on the five homes after a landscaper's concern and found no issues with the sprinklers operating at full potential.

- Irrigation Station Bids.
Dave stated that he will work on the irrigation station bid package.
- Irrigation shutoffs during wet weather

Don and BrightView discussed improving irrigation management by replacing 16 out of 19 rain sensors in common areas. The sensors shut off irrigation when a quarter inch of rain is detected and reactivate 24-48 hours after drying out. David Silverstein raised concerns that the sensors might restart irrigation too soon after heavy rainfall, suggesting that manual overrides are still necessary during flood conditions. The group also discusses whether all common areas are covered by rain sensors and notes that the entire system was turned off in July due to heavy rain but had to be reactivated for new sod and landscaping.

Don asked BrightView to take action for the next meeting to check all 19 irrigation controllers and confirm common areas are covered. The committee discusses access to irrigation management tools for Brightview-managed neighborhoods versus non-Brightview neighborhood.

- Proude Street versus Riseley flows
Dave Silverstein inquired about the status of selecting an engineering firm for the Proude Street project, and Don explained that the CDD Board interviewed three engineers before the July meeting, with results expected at today's board meeting, though contract finalization may take 6-8 weeks. Dave will coordinate with engineering firm once the contract has been finalized.

6. New Business

7. Audience Comments

8. Adjourn

7G.

Riverwood Community Development District

Financial Statements
(unaudited)

September 30, 2025

Prepared by



Table of Contents

	Report <u>Page #</u>
Balance Sheet	1 - 2
Revenues, Expenditures and Change in Fund Balances	
General Fund	3 - 5
General Fund - Reserves	6 - 7
Beach Club Fund (Operations)	8 - 9
Beach Club Fund - Reserves	10
Beach Club Fund (Loan)	11
Debt Service Fund	12
Revenues, Expenses and Change in Net Position	
Enterprise Fund (Breakdown by Services)	13
Water Services	14 - 15
Sewer Services	16 - 17
Irrigation Services	18 - 19
Reserve Fund	20
Supporting Schedules	
Non-Ad Valorem Special Assessments	21
Cash & Investment Report	22

Riverwood Community Development District

Financial Statements

Balance Sheet
September 30, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,131,299	\$ -	\$ -	\$ 3,131,299
Equity in Pooled Cash	1,256,448	2,145,205	68,332	103,673	(23,617)	(195,563)	872,928	3,066,383	(7,293,789)	-	-	-
Accounts Receivable	-	-	689	-	-	-	178,231	-	-	-	-	178,920
Accounts Receivable > 120	-	-	-	-	-	-	1,255	-	-	-	-	1,255
Accounts Receivable - Other	3,541	-	-	-	-	-	-	-	-	-	-	3,541
Loan Due from Beach Fund	94,641	-	-	-	-	-	-	-	-	-	-	94,641
Due From Other Funds	-	19,877	-	-	23,617	196,693	-	-	-	-	-	240,187
Investments:												
Money Market Account	-	-	-	-	-	-	-	-	4,162,490	-	-	4,162,490
Reserve Fund	-	-	-	-	-	131,302	-	-	-	-	-	131,302
Revenue Fund	-	-	-	-	-	428,175	-	-	-	-	-	428,175
Prepaid Items	21,141	-	518	-	-	-	1,666	-	-	-	-	23,325
Total Current Assets	1,375,771	2,165,082	69,539	103,673	-	560,607	1,054,080	3,066,383	-	-	-	8,395,135
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	-	-	-	-	-	-	-	-	-	-	559,477	559,477
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	3,966,523	3,966,523
Total Noncurrent Assets	-	-	-	-	-	-	6,548,496	-	-	37,301,004	4,526,000	48,375,500
Total Assets	\$ 1,375,771	\$ 2,165,082	\$ 69,539	\$ 103,673	\$ -	\$ 560,607	\$ 7,602,576	\$ 3,066,383	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,770,635

Riverwood Community Development District

Financial Statements

Balance Sheet
September 30, 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	\$ 242,163	\$ 857	\$ 5,649	\$ -	\$ -	\$ -	\$ 83,690	\$ -	\$ -	\$ -	\$ -	\$ 332,359
Accrued Expenses	3,700	-	-	-	-	-	70,368	-	-	-	-	74,068
Accrued Wages Payable	12,849	304	3,241	-	-	-	724	-	-	-	-	17,118
Sales Tax Payable	(26)	79	520	-	-	-	-	-	-	-	-	573
Deposits	-	-	-	-	-	-	247,556	-	-	-	-	247,556
Bonds Payable	-	-	-	-	-	-	-	-	-	-	4,526,000	4,526,000
Loan Due to General Fund	-	-	-	-	94,641	-	-	-	-	-	-	94,641
Due To Other Funds	220,310	-	-	-	-	-	19,877	-	-	-	-	240,187
Total Current Liabilities	478,996	1,240	9,410	-	94,641	-	422,215	-	-	-	4,526,000	5,532,502
Total Liabilities	478,996	1,240	9,410	-	94,641	-	422,215	-	-	-	4,526,000	5,532,502
Fund Balances / Net Position												
Nonspendable:												
Prepaid Items	21,141	-	-	-	-	-	-	-	-	-	-	21,141
Restricted for:												
Debt Service	-	-	-	-	-	560,607	-	-	-	-	-	560,607
Assigned to:												
Operating Reserves	350,000	-	-	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	507,738	-	-	-	-	-	-	-	-	-	507,738
Environmental Services	-	601,439	-	-	-	-	-	-	-	-	-	601,439
Reserves - Roadways	-	943,018	-	-	-	-	-	-	-	-	-	943,018
Reserves - RV Park	-	111,647	-	-	-	-	-	-	-	-	-	111,647
Reserves - Beach Club	-	-	-	103,673	-	-	-	-	-	-	-	207,346
Unassigned:	525,634	-	60,129	-	(94,641)	-	-	-	-	-	-	491,122
Net Investment in capital assets	-	-	-	-	-	-	6,548,495	-	-	-	-	6,548,495
Reserves - Sewer System	-	-	-	-	-	-	-	1,829,956	-	-	-	1,829,956
Reserves - Water System	-	-	-	-	-	-	-	449,001	-	-	-	449,001
Reserves - Irrigation System	-	-	-	-	-	-	-	524,691	-	-	-	524,691
Reserves - Underground Infrastructure	-	-	-	-	-	-	-	262,735	-	-	-	262,735
Unrestricted/Unreserved	-	-	-	-	-	-	631,866	-	-	37,301,004	-	37,932,870
Total Fund Balances / Net Position	896,775	2,163,842	60,129	103,673	(94,641)	560,607	7,180,361	3,066,383	-	37,301,004	-	51,134,460
Total Liabilities & Fund Balances / Net Position	\$ 1,375,771	\$ 2,165,082	\$ 69,539	\$ 103,673	\$ -	\$ 560,607	\$ 7,602,576	\$ 3,066,383	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,770,635

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

(100% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	%	
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	(500)	333	(833)	4,850	4,000	850	21.3%	4,000
Other Miscellaneous Revenues	5,566	38	5,528	5,906	500	5,406	1081.3%	500
Interest - Investments	3,701	3,333	368	43,360	40,000	3,360	8.4%	40,000
Interest - Tax Collector	-	-	-	3,672	-	3,672	0.0%	-
Insurance Reimbursements	26,726	-	26,726	26,726	-	26,726	0.0%	-
FEMA Revenue	-	-	-	1,494	-	1,494	0.0%	-
Total Revenue / Other Sources	35,494	3,705	31,789	2,161,760	2,122,301	39,459	1.9%	2,122,301

