

RIVERWOOD
Community Development District

November 18, 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
 Sonia Rowley, District Accountant
 Janice Swade, District Administrative Assistant
 Howard Neal, Field Services Director

Regular Meeting Agenda Tuesday, November 18, 2025 at 2:00 p.m.

1. Call to Order and Roll Call

2. Approval of the Agenda

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

4. Staff Reports

- A. District Engineer
 - i. Rivermarsh Drive Sidewalk Project Update
 - ii. Velocity Engineering Pavement Restriping Project Update
 - iii. Parking Lot Drainage Update..... Page 4
 - iv. Beach Club Boundary Survey Update
- B. District Counsel
- C. District Manager

5. Business Items.

- A. Consideration of Stonebridge Island Landscaping Project..... Page 20
- B. Consideration of Willow Glen Island Landscaping Project..... Page 25

6. Consent Agenda

- A. Consideration of Minutes of October 21, 2025 Meeting..... Page 30
- B. Consideration of Minutes of October 7, 2025 Beach Club
 Committee Meeting..... Page 37
- C. Consideration of Minutes of June 10, & October 7, 2025
 Campus Committee Meetings..... Page 39
- D. Consideration of Minutes of October 16, 2025 RV Park
 Committee Meeting..... Page 43
- E. Consideration of Financial Report and Check Register
 as of October 2025..... Page 46
- F. Consideration of Resolution 2026-02, Fiscal Year 2025
 Budget Amendment..... Page 69
- G. Motion to Assign Fund Balance..... Page 75
- H. Items Approved via Resolution 2025-07

District Office:

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

Meeting Location:

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

7. Access Control Supervisor Report

8. RCA Items

- A. General Manager Report
- B. RCA Grounds Report
- C. Safety & Security Report

9. Other Committee Reports

- A. Utilities Committee: Mr. Hester
 - i. Monthly Client Report..... Page 76
- B. Environmental Committee: Mr. Hester
 - i. Atlantic Pipe Service Stormwater Cleanout Update..... Page 83
 - ii. Consideration of Aquatic Weed Control Lake Contract..... Page 88
- C. Beach Club Committee: Mr. Humberstone
- D. Campus Committee: Dr. McKee
- E. Finance Committee: Mr. Humberstone
 - i. Riverwood CDD Financial Report..... Page 90
- F. RV Park Committee: Mr. Colwell
 - i. Electric Project Discussion

10. Supervisor Requests

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

12. Adjournment

The next meeting is scheduled to be held on Tuesday, December 16, 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

CONTRACT FOR INSTALLATION OF FRENCH DRAINAGE SYSTEM AND RELATED SERVICES

This Contract for Installation of French Drainage System and Related Services (the “Contract”) is made on this ____ day of _____ 2025 (the “Effective Date”) by and between RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT (the “District”), a community development district established pursuant to Chapter 190, Florida Statutes, and ROBERT ARNOLD ROBERTSON d/b/a PROPERTY JUNGLE TAMER (the “Contractor”), located at 360 Kensington St., Port Charlotte, Florida 33954.

It is hereby agreed that the mutual covenants set forth below, and other good and valuable consideration, the receipt of which is hereby acknowledged, Contractor and District agree as follows:

1. DESCRIPTION OF WORK

Contractor shall perform the installation of French drainage system and related services at the District in accordance with the Proposal attached hereto as Exhibit “A” (the “Contract Work”). To the extent that there is any conflict the terms of Exhibit “A” and this Contract, the provisions of this Contract shall prevail.

2. CONTRACT SUM

District agrees to pay Contractor for the Contract Work a total sum not to exceed Thirty Thousand Five Hundred Dollars (\$30,500) (the “Contract Sum”) in accordance with the Proposal. The Contract Sum is inclusive of the deposit in the amount of Ten Thousand Dollars (\$10,000) (the “Deposit”), which District shall pay to Contractor prior to the commencement of the Contract Work.