Expenditures

Administration

P/R-Board of Supervisors	145	221	76	2,394	2,696	302	11.2%	2,696
Payroll-Salaries	670	2,478	1,808	12,156	29,735	17,579	59.1%	29,735
ProfServ-Engineering	10,990	538	(10,452)	21,174	6,500	(14,674)	-225.8%	6,500
ProfServ-Mgmt Consulting	(30,818)	7,111	37,929	47,405	85,334	37,929	44.4%	85,334
ProfServ-Legal Services	(19,230)	1,042	20,272	39,006	12,500	(26,506)	-212.0%	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	794	667	(127)	9,126	8,000	(1,126)	-14.1%	8,000
Miscellaneous Mailings	-	792	792	-	9,500	9,500	n/a	9,500
Insurance	-	-	-	25,084	27,464	2,380	8.7%	27,464
Misc-Non Ad Valorem Taxes	-	212	212	16	2,500	2,484	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	3,310	1,426	43.1%	3,310
Janitorial /Office supplies	673	333	(340)	5,733	4,000	(1,733)	-43.3%	4,000
Office Expense	1,024	837	(187)	16,384	10,000	(6,384)	-63.8%	10,000
Misc-Credit Card Fees	7	10	3	100	120	20	16.7%	120
Total Administration	(35,744)	14,516	50,261	227,658	236,963	9,305	3.9%	236,963

Community Services

Environmental Services

Payroll-Environmental Services	5,503	9,206	3,703	60,782	110,466	49,684	45.0%	110,466
Contracts-Preserve Maintenance	22,451	2,913	(19,538)	40,947	35,000	(5,947)	-17.0%	35,000
Contracts-Lakes	2,367	2,363	(4)	28,404	28,400	(4)	0.0%	28,400
ProfServ-Consultants	3,867	1,250	(2,617)	16,887	15,000	(1,887)	-12.6%	15,000
Electricity - General	342	200	(142)	3,833	2,400	(1,433)	-59.7%	2,400
Utility - Water & Sewer	172	163	(9)	1,904	2,000	96	4.8%	2,000
R&M-Storm Drain Cleaning	-	1,250	1,250	2,197	15,000	12,803	85.4%	15,000
R&M-Preserves	10,350	3,337	(7,013)	30,878	40,000	9,122	22.8%	40,000
R&M-Road Scaping	-	1,500	1,500	-	18,000	18,000	n/a	18,000
R&M-Roads, Signage, Striping	-	913	913	14,440	11,000	(3,440)	-31.3%	11,000

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

(100% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	%	
R&M-Lakes,Bank Erosion,Planting	3,595	2,087	(1,508)	3,997	25,000	21,003	84.0%	25,000
Misc-Contingency	101,280	4,167	(97,113)	118,628	50,000	(68,628)	-137.3%	50,000
Total Environmental Services	149,927	29,348	(120,579)	322,897	352,266	29,369	8.3%	352,266
Access and Control								
Payroll-Gatehouse	(29,295)	26,712	56,007	283,006	320,546	37,540	11.7%	320,546
Communications-Internet & Phones	-	617	617	-	7,400	7,400	n/a	7,400
R&M-Gate	3,314	1,667	(1,648)	52,784	20,000	(32,784)	-163.9%	20,000
R&M-Gatehouse/Tech & Software	1,122	2,150	1,028	15,915	25,800	9,885	38.3%	25,800
Op Supplies - Gatehouse	183	1,417	1,233	24,189	17,000	(7,189)	-42.3%	17,000
Total Access and Control	(24,676)	32,562	57,238	375,894	390,746	14,852	3.8%	390,746
Landscape Services								
Contracts - Landscape	1,242	1,333	91	1,242	16,000	14,758	92.2%	16,000
Payroll - Landscape	111	1,333	1,223	3,921	16,000	12,079	75.5%	16,000
R&M - Other Landscape	17,590	1,667	(15,923)	61,172	20,000	(41,172)	-205.9%	20,000
R&M - Tree Trimming Services	2,040	2,378	338	29,200	28,540	(660)	-2.3%	28,540
Plantings & Consulting	16,436	4,163	(12,273)	46,187	50,000	3,813	7.6%	50,000
Contracts-Landscape	19,125	19,375	250	283,450	232,500	(50,950)	-21.9%	232,500
Contracts-Irrigation	-	3,200	3,200	16,640	38,400	21,760	56.7%	38,400
R&M-Irrigation	6,125	633	(5,491)	21,076	7,600	(13,476)	-177.3%	7,600
R&M-Mulch	-	2,667	2,667	29,440	32,000	2,560	8.0%	32,000
R&M-Trees and Trimming	-	1,500	1,500	24,890	18,000	(6,890)	-38.3%	18,000
Landscape Miscellaneous Credit	-	(3,780)	(3,780)	-	(45,360)	(45,360)	n/a	(45,360)
Op Supplies - Chemicals	-	5,000	5,000	35,554	60,000	24,446	40.7%	60,000
Total Landscape Services	62,668	39,470	(23,199)	552,771	473,680	(79,091)	-16.7%	473,680
Total Community Services	187,920	101,380	(86,541)	1,251,562	1,216,692	(34,870)	-2.9%	1,216,692
Activity Center Campus								
P/R-Board of Supervisors	108	163	55	1,776	2,000	224	11.2%	2,000
Payroll-Salaries	332	1,888	1,556	6,922	22,656	15,734	69.4%	22,656
Payroll-Maintenance	2,303	3,085	782	23,678	37,023	13,345	36.0%	37,023
Electricity - General	4,686	5,417	731	53,687	65,000	11,313	17.4%	65,000
Utility - Water & Sewer	1,431	1,167	(264)	15,767	14,000	(1,767)	-12.6%	14,000
Insurance	(19,709)	-	19,709	28,667	52,967	24,300	45.9%	52,967
R&M-Pools	150	663	513	11,248	8,000	(3,248)	-40.6%	8,000
R&M-Fitness Equipment	3,052	500	(2,552)	7,578	6,000	(1,578)	-26.3%	6,000
Activity Ctr Cleaning- Inside Areas	1,195	2,663	1,468	20,858	32,000	11,143	34.8%	32,000
Pool Daily Maintenance	5,200	2,087	(3,113)	26,965	25,000	(1,965)	-7.9%	25,000
R&M-Activity Campus Buildings	7,258	3,333	(3,924)	59,975	40,000	(19,975)	-49.9%	40,000
Misc-Special Projects	22,753	5,000	(17,753)	59,624	60,000	376	0.6%	60,000
Tools and Equipment	2,295	1,250	(1,045)	7,810	15,000	7,190	47.9%	15,000
Operating Supplies	218	750	532	12,046	9,000	(3,046)	-33.8%	9,000

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

(100% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Misc-Contingency	-	2,500	2,500	3,571	30,000	26,429	88.1%	30,000
Total Activity Center Campus	31,271	30,466	(805)	340,172	418,646	78,474	18.7%	418,646
Total Expenditures	183,447	146,362	(37,085)	1,819,392	1,872,301	52,909	2.8%	1,872,301
Transfers Out								
Reserve - Activity Center Campus	5,833	5,833	0	70,000	70,000	0	0.0%	70,000
Reserve - Roadways	10,833	10,837	4	130,000	130,000	0	0.0%	130,000
Reserve - Environmental Services	4,167	4,163	(4)	50,000	50,000	(0)	0.0%	50,000
Total Transfers Out	20,833	20,833	0	250,000	250,000	0	0.0%	250,000
Total Expenditures & Transfers	204,280	167,195	(37,085)	2,069,392	2,122,301	52,909	2.5%	2,122,301
Net Surplus (Deficit)	<u>\$ (168,786)</u>	<u>\$ (163,491)</u>	<u>\$ (5,296)</u>	92,367	-	92,367		-
Fund balance as of Oct 01, 2024				804,409	804,409	-		804,409
Fund Balance as of Sep 30, 2025				<u>\$ 896,776</u>	<u>\$ 804,409</u>	<u>\$ 92,367</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 September 30, 2025