3. CONTRACT TERM

The term of this Contract shall commence upon the Effective Date and conclude upon completion of the Contract Work and acceptance thereof by the District.

4. PAYMENTS

The agreed upon price for the Contract Work performed under this Contract is as described in Section 2 herein. Any services requiring additional compensation must receive prior written authorization by the District.

Contractor shall render an invoice for the Contract Sum, less the Deposit, upon completion of the Contract Work. The invoice will include such supporting information as District may reasonably require Contractor to provide, including lien waivers. Payment of the invoice for the completed Contract Work shall be made in accordance with Florida’s Prompt Payment Act. Contractor shall maintain records conforming to usual accounting practices.

Contractor shall direct all invoices for the Contract Work to the following address:

Riverwood CDD
C/O Inframark
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076

Contractor agrees that the receipt of full payment of the Contract Sum hereunder shall obligate Contractor to defend and resolve all claims made by material suppliers, indemnifying the District and its agents for all claims arising from or resulting from suppliers in connection with the Contract Work.

5. CONTRACTOR'S REPRESENTATIONS

In order to induce District to enter into this Contract, Contractor makes the following representations, upon which the District has actually and justifiably relied:

- a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all the Contract Work within the time stated in this Contract.
- b. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.
- c. That Contractor is familiar with and can and shall comply with all federal, state and local laws and regulations that affect cost, progress, performance, and furnishing of the Contract Work.
- d. That Contractor has duly issued Certificates of Insurance required by this Contract.

6. DUTIES OF CONTRACTOR

- a. Contractor shall be solely responsible for all Contract Work specified in Exhibit "A," including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the Contract Work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed.
- c. Contractor shall provide and pay for all labor, materials, equipment, including tools and machinery, transportation, and all other facilities and services necessary for the proper completion of the Contract Work in accordance with this Contract. Prior to commencing work, Contractor shall provide District a list of the subcontractors, if any, who will provide work at the project, for approval by the District. Contractor shall provide District with three (3) days' written notice of any changes to the subcontractor list and obtain District approval of any such changes.

- d. Contractor shall pay all taxes required by law in connection with the Contract Work in accordance with this Contract, including sales, use, and similar taxes.
- e. Contractor shall secure all licenses and permits necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.
- f. Contractor shall be fully responsible for all acts or omissions of its employees or subcontractors on the project, and Contractor shall promptly repair any damages to the premises or facilities caused by such persons.
- g. Contractor represents and warrants to District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified in Exhibit "A" and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.
- h. Contractor agrees to keep the site and adjoining ways and roads free of waste materials and rubbish caused by its work. Contractor further agrees to remove all such waste material and rubbish daily, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its work at the site, to conduct general clean-up operations.
- i. Contractor shall provide and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. In this connection, Contractor shall take reasonable precautions for the safety of all work employees and other persons whom the Contract Work might affect, all work and materials incorporated in the construction site and adjacent thereto, complying with applicable laws, ordinances, rules, regulations, and orders.

7. INDEMNIFICATION

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

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

Nothing contained in this Contract or the Proposal attached hereto as Exhibit "A" is intended to serve as, or shall be deemed, a waiver of sovereign immunity by the Riverwood Community

Development District, or by any other agency or political subdivision to which sovereign immunity may be applicable, or of any rights or limitations to liability under Section 768.28, Florida Statutes. Notwithstanding any provisions contained in this Contract or the Proposal attached hereto as Exhibit “A,” any indemnity provided by the District shall be subject to the monetary limitations set forth in Section 768.28, Florida Statutes.

8. INSURANCE

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

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

9. CORRECTING WORK/WARRANTY

Contractor guarantees against faulty workmanship all Contract Work for a period of one (1) year from the date of completion, unless otherwise specified.

10. WORK CHANGES

The Parties recognize that there may be additional, unexpected costs or delays relating to an existing, concealed condition or other situation revealed during construction. Contractor shall immediately notify District of any such condition or situation and provide a written change order to District specifically identifying any change to the Contract Sum to be approved by District.

11. TERMINATION

Either party may terminate the Contract with thirty (30) days written notice to the other party. On such termination, Contractor may recover from District payment for all work completed and District may recover from Contractor all Contract Work, materials, and supplies paid for by the District as of the date of termination. Contractor shall retain possession of all equipment supplied hereunder upon termination of this Contract.

12. ATTORNEYS' FEES

If any litigation occurs between parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover attorney's fees and all court costs, including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings.

13. ASSIGNMENT

This Contract may not be assigned without the written consent of the other party.

14. CHOICE OF LAW/VENUE

The laws of the State of Florida shall govern all provisions of this Contract. Venue for any dispute shall be Charlotte County, Florida.

15. ENTIRE AGREEMENT

This Contract contains the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

16. WAIVER

A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

17. SEVERABILITY

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

18. FORCE MAJEURE

Neither the District nor the Contractor shall be liable to the other for any failure or delay of performance of any obligations under this Contract to the extent such failure or delay shall have been wholly or principally caused by acts or events beyond its reasonable control rendering performance illegal or impossible ("Force Majeure"). Where Force Majeure is asserted, the nonperforming party must prove that it made all reasonable efforts to remove, eliminate or minimize such cause of delay or damages, diligently pursued performance of its obligations under this Contract, substantially fulfilled all non-excused obligations, and promptly notified the other party in writing of the likelihood or actual occurrence of an event described in this paragraph.

19. NOTICE

Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt:

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

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

To Contractor: Robert Arnold Robertson
d/b/a Property Jungle Tamer
 c/o _____

20. PUBLIC RECORDS

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

- A. Contractor shall keep and maintain public records required by the District in order to perform the service;
- B. Upon request from the District, Contractor shall provide the District with a copy of the requested records or allow the records to be inspected or copied within reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- C. Contractor shall ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the records to the District;
- D. Contractor shall upon completion of the Contract, transfer, at no cost to the District all public records in the possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District; and
- E. Contractor acknowledges that all information contained relating to the Contract are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

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

21. E-VERIFY

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

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

CONTRACTOR

Robert Arnold Robertson
d/b/a Property Jungle Tamer

By: _____

Its: _____
 (Title of Authorized Representative)

Date: _____

OWNER

Riverwood Community Development District

By: _____
 Dr. Cameron McKee, Chair

Date: _____

CONTRACT FOR INSTALLATION OF CONCRETE GUTTER AND CURB

This Contract for Installation of Concrete Gutter and Curb (the “Contract”) is made on this ____ day of _____ 2025 (the “Effective Date”) by and between RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT (the “District”), a community development district established pursuant to Chapter 190, Florida Statutes, and DECLERCQ CONSTRUCTION, INC. (the “Contractor”), a Florida corporation located at 1373 Kruppa Ave., Sarasota, Florida 34239.

It is hereby agreed that the mutual covenants set forth below, and other good and valuable consideration, the receipt of which is hereby acknowledged, Contractor and District agree as follows:

1. DESCRIPTION OF WORK

Contractor shall perform the installation of the concrete gutter and curb at the District in accordance with the Project Drawings attached hereto as Exhibit “A” and the Proposal attached hereto as Exhibit “B” (the “Contract Work”). To the extent that there is any conflict among the terms of Exhibits and this Contract, the order of precedence shall be as follows:

1. Contract;
2. Project Drawings; and
3. Proposal.

This Contract collectively with the Project Drawings and the Proposal shall be collectively referred to herein as the “Contract Documents.”

2. CONTRACT SUM

District agrees to pay Contractor for the Contract Work a total sum not to exceed Twenty-Five Thousand Nine Hundred Eighty-Five Dollars (\$25,985.00) (the “Contract Sum”) in accordance with the Proposal.

3. CONTRACT TERM

The term of this Contract shall commence upon the Effective Date and conclude upon completion of the Contract Work and acceptance thereof by the District.