(100% 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	1,131	4,750	(3,619)	45,790	57,000	(11,210)	-19.7%	57,000
Transfer In - Roadways	10,833	10,837	(4)	130,000	130,000	(0)	0.0%	130,000
Transfer In - Environmental Services	4,167	4,163	4	50,000	50,000	0	0.0%	50,000
Transfer In - Activity Center Campus	5,833	5,837	(4)	70,000	70,000	(0)	0.0%	70,000
Other Miscellaneous Revenues	0	-	0	33	-	33	n/a	-
Interest - Investments	7,627	4,583	3,044	110,437	55,000	55,437	100.8%	55,000
Total Revenue / Other Sources	29,592	30,170	(578)	406,259	362,000	44,259	12.2%	362,000
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	5,083	5,083	-	61,000	61,000	100.0%	61,000
Materials & Supplies	-	-	-	2,750	-	(2,750)	n/a	-
Capital Projects	-	-	-	43,089	-	(43,089)	n/a	-
Improvements - Building	-	-	-	69,220	-	(69,220)	n/a	-
ProfServ-Legal Services	-	-	-	1,510	-	(1,510)	n/a	-
R&M-Sports Courts	66,154	-	(66,154)	90,756	-	(90,756)	n/a	-
R&M-Activity Center	-	-	-	26,394	-	(26,394)	n/a	-
R&M-Pools	-	-	-	8,350	-	(8,350)	n/a	-
Total Activity Center Campus	66,154	5,083	(61,071)	242,070	61,000	(181,070)	-296.8%	61,000
Roadways								
Reserve - Roadways	-	19,750	19,750	-	237,000	237,000	100.0%	237,000
Total Roadways	-	19,750	19,750	-	237,000	237,000	100.0%	237,000
RV Park								
Reserve - RV Park	-	2,423	2,423	-	29,070	29,070	100.0%	29,070
Payroll- RV Park	1,176	1,667	491	12,631	20,000	7,369	36.8%	20,000
Materials & Supplies	1,666	413	(1,253)	14,557	5,000	(9,557)	-191.1%	5,000
Capital Projects	-	712	712	29,972	8,500	(21,472)	-252.6%	8,500
Postage and Freight	-	7	7	-	40	40	100.0%	40
Fuel, Gasoline and Oil	-	2	2	-	90	90	100.0%	90
Credit Card Fees	38	112	74	1,226	1,300	74	5.7%	1,300
Total RV Park	2,880	5,335	2,455	58,386	64,000	5,614	8.8%	64,000
Environmental Services								
R&M-Storm Drain Cleaning	-	-	-	57,719	-	(57,719)	n/a	-
Operating Supplies	-	-	-	176,925	-	(176,925)	n/a	-
Total Environmental Services	-	-	-	234,644	-	(234,644)	n/a	-
Total Expenditures	69,034	30,168	(38,866)	535,100	362,000	(173,100)	-47.8%	362,000
Net Surplus (Deficit)	\$ (39,442)	\$ 2	\$ (39,444)	(128,840)	-	(128,840)		-
Fund balance as of Oct 01, 2024				2,292,683	2,292,683	-		2,292,683
Fund Balance as of Sep 30, 2025				\$ 2,163,842	\$ 2,292,683	\$ (128,840)		\$ 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 September 30, 2025

(100% 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	\$50,000	\$33,723	\$234,644	\$601,439
Activity Center Campus Reserve	\$649,184	\$70,033	\$30,592	\$242,070	\$507,739
Roadways Reserve	\$772,843	\$130,000	\$40,175	\$0	\$943,018
RV Park Reserve	\$118,297	\$45,790	\$5,947	\$58,386	\$111,647
Total	\$2,292,682	\$295,822	\$110,437	\$535,100	\$2,163,842

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

(100% 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	\$ 6,531	\$ 15,833	\$ (9,302)	\$ 204,883	\$ 190,000	\$ 14,883	7.8%	\$ 190,000
Initiation Fees	900	250	650	3,475	3,000	475	15.8%	3,000
Amenities Revenue	-	87	(87)	600	1,000	(400)	-40.0%	1,000
Summer Membership	-	712	(712)	-	8,500	(8,500)	-100.0%	8,500
Other Miscellaneous Revenues	1	38	(37)	253	500	(247)	-49.3%	500
Insurance Reimbursements	4,770	-	4,770	4,770	-	4,770	n/a	-
Interest - Investments	342	13	329	6,643	200	6,443	3221.4%	200
Total Revenue / Other Sources	12,544	16,933	(4,390)	220,624	203,200	17,424	8.6%	203,200

Expenditures

Beach Club Operations

Payroll-Administrative	775	583	(192)	7,392	7,000	(392)	-5.6%	7,000
Payroll-Attendants	9,911	7,842	(2,069)	109,062	94,103	(14,959)	-15.9%	94,103
ProfServ-Mgmt Consulting	9,207	455	(8,752)	14,216	5,464	(8,752)	-160.2%	5,464
Auditing Services	-	-	-	794	794	-	0.0%	794
ProfServ-Legal Services	5,823	-	(5,823)	5,823	-	(5,823)	n/a	-
Contracts-Landscape	-	150	150	-	1,800	1,800	100.0%	1,800
Communication - Telephone	252	212	(40)	2,942	2,500	(442)	-17.7%	2,500
Utility - General	140	117	(23)	1,248	1,400	152	10.9%	1,400
Utility - Refuse Removal	78	75	(3)	940	900	(40)	-4.4%	900
Utility - Water & Sewer	72	150	78	939	1,800	861	47.8%	1,800
Insurance	4,223	-	(4,223)	29,307	27,464	(1,843)	-6.7%	27,464
R&M-Buildings	473	163	(310)	8,466	2,000	(6,466)	-323.3%	2,000
R&M-Equipment	-	163	163	6,224	2,000	(4,224)	-211.2%	2,000
Preventative Maint-Security Systems	-	144	144	6,785	1,750	(5,035)	-287.7%	1,750
Misc-Special Projects	6,988	163	(6,825)	26,366	2,000	(24,366)	-1218.3%	2,000
Misc-Web Hosting	-	44	44	578	550	(28)	-5.0%	550
Misc-Taxes	-	-	-	922	756	(166)	-22.0%	756
Misc-Contingency	-	426	426	12,711	5,106	(7,605)	-148.9%	5,106
Credit Card Fees	207	433	227	6,103	5,200	(903)	-17.4%	5,200
Office Supplies	-	5	5	46	60	14	23.3%	60
Op Supplies - General	137	41	(96)	2,724	497	(2,227)	-448.0%	497
Total Beach Club Operations	38,285	11,167	(27,119)	243,586	163,144	(80,442)	-49.3%	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 September 30, 2025

(100% 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	-	23,617	23,617	-	23,617	23,617	100.0%	23,617
Interest Expense	5,440	5,439	(1)	5,440	5,439	(1)	0.0%	5,439
Total Debt Service	5,440	29,056	23,616	5,440	29,056	23,616	81.3%	29,056
Total Expenditures	43,725	40,223	(3,503)	249,026	192,200	(56,826)	-29.6%	192,200
Transfer Out								
Reserve - Beach Club	917	917	-	11,000	11,000	(0)	0.0%	11,000
Total Transfer Out	917	917	-	11,000	11,000	(0)	0.0%	11,000
Reserves								
Operating Transfers-Out	23,617	-	(23,617)	23,617	-	(23,617)	n/a	-
Total Reserves	23,617	-	(23,617)	23,617	-	(23,617)	n/a	-
Total Expenditures & Transfer	68,259	41,139	(27,120)	283,643	203,200	(80,443)	-39.6%	203,200
Net Surplus (Deficit)	<u>\$ (55,715)</u>	<u>\$ (24,206)</u>	<u>\$ (31,509)</u>	(63,019)	-	(63,019)		-
Fund balance as of Oct 01, 2024				123,148	123,148	-		123,148
Fund Balance as of Sep 30, 2025				\$ 60,129	\$ 123,148	\$ (63,019)		\$ 123,148