4. PAYMENTS

The agreed upon price for the Contract Work performed under this Contract is as described in Section 2 herein. Any services requiring additional compensation must receive prior written authorization by the District.

Contractor shall render an invoice upon completion of the Contract Work. The invoice will include such supporting information as District may reasonably require Contractor to provide, including lien waivers. Payment of the invoice for the completed Contract Work shall be made in accordance

with Florida's Prompt Payment Act. Contractor shall maintain records conforming to usual accounting practices.

Contractor shall direct all invoices for the Contract Work to the following address:

Riverwood CDD
C/O Inframark
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076

Contractor agrees that the receipt of full payment of the Contract Sum hereunder shall obligate Contractor to defend and resolve all claims made by material suppliers, indemnifying the District and its agents for all claims arising from or resulting from suppliers in connection with the Contract Work.

5. CONTRACTOR'S REPRESENTATIONS

In order to induce District to enter into this Contract, Contractor makes the following representations, upon which the District has actually and justifiably relied:

- a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all the Contract Work within the time stated in this Contract.
- b. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.
- c. That Contractor is familiar with and can and shall comply with all federal, state and local laws and regulations that affect cost, progress, performance, and furnishing of the Contract Work.
- d. That Contractor has duly issued Certificates of Insurance required by this Contract.

6. DUTIES OF CONTRACTOR

- a. Contractor shall be solely responsible for all Contract Work specified in the Contract Documents, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the Contract Work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed.
- c. Contractor shall provide and pay for all labor, materials, equipment, including tools and machinery, transportation, and all other facilities and services necessary for the proper completion of the Contract Work in accordance with this Contract. Prior to commencing work, Contractor shall provide District a list of the subcontractors, if

any, who will provide work at the project, for approval by the District. Contractor shall provide District with three (3) days' written notice of any changes to the subcontractor list and obtain District approval of any such changes.

- d. Contractor shall pay all taxes required by law in connection with the Contract Work in accordance with this Contract, including sales, use, and similar taxes.
- e. Contractor shall secure all licenses and permits necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.
- f. Contractor shall be fully responsible for all acts or omissions of its employees or subcontractors on the project, and Contractor shall promptly repair any damages to the premises or facilities caused by such persons.
- g. Contractor represents and warrants to District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified in the Contract Documents and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.
- h. Contractor agrees to keep the site and adjoining ways and roads free of waste materials and rubbish caused by its work. Contractor further agrees to remove all such waste material and rubbish daily, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its work at the site, to conduct general clean-up operations.
- i. Contractor shall provide and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. In this connection, Contractor shall take reasonable precautions for the safety of all work employees and other persons whom the Contract Work might affect, all work and materials incorporated in the construction site and adjacent thereto, complying with applicable laws, ordinances, rules, regulations, and orders.

7. INDEMNIFICATION

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

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

of damages, compensation or benefits payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

Nothing contained in the Contract Documents is intended to serve as, or shall be deemed, a waiver of sovereign immunity by the Riverwood Community Development District, or by any other agency or political subdivision to which sovereign immunity may be applicable, or of any rights or limitations to liability under Section 768.28, Florida Statutes. Notwithstanding any provisions contained in the Contract Documents, any indemnity provided by the District shall be subject to the monetary limitations set forth in Section 768.28, Florida Statutes.

8. INSURANCE

A. Before performing any work, Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, the insurance listed below.

- (1) Workers' Compensation coverage, Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
- (2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.
- (3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorist's coverage in the minimum amount of \$100,000 when there are owned vehicles.

B. District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District. The policies of insurance shall be primary and written on forms acceptable to the Owner and the insurance coverage shall be from a reputable insurance carrier acceptable to District, who licensed to

conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

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

9. CORRECTING WORK/WARRANTY

Contractor guarantees against faulty workmanship all Contract Work for a period of one (1) year from the date of completion, unless otherwise specified.

10. WORK CHANGES

The Parties recognize that there may be additional, unexpected costs or delays relating to an existing, concealed condition or other situation revealed during construction. Contractor shall immediately notify District of any such condition or situation and provide a written change order to District specifically identifying any change to the Contract Sum to be approved by District.

11. TERMINATION

Either party may terminate the Contract with thirty (30) days written notice to the other party. On such termination, Contractor may recover from District payment for all work completed and District may recover from Contractor all Contract Work, materials, and supplies paid for by the District as of the date of termination. Contractor shall retain possession of all equipment supplied hereunder upon termination of this Contract.

12. ATTORNEYS' FEES

If any litigation occurs between parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover attorney's fees and all court costs, including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings.

13. ASSIGNMENT

This Contract may not be assigned without the written consent of the other party.

14. CHOICE OF LAW/VENUE

The laws of the State of Florida shall govern all provisions of this Contract. Venue for any dispute shall be Charlotte County, Florida.

15. ENTIRE AGREEMENT

This Contract contains the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

16. WAIVER

A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

17. SEVERABILITY

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

18. FORCE MAJEURE

Neither the District nor the Contractor shall be liable to the other for any failure or delay of performance of any obligations under this Contract to the extent such failure or delay shall have been wholly or principally caused by acts or events beyond its reasonable control rendering performance illegal or impossible ("Force Majeure"). Where Force Majeure is asserted, the nonperforming party must prove that it made all reasonable efforts to remove, eliminate or minimize such cause of delay or damages, diligently pursued performance of its obligations under this Contract, substantially fulfilled all non-excused obligations, and promptly notified the other party in writing of the likelihood or actual occurrence of an event described in this paragraph.

19. NOTICE

Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt:

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

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

To Contractor: DECLERCQ CONSTRUCTION, INC.
 c/o _____

20. PUBLIC RECORDS

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

- A. Contractor shall keep and maintain public records required by the District in order to perform the service;
- B. Upon request from the District, Contractor shall provide the District with a copy of the requested records or allow the records to be inspected or copied within reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- C. Contractor shall ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the records to the District;
- D. Contractor shall upon completion of the Contract, transfer, at no cost to the District all public records in the possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District; and
- E. Contractor acknowledges that all information contained relating to the Contract are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS, INFRAMARK, INFRASTRUCTURE MANAGEMENT

**SERVICES, AT (954) 603-0033; 11555 HERON BAY BLVD.,
SUITE 201, CORAL SPRINGS, FLORIDA 33076;
PublicRecords@inframark.com.**

21. E-VERIFY

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

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

CONTRACTOR

DECLERCQ CONSTRUCTION, INC.

By: _____

Its: _____
(Title of Authorized Representative)

Date: _____

OWNER

Riverwood Community Development District

By: _____
Dr. Cameron McKee, Chair

Date: _____

**BRIGHTVIEW PROPOSAL:
STONEBRIDGE INTERIOR
ISLAND REFRESH
(CDD)**



October 09, 2025

Page 1 of 3

Proposal for Extra Work at Riverwood Community Associatio

Property Name	Riverwood Community Associatio	Contact	William Veater
Property Address	StoneBridge SB-4, SB-3, SB-2, SB-5, SB-6, Port Charlotte, FL 33953	To	Riverwood Community Association Board
		Billing Address	4250 Riverwood Dr Port Charlotte, FL 33953