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

(100% 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	\$ -	\$ 11,000	\$ 11,000	\$ 0	0.0%	\$ 11,000	
Total Revenue / Other Sources	917	917	-	11,000	11,000	0	0.0%	11,000	
Expenditures									
Reserve - Beach Club	-	917	917	-	11,000	11,000	100.0%	11,000	
Total Expenditures	-	917	917	-	11,000	11,000	0.0%	11,000	
Net Surplus (Deficit)	\$ 917	\$ -	\$ 917	11,000	-	11,000		-	
Fund balance as of Oct 01, 2024				92,673	92,673	-		92,673	
Fund Balance as of Sep 30, 2025				\$ 103,673	\$ 92,673	\$ 11,000		\$ 92,673	

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$92,673	\$11,000	\$0	\$0	\$103,673
Total	\$92,673	\$11,000	\$0	\$0	\$103,673

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

(100% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Interfund Transfer - In	23,617	-	23,617	23,617	-	23,617	n/a	-
Total Revenue / Other Sources	23,617	-	23,617	23,617	-	23,617	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	<u>\$ 23,617</u>	<u>\$ -</u>	<u>\$ 23,617</u>	23,617	-	23,617		-
Fund balance as of Oct 01, 2024				(118,258)	(118,258)	-		(118,258)
Fund Balance as of Sep 30, 2025				<u>\$ (94,641)</u>	<u>\$ (118,258)</u>	<u>\$ 23,617</u>		<u>\$ (118,258)</u>

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 September 30, 2025

(100% 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	1,853	38	1,815	28,037	500	27,537	5507.4%	500
Interest - Tax Collector	-	-	-	1,213	-	1,213	n/a	-
Total Revenue / Other Sources	1,853	38	1,815	702,924	670,975	31,949	4.8%	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)	\$ 1,853	\$ 38	\$ 1,815	24,662	(7,781)	32,443		(7,781)
Fund balance as of Oct 01, 2024				535,944	535,944	-		535,944
Fund Balance as of Sep 30, 2025				\$ 560,607	\$ 528,163	\$ 32,443		\$ 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 September 30, 2025

(100% 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	\$ 499,761	\$ 1,317,306	\$ 277,261	\$ 2,094,328	\$ 2,001,320	\$ 93,008	4.6%	\$ 2,001,320
Usage Charges for Services	238,578	-	-	238,578	230,000	8,578	3.7%	230,000
Standby Fees	-	6,788	-	6,788	6,000	788	13.1%	6,000
Connection Fees - W/S	-	13,040	-	13,040	-	13,040	0.0%	-
Backflow Fees	-	-	-	-	27,000	(27,000)	-100.0%	27,000
Settlements	-	30,965	-	30,965	-	30,965	0.0%	-
Other Miscellaneous Revenues	2,307	9,809	-	12,116	11,800	316	2.7%	11,800
Interest - Investments	6,220	11,596	2,596	20,412	5,300	15,112	285.1%	5,300
Total Revenue / Other Sources	746,866	1,389,504	279,856	2,416,227	2,281,420	134,807	5.9%	2,281,420
Expenses								
Administration	114,588	193,681	38,154	346,422	273,378	(73,044)	-26.7%	273,378
Utility Services	547,612	637,499	145,678	1,330,789	1,686,032	355,243	21.1%	1,686,032
Transfers Out	51,326	230,250	40,734	322,310	322,310	(0)	0.0%	322,310
Total Expenses	713,527	1,061,430	224,565	1,999,521	2,281,720	282,199	12.4%	2,281,720
Net Profit (Loss)	<u>\$ 33,340</u>	<u>\$ 328,074</u>	<u>\$ 55,291</u>	416,705	(300)	417,005		(300)
Net Position as of Oct 01, 2024				6,763,657	6,763,657	-		6,763,657
Net Position as of Sep 30, 2025				<u>\$ 7,180,362</u>	<u>\$ 6,763,357</u>	<u>\$ 417,005</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 September 30, 2025

(100% 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	\$ 42,473	\$ 38,610	\$ 3,863	\$ 499,761	\$ 463,320	\$ 36,441	7.9%	\$ 463,320
Water-Usage	13,626	19,167	(5,541)	238,578	230,000	8,578	3.7%	230,000
Backflow Fees	-	2,250	(2,250)	-	27,000	(27,000)	-100.0%	27,000
Other Miscellaneous Revenues	(173)	150	(323)	2,307	1,800	507	28.2%	1,800
Interest - Investments	658	25	633	6,220	300	5,920	1973.4%	300
Total Revenue / Other Sources	56,584	60,202	(3,617)	746,866	722,420	24,446	3.4%	722,420
Administration								
P/R-Board of Supervisors	148	226	78	2,438	2,745	307	11.2%	2,745
Payroll-Project Manager	35,107	2,083	(33,024)	47,506	25,000	(22,506)	-90.0%	25,000
ProfServ-Engineering	-	413	413	-	5,000	5,000	100.0%	5,000
ProfServ-Legal Services	14,559	625	(13,934)	14,708	7,500	(7,208)	-96.1%	7,500
ProfServ-Mgmt Consulting	20,907	484	(20,423)	26,231	5,808	(20,423)	-351.6%	5,808
Auditing Services	-	-	-	1,349	1,349	-	0.0%	1,349
Postage and Freight	-	20	20	94	306	212	69.4%	306
Insurance	11,263	-	(11,263)	22,013	11,770	(10,243)	-87.0%	11,770
Printing and Binding	-	32	32	45	340	295	86.8%	340
Legal Advertising	-	45	45	186	485	299	61.7%	485
Miscellaneous Services	-	80	80	-	949	949	100.0%	949
Office Supplies	-	3	3	20	102	83	80.9%	102
Total Administration	81,984	4,011	(77,973)	114,588	61,354	(53,234)	-86.8%	61,354
Utility Services								
ProfServ-Utility Billing	936	1,138	202	12,623	13,650	1,028	7.5%	13,650
Contracts-Other Services	3,685	4,052	367	48,785	48,620	(165)	-0.3%	48,620
Utility - Base Rate	13,665	12,775	(890)	163,071	153,300	(9,771)	-6.4%	153,300
Utility - Water-Usage	16,241	25,167	8,926	260,340	302,000	41,661	13.8%	302,000
Utility-CCU Admin Fee	5	6	1	56	50	(6)	-12.9%	50
R&M-General	5,778	4,625	(1,153)	32,782	55,500	22,718	40.9%	55,500
Misc-Licenses & Permits	-	25	25	100	300	200	66.7%	300
Back Flow Preventors	-	2,250	2,250	29,856	27,000	(2,856)	-10.6%	27,000
Misc-Contingency	-	777	777	-	9,320	9,320	100.0%	9,320
Total Utility Services	40,309	50,814	10,505	547,612	609,740	62,128	10.2%	609,740
Total Expenses	122,293	54,825	(67,468)	662,201	671,094	8,893	1.3%	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 September 30, 2025

(100% 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	-	51,326	51,326	(0)	0.0%	51,326
Total Transfers Out	4,277	4,277	-	51,326	51,326	(0)	0.0%	51,326
Total Expenses & Transfers	126,570	59,102	(67,468)	713,527	722,420	8,893	1.2%	722,420
Net Profit (Loss)	<u>\$ (69,986)</u>	<u>\$ 1,100</u>	<u>\$ (71,085)</u>	<u>\$ 33,340</u>	<u>\$ -</u>	<u>\$ 33,340</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 September 30, 2025