Project Name Stone Bridge Interior Island refresh *CDD*

Project Description Remove aging plants and install new plants and sod

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
SB-2				
			Subtotal	\$1,062.80
10.00	EACH	Provide and install ten (10) - 3 gallon dwarf ixora red	\$20.87	\$208.70
1.00	EACH	Provide and install one (1) - 25 gallon Jatropha tree in center of island	\$394.97	\$394.97
22.00	EACH	Provide and install (22) - 3 gallon star jasmine around jatropha	\$20.87	\$459.13
SB-3				
			Subtotal	\$1,848.41
1.00	LUMP SUM	Remove hibiscus on each end of island and prepare for tree.	\$129.18	\$129.18
2.00	EACH	Provide and install two (2) - 10-12' fox tail palms on each end of island. Bracing required	\$778.38	\$1,556.76
10.00	EACH	Provide and install ten (10) - 1 gallon evergreen loriope around each palm tree	\$16.25	\$162.47
SB-4				
			Subtotal	\$1,489.70
1.00	LUMP SUM	Move rocks to front peninsula for display	\$93.48	\$93.48
1.00	EACH	Provide and install one (1) - 25 gallon Jatropha tree in center of island	\$394.97	\$394.97
801.00	SQUARE FEET	Provide and install st Augustine sod on entire curb	\$1.25	\$1,001.25
SB-5				
			Subtotal	\$250.44
12.00	EACH	Provide and install twelve (12) - 3 gallon Flax lily to fill in existing holes.	\$20.87	\$250.44

For internal use only

SO# 8778150

JOB# 350404071

Service Line 130

Total Price

\$4,651.35

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
16335 Old U.S. 41, Fort Myers, FL 33912 ph. (239) 267-8707 fax (239) 267-6388

October 09, 2025

Page 2 of 3

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **Licenses and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET) where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Workers Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the other party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was obtained and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) of work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Signature	Title	Manager
William Veater	Date	October 09, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"		
Signature	Title	Account Manager
Gregg K. Smith	Date	October 09, 2025
Printed Name		

Job #:	350404071		
SO #:	8778150	Proposed Price:	\$4,651.35

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

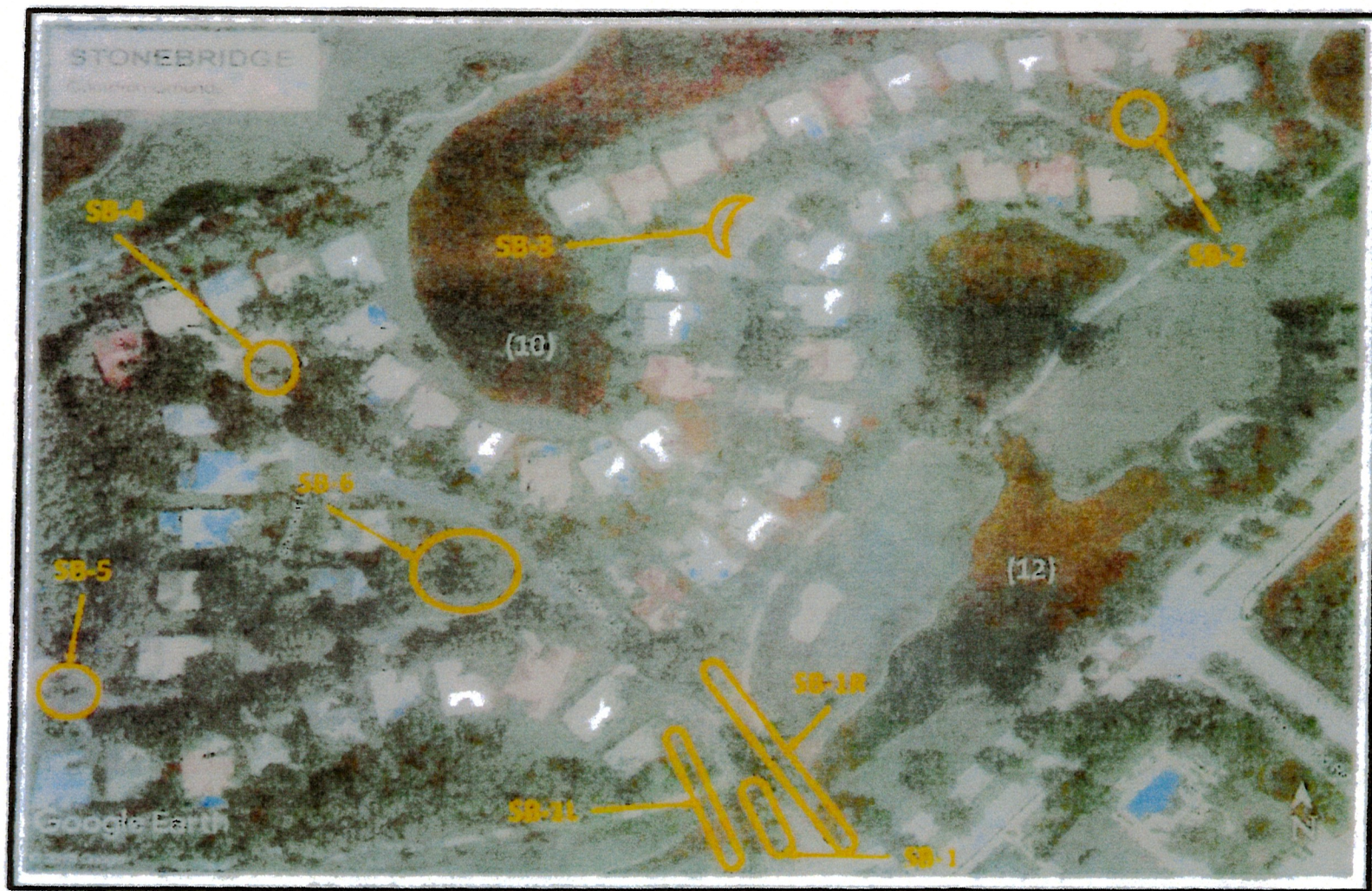
- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)