(100% 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	\$ 109,910	\$ 108,333	\$ 1,576	\$ 1,317,306	\$ 1,300,000	\$ 17,306	1.3%	\$ 1,300,000
Standby Fees	555	500	55	6,788	6,000	788	13.1%	6,000
Connection Fees - W/S	-	-	-	13,040	-	13,040	n/a	-
Settlements	-	-	-	30,965	-	30,965	n/a	-
Other Miscellaneous Revenues	(1,570)	837	(2,407)	9,809	10,000	(191)	-1.9%	10,000
Interest - Investments	1,227	337	890	11,596	4,000	7,596	189.9%	4,000
Total Revenue / Other Sources	110,122	110,007	115	1,389,504	1,320,000	69,504	5.3%	1,320,000
Expenses								
Administration								
P/R-Board of Supervisors	374	574	200	6,166	6,943	777	11.2%	6,943
Payroll-Project Manager	18,440	2,833	(15,606)	34,739	34,000	(739)	-2.2%	34,000
ProfServ-Engineering	7,854	837	(7,017)	40,624	10,000	(30,624)	-306.2%	10,000
ProfServ-Legal Services	5,823	2,292	(3,531)	8,467	27,500	19,033	69.2%	27,500
ProfServ-Mgmt Consulting	7,945	2,110	(5,835)	31,159	25,324	(5,835)	-23.0%	25,324
Auditing Services	-	-	-	3,412	3,412	-	0.0%	3,412
Postage and Freight	50	60	11	1,199	775	(424)	-54.8%	775
Insurance	2,815	-	(2,815)	67,316	70,622	3,306	4.7%	70,622
Printing and Binding	-	68	68	279	860	581	67.6%	860
Legal Advertising	-	3	3	3	3	-	0.0%	3
Miscellaneous Services	98	199	102	195	2,399	2,204	91.9%	2,399
Office Supplies	-	25	25	122	300	179	59.5%	300
Total Administration	43,397	9,001	(34,396)	193,681	182,138	(11,543)	-6.3%	182,138
Utility Services								
ProfServ-Utility Billing	5,831	7,088	1,256	78,338	85,050	6,712	7.9%	85,050
Electricity - General	3,853	6,833	2,980	46,743	82,000	35,257	43.0%	82,000
Utility - Water & Sewer	363	375	12	4,594	4,500	(94)	-2.1%	4,500
Communication - Telephone	495	538	43	5,711	6,500	789	12.1%	6,500
Contracts-Other Services	22,958	25,245	2,287	302,575	302,940	365	0.1%	302,940
R&M-Sludge Hauling	-	7,087	7,087	14,654	85,000	70,346	82.8%	85,000
Maintenance - Security Systems	-	144	144	1,705	1,750	45	2.6%	1,750
R&M-General	7,551	18,956	11,405	122,628	227,439	104,811	46.1%	227,439
Misc-Licenses & Permits	-	8	8	600	140	(460)	-328.6%	140
Misc-Bad Debt	-	87	87	193	1,000	807	80.7%	1,000
Misc-Contingency	567	966	399	6,805	11,593	4,788	41.3%	11,593
Op Supplies - Chemicals	-	8,333	8,333	52,953	100,000	47,047	47.0%	100,000
Total Utility Services	41,619	75,660	34,041	637,499	907,912	270,413	29.8%	907,912
Total Expenses	85,017	84,662	(355)	831,180	1,090,050	258,870	23.7%	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 September 30, 2025

(100% 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	-	230,250	230,250	-	0.0%	230,250
Total Transfers Out	19,188	19,188	-	230,250	230,250	-	0.0%	230,250
Total Expenses & Transfers	104,204	103,849	(355)	1,061,430	1,320,300	258,870	19.6%	1,320,300
Net Profit (Loss)	<u>\$ 5,918</u>	<u>\$ 6,158</u>	<u>\$ (241)</u>	<u>\$ 328,074</u>	<u>\$ (300)</u>	<u>\$ 328,374</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 September 30, 2025

(100% 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	\$ 23,782	\$ 19,837	\$ 3,945	\$ 277,261	\$ 238,000	\$ 39,261	16.5%	\$ 238,000	
Interest - Investments	275	87	188	2,596	1,000	1,596	159.6%	1,000	
Total Revenue / Other Sources	24,057	19,924	4,133	279,856	239,000	40,856	17.1%	239,000	
Expenses									
Administration									
P/R-Board of Supervisors	87	131	44	1,435	1,616	181	11.2%	1,616	
Payroll-Project Manager	17,221	837	(16,384)	20,559	10,000	(10,559)	-105.6%	10,000	
ProfServ-Engineering	-	447	447	-	5,320	5,320	100.0%	5,320	
ProfServ-Legal Services	2,913	208	(2,705)	2,913	2,500	(413)	-16.5%	2,500	
ProfServ-Mgmt Consulting	3,126	207	(2,919)	5,408	2,489	(2,919)	-117.3%	2,489	
Auditing Services	-	-	-	794	794	-	0.0%	794	
Postage and Freight	-	15	15	46	180	134	74.5%	180	
Insurance	1,408	-	(1,408)	6,783	5,885	(898)	-15.3%	5,885	
Printing and Binding	-	13	13	21	200	179	89.7%	200	
Legal Advertising	-	21	21	186	285	99	34.8%	285	
Miscellaneous Services	-	51	51	-	557	557	100.0%	557	
Office Supplies	-	5	5	9	60	51	85.0%	60	
Total Administration	24,756	1,936	(22,820)	38,154	29,886	(8,268)	-27.7%	29,886	
Utility Services									
ProfServ-Utility Billing	432	525	93	5,821	6,300	480	7.6%	6,300	
Electricity - General	2,661	3,333	672	36,896	40,000	3,104	7.8%	40,000	
Contracts-Other Services	1,701	1,870	169	22,494	22,440	(54)	-0.2%	22,440	
Utility - Water-Usage	3,378	3,413	35	43,753	41,000	(2,753)	-6.7%	41,000	
Utility-CCU Admin Fee	5	9	4	42	75	33	43.7%	75	
R&M-General	-	4,163	4,163	36,298	50,000	13,702	27.4%	50,000	
Misc-Contingency	-	714	714	375	8,565	8,190	95.6%	8,565	
Total Utility Services	8,176	14,027	5,851	145,678	168,380	22,702	13.5%	168,380	
Total Expenses	32,932	15,963	(16,969)	183,831	198,266	14,435	7.3%	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 September 30, 2025

(100% 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	-	40,734	40,734	-	0.0%	40,734
Total Transfers Out	3,395	3,395	-	40,734	40,734	-	0.0%	40,734
Total Expenses & Transfers	36,327	19,357	(16,969)	224,565	239,000	14,435	6.0%	239,000
Net Profit (Loss)	<u>\$ (12,270)</u>	<u>\$ 567</u>	<u>\$ (12,837)</u>	<u>\$ 55,291</u>	<u>\$ -</u>	<u>\$ 55,291</u>		<u>\$ -</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Reserves

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending September 30, 2025

(100% 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	\$ -	\$ 51,326	\$ 51,326	\$ 0	0.0%	\$ 51,326	
Transfer In - Sewer Services	19,188	19,188	-	230,250	230,250	-	0.0%	230,250	
Transfer In - Irrigation Services	3,395	3,395	-	40,734	40,734	-	0.0%	40,734	
Interest - Investments	10,480	4,163	6,317	134,800	50,000	84,800	169.6%	50,000	
Total Revenue / Other Sources	37,339	31,022	6,317	457,110	372,310	84,800	22.8%	372,310	
Expenses									
Sewer Services									
Capital Projects	-	-	-	284,071	-	(284,071)	n/a	-	
Reserve - Sewer System	-	20,500	20,500	-	246,000	246,000	100.0%	246,000	
Total Sewer Services	-	20,500	20,500	284,071	246,000	(38,071)	-15.5%	246,000	
Total Expenses	-	20,500	20,500	284,071	246,000	(38,071)	-15.5%	246,000	
Net Profit (Loss)	\$ 37,339	\$ 10,522	\$ 26,817	173,040	126,310	46,730		126,310	
Net Position as of Oct 01, 2024				2,893,343	2,893,343	-		2,893,343	
Net Position as of Sep 30, 2025				\$ 3,066,383	\$ 3,019,653	\$ 46,730		\$ 3,019,653	

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$378,925	\$51,326	\$18,750	\$0	\$449,001
Sewer Services Reserve	\$1,801,679	\$230,250	\$82,099	\$284,071	\$1,829,957
Irrigation Services Reserve	\$461,628	\$40,734	\$22,328	\$0	\$524,691
Underground Infrastructure Reserve	\$251,111	\$0	\$11,624	\$0	\$262,735
Total	\$2,893,343	\$322,310	\$134,800	\$284,071	\$3,066,383

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				
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	
Assessments Levied				\$2,149,562	Assessments Levied				\$ 698,412
Allocation %				100%	Allocation %				100%
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
September 30, 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	3.73%	US Bank	First American Govt. Obligation Fund
206	#6000 2018 Revenue	\$426,322	\$428,175	3.73%	US Bank	First American Govt. Obligation Fund
Total Fund 206		<u>\$557,624</u>	<u>\$559,477</u>			
800	#9701 Pooled Cash Checking	\$3,193,293	\$3,131,299	4.33%	Valley	Checking
800	#9952 General Fund MMA	\$2,836,170	\$2,845,201	3.99%	Bank United	Money Market Account
800	#2203 Water & Sewer MMA	\$1,313,108	\$1,317,289	3.99%	Bank United	Money Market Account
Total Fund 800		<u>\$7,342,571</u>	<u>\$7,293,789</u>			

7Hi



Fountain Maintenance Proposal

Created by:

Melody Farrell
PO Box 3439
North Fort Myers, FL 33918
08 / 22 / 2025

Prepared for:

Denise Patrick
Riverwood CDD
4290 Riverwood DR
Port Charlotte, FL 33953

Greetings Denise ,

Thank you for considering FloridAquatic Lake Management for Riverwood CDD's fountain needs. We have been making lakes beautiful since 1996. Originally founded by my father, we are locally owned and operated in southwest Florida. Being a small family business does not keep us from supplying your community with everything a large nationwide business can.

Our team has significant experience with managing water ways and has a successful track record with similar clients and projects. We will provide top value for your investment and you will be able to speak to us in a timely manner.

The following proposal outlines the details of this project along with pricing. If you would like a certain service that is not listed in this proposal, let us know and we can address your needs. Feel free to contact us with any questions by email, phone, or the messaging box in the top right corner of this screen.

With Appreciation,
Tim Farrell

Fountain Maintenance Program

The best way to keep your fountain system running smoothly is to have maintenance performed every 3 months. If any issues are found at the inspection, you will be notified. If repairs are needed, you will receive a quote for approval.

Property Address:
Riverwood CDD
4290 Riverwood DR
Port Charlotte, FL 33953

\$325 every 3 months for 2 Fountain Units

Work Scope

Every 3 months, a technician will perform the below services.

- Clean parts that are accessible without disassembling the unit or pulling to the lake bank
- Inspect parts that are accessible for wear or damage without disassembling the unit or pulling to the lake bank
- Diagnose any unit not working properly when on site for regular scheduled maintenance up to 30 minutes

Any repair parts not covered under warranty or maintenance parts are an **additional charge**. Labor for repairs on warranty parts, non warranty parts, diagnoses, and visits between regular maintenance are an **additional charge**. Current pricing is \$200 the first hour and \$125 each additional hour.

If repairs are needed, the Customer will receive a repair quote for approval.

Customer or FloridAquatic Lake Management may cancel at anytime with 30 days notice.

Acceptance of this proposal shall be indicated by my signature:

Deoise Patrick

Administrative Assistant

09 / 16 / 2025

CERTIFICATE *of* SIGNATURE

REF. NUMBER

DH5FI-MWPBK-YQRRH-TUFB4

DOCUMENT COMPLETED BY ALL PARTIES ON

16 SEP 2025 13:03:18 UTC

SIGNER**DENISE PATRICK**

EMAIL

DENISERIVERWOODCDD@GMAIL.COM

SHARED VIA

LINK**TIMESTAMP**

SENT

22 AUG 2025 19:25:12 UTC

VIEWED

25 AUG 2025 13:07:18 UTC

SIGNED

16 SEP 2025 13:03:18 UTC

SIGNATURE*Denise Patrick*

IP ADDRESS

73.62.81.239

LOCATION

PORT CHARLOTTE, UNITED STATES



Ninth Order of Business

9Bi

RCDD Admin Parking Lot Drainage Project Meeting Notes

9.23.2025

Purpose: Review and evaluate proposal from JUNGLE Property Tamer

Attendees:

Riverwood Manager – Jim Freeman

RCDD Board Supervisor – Bob Sims

Contractor:

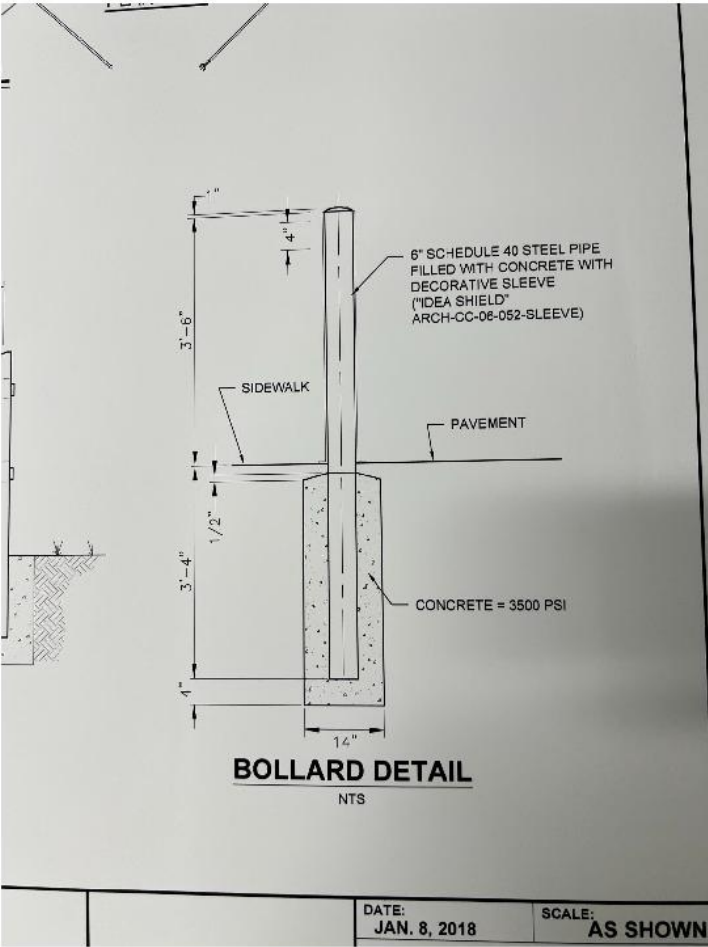
Jungle Property Tamer (JPT) – Robert Robinson

Discussions:

- 1) JPT to be the Prime contractor for the project
- 2) JPT to include the following in the revised Scope of Work (SOW):
 - a) Remove “pedestrian crossing” paving blocks
 - b) Sawcut paving block edges and reset to match remaining parking island pavers
 - c) Procure and install bollards (see attached sample)
 - d) Procure and install bollard covers (see attached sample)
 - e) Procure and install $\geq$ 2-inch TW manila rope to bollards
 - f) Concrete edge required to support existing parking lot asphalt
 - g) Revise 4-inch pipe configuration detail drawing (2 on top, 1 on bottom)
 - i) Identify material around pipes and include bollard layout
 - ii) Bollard to be located on the outside (vehicle side) of fill
- 3) JPT will excavate and refill corner of existing drainage system to determine depth of concrete and dirt trough
- 4) Requests for bids from concrete contractors
 - a) JPT will request bids from sub-contactors
 - b) Riverwood Manager will request bid from DeClercq Concrete
- 5) Work shall take approximately 2 weeks to complete (pending weather)
- 6) East and west side construction phasing to independently close parking areas
 - a) Allowing use of partial parking during construction each phase

Closing Comments:

- 1) RCDD District Engineer will review revised SOW and bids
- 2) JPT inspected rip-rap installation at the RCA Myakka Pointe Boardwalk
 - a) Found a combination of concrete and riprap



Typical Bollard Cover

RCDD Admin Parking Lot Drainage Project Meeting Notes

9.30.2025

Purpose: Field Inspection to prepare drawings and define the Scope of Work

Attendees:

Riverwood Manager – Jim Freeman

RCDD Board Supervisor – Bob Sims

Contractors:

Jungle Property Tamer (JPT) – Robert Robinson

DeClerc Construction Inc (DCI) – Marcus King

Discussions:

- 1) Four components needed to reach the project goal
 - a) Installation of a new drainage system
 - b) Removal and re-installation of edge paving blocks
 - c) Installation of concrete barrier around perimeter of new drainage system
 - d) Clean out existing drainage pipes beneath parking island
 - i) Riverwood Manager to
- 2) JPT and DCI shall work collaboratively with each other and the RCA Manager
 - a) JPT and DCI shall submit their SOW, schedule and cost proposals to the RCDD District Engineer (Johnson Engrs) via the Riverwood Manager
 - b) RCDD District Engineer shall review submittals
- 3) JPT shall include the following in their Scope of Work (SOW):
 - a) Demo and remove existing river rock and drainage system materials
 - i) Place excavated river rock to the RCA designated staging area
 - ii) Cleaned River Rock may be recycled for use in the new drainage area
 - b) Install a 4-inch SCH 80 PVC pipe configuration (see attached PDF illustration)
 - i) Identify material around pipes and include bollard layout
 - ii) Bollard to be located on the outside (vehicle side) of fill
 - c) Procure and install $\geq$ 2-inch $\varnothing$ TW manila rope to bollards, accordingly:
 - i) Drill holes through steel bollards and bollards covers for manilla rope
 - ii) Or wrap and band manilla ropes around bollards
- 4) DCI shall include the following in their Scope of Work (SOW):
 - a) Remove all “pedestrian crossing” paving blocks
 - b) Remove, then sawcut paving block edges and reset to match remaining parking island pavers
 - c) Procure and install bollards (see Figure 1)
 - i) Fill with concrete
 - d) Procure and install bollard covers (see Figure 2)

- e) Install new concrete edge to support parking lot asphalt
- f) Install new raised concrete curbs along six planting beds, matching existing curb height
- 5) Work shall take approximately 2 weeks to complete (pending weather)
- 6) East and west side construction phasing to individually close parking areas

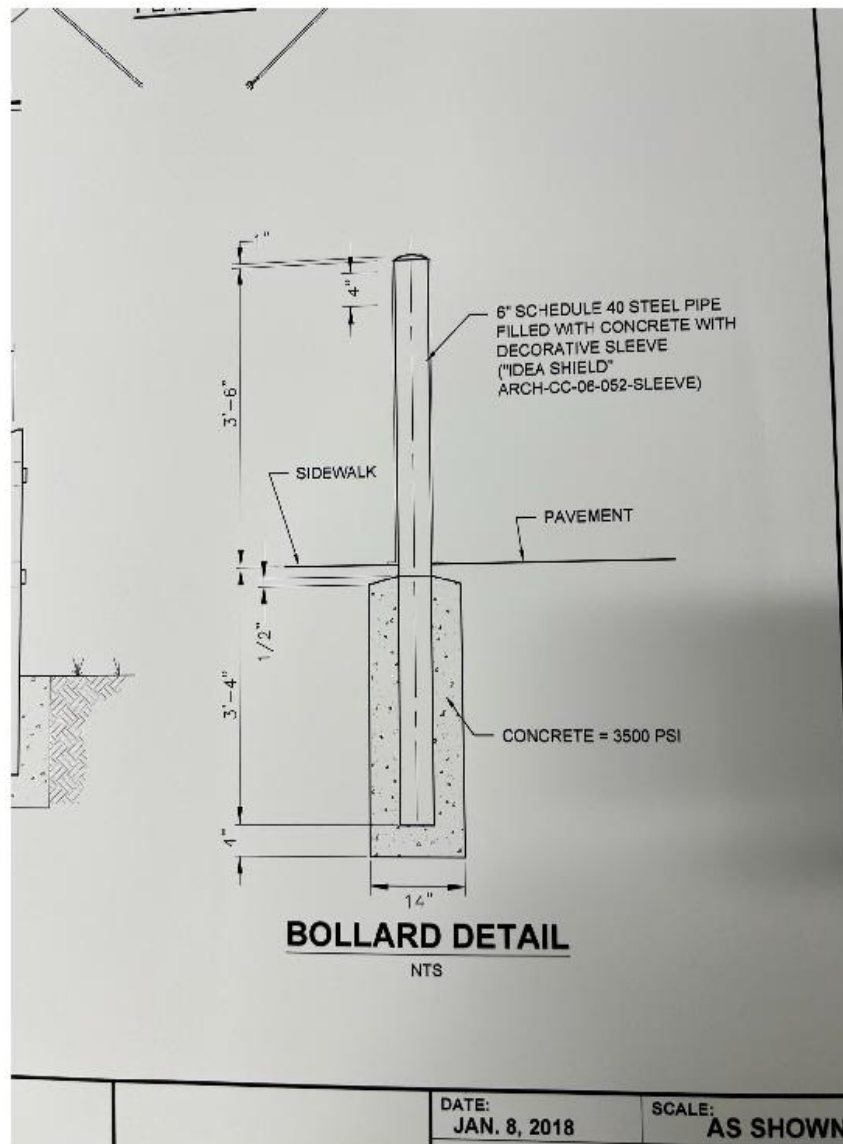


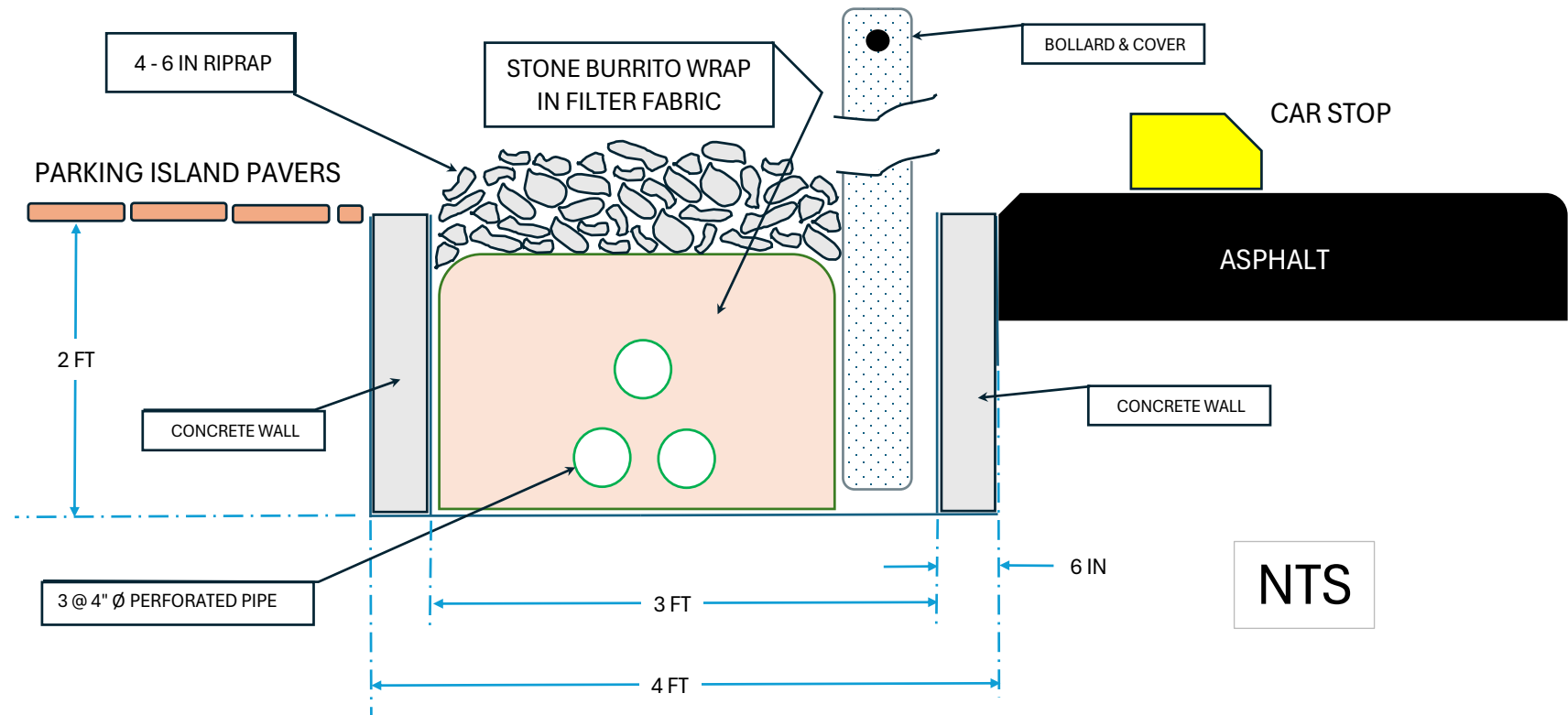
Figure 1



*Typical Bollard
Cover*

Figure 2





VIEW "AA" (looking North)

TENTH ORDER OF BUSINESS

10Ai

RIVERWOOD CDD

September Monthly Client Report
October 21st, 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

- 3.849 million gals of wastewater received in September

Water Treatment

- 3.579 million gals of water metered at Riseley Ave between 8/22/25-9/23/25
- 3.552 million gals of water billed from CCU between 8/22/25-9/23/25
- 56 thousand gals of water metered at Proude St. between 8/22/25-9/23/25
- 56 thousand gals of water billed from CCU between 8/22/25-9/23/25

Reuse

- Received from Charlotte County Utilities- 22.65 MG of reuse
- 2.788 million gals of reuse produced by Riverwood discharged into the pond
- Irrigation pump station pumped 19.073 MG gallons

Performance Metrics	Current Month September 2025	Prior Month August 2025	Prior Year September 2024
Wastewater treated	3,849,000	3,583,000	6,157,000
Sludge produced and disposed	0	41,000	48,000
Reclaimed Water Produced (irrigation)	19,073,000	15,262,000	13,987,000
Number of line breaks	0	0	0
Hydrants flushed	8	8	16
Valves Exercised	7	7	10
Meters Read	1,134	1,134	1,134
Consumables	Current Month	Prior Month	Prior Year
Chlorine Usage - WWTP	2,051	1,490	2,546
Chlorine Usage – Irrigation	0	0	432

Maintenance and Repair

- Repaired broken sewer lateral.
- Replaced non-working irrigation meter at Myakka Point.
- Met with homeowner and Don Hester regarding water bill.
- Replaced a chlorine pump.
- Repaired water main leak on Osprey Ln.
- Replaced blower belts.

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 September	Gallons Flushed August
S. Silver Lakes CT	11	45,100	48,400
N. Silver Lake CT	11	32,000	23,300
Club Drive	11	45,477	152,710
Scrub Jay CT.	11	99,947	91,944
Creekside Lane	11	70,902	70,462
North Marsh Dr.	11	80,375	132,222
Mill Creek	11	170,500	180,269
Preserve Ct.	11	124,000	177,000
Total Flushed		668,301	876,307

ת

DAYS	CCU Drinking Water Meter Reads						September 1, 2025					
	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	146541091	0.140	21586501	0.00004	114307803	0.01172	1.10	1.40	1.40	66	68	
2	146680955	0.119	21586541	0.00002	114319521	0.01367	1.00	1.20	1.20	66	68	
3	146800203	0.134	21586557	0.00002	114333189	0.06458	1.20	1.00	1.20	64	66	
4	146934056	0.084	21586573	0.00001	114397766	0.02105	3.00	3.00	3.00	68	70	
5	147018524	0.118	21586581	0.00000	114418818	0.01003	2.00	2.00	2.00	62	64	
6	147136769	0.096	21586581	0.00001	114428851	0.01084	2.00	2.00	2.00	68	70	
7	147233047	0.094	21586589	0.00001	114439691	0.01056	1.00	1.20	1.00	64	66	
8	147326790	0.104	21586597	0.00000	114450255	0.01143	1.00	1.00	1.20	68	70	
9	147431221	0.083	21586597	0.00000	114461682	0.00592	1.40	1.20	1.20	66	68	
10	147514441	0.120	21586597	0.00000	114467597	0.01686	1.20	1.00	1.40	66	70	
11	147634685	0.089	21586597	0.00000	114484453	0.01165	1.60	1.40	1.20	66	68	
12	147723943	0.128	21586597	0.00003	114496099	0.01017	1.40	1.40	1.20	64	68	
13	147851692	0.098	21586629	0.00002	114506264	0.01133	1.20	1.30	1.20	66	70	
14	147949299	0.103	21586645	0.00003	114517592	0.01668	1.00	1.10	1.10	64	66	
15	148052710	0.112	21586677	0.00000	114534269	0.00889	1.20	1.40	1.40	66	68	
16	148164695	0.087	21586677	0.00000	114543159	0.01297	1.10	1.20	1.10	68	70	
17	148251529	0.129	21586677	0.00000	114556128	0.01751	1.30	1.20	1.10	68	70	
18	148380900	0.088	21586677	0.00000	114573633	0.00967	1.20	1.10	1.20	66	68	
19	148468912	0.129	21586677	0.00001	114583303	0.02619	1.00	1.20	1.20	65	67	
20	148597682	0.021	21586685	0.00131	114609494	0.00952	1.00	0.90	1.00	65	66	
21	148618591	0.157	21587995	0.00000	114619010	0.01025	0.60	0.80	0.80	64	66	
22	148776006	0.114	21586685	0.00000	114629259	0.01204	1.20	1.10	1.10	66	68	
23	148889977	0.082	21586685	0.00001	114641297	0.00898	1.10	1.00	1.00	65	67	
24	148971706	0.147	21586693	0.00002	114650275	0.02854	1.10	1.20	1.00	66	68	
25	149118794	0.095	21586717	0.00000	114678815	0.01059	1.20	1.10	1.20	66	68	
26	149214211	0.136	21586717	0.00001	114689404	0.01412	1.10	1.20	1.20	68	70	
27	149350520	0.119	21586725	0.00000	114703521	0.00550	1.10	0.90	0.90	64	66	
28	149469168	0.089	21586725	0.00000	114709025	0.00598	1.00	1.00	1.00	66	68	
29	149558417	0.140	21586725	0.00000	114715006	0.02321	1.00	1.10	1.00	66	68	
30	149698409	0.084	21586725	0.00000	114738218	0.02303	1.20	1.10	1.20	67	69	
31												
	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			

10Ei.

RIVERWOOD CDD FINANCIAL REPORT

September 30, 2025

<u>Cash Balances</u>	<u>Sep 25</u>	<u>Aug25</u>
Operating Account	\$3,131,299	\$3,193,293
Money Market	\$4,162,490	\$4,149,278
Govt. Obligation Fund	<u>\$559,477</u>	<u>\$557,624</u>
Total	<u><u>\$7,853,266</u></u>	<u><u>\$7,900,195</u></u>

Current Revenues/Expenses - YTD 12 Months Ending September 30, 2025

<i>General Fund:</i>	Tax Revenues - 100% collected		
	Operating Expenses \$52,909 under budget through September 30, 2025 3%		
	No significant budget variances		
<i>Enterprise Fund:</i>	Revenues	\$2,416,227	5.9% over budget
	Expenses	<u>\$1,999,521</u>	12.4% under budget
	Net	\$416,706	over budget

Overall - All Funds on Budget as of September 30, 2025

Reserve Accounts

Fully funded through September per Budget

Current Balances:

Enterprise Fund:	Water	\$449,001	
	Sewer	\$1,829,956	
	Irrigation	\$524,691	
	Underground	<u>\$262,735</u>	<u><u>\$3,066,383</u></u>
General Fund:	Environ.	\$601,439	
	Activity Ctr.	\$507,738	
	Roads	\$943,018	
	RV Park	<u>\$111,647</u>	<u><u>\$2,163,842</u></u>

Action Points

Storm Water System Project - Contingency