REGION A

Stonebridge

SB-1
SB-1L
SB-1R
SB-2
SB-3
SB-4
SB-5
SB-6



**BRIGHTVIEW PROPOSAL:
WILLOW GLEN
WG-5/WG-4/W-3 INTERIOR
ISLAND REFRESH
(CDD)**



October 02, 2025

Page 1 of 3

Proposal for Extra Work at Riverwood Community Associatio

Property Name	Riverwood Community Associatio	Contact	William Veater
Property Address	4250 Riverwood Drive Port Charlotte, FL 33953	To	Riverwood Community Association Board
		Billing Address	4250 Riverwood Dr Port Charlotte, FL 33953

Project Name Willow Glenn WG-5, WG-4, WG-3, Interior Island refresh

Project Description Remove aging plants and install new and sod

CDP

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Remove aging and or marginal plants in islands each interior island and prepare for new plantings. Hard prune palm trees. Selected transplants to be included	\$2,437.78	\$2,437.78
WG-4				
			Subtotal	\$1,208.70
10.00	EACH	Provide and install ten (10) - 3 gallon ginger plants to fill open areas.	\$20.87	\$208.70
800.00	SQUARE FEET	Provide and install St. Augustine sod to fill open beds.	\$1.25	\$1,000.00
WG-3				
			Subtotal	\$1,480.44
5.00	EACH	Provide and install five (5)- 3 gallon Arboricola to fill in open areas	\$20.87	\$104.35
30.00	EACH	Provide and install thirty (30) - 3 gallon red dwarf ixora in front of arboricola.	\$20.87	\$626.09
600.00	SQUARE FEET	Provide and install St. Augustine sod on perimeter curb	\$1.25	\$750.00
WG-5				
			Subtotal	\$750.00
600.00	SQUARE FEET	Provide and install St. Augustine sod on perimeter curb	\$1.25	\$750.00

For internal use only

SO# 8772397
JOB# 350404071
Service Line 130

Total Price

\$5,876.92

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
16335 Old U.S. 41, Fort Myers, FL 33912 ph. (239) 267-6707 fax (239) 267-6388

October 02, 2025

Page 2 of 3

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
 2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
 3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
 4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
 5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
 6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
 7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
 8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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 10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
 11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
 12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
 13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
 14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
 15. **Cancellation Notice:** Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.
- The following sections shall apply where Contractor provides Customer with tree care services:
16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
 17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.
- By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.
- NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.**

Signature:	Title:	Manager
William Veater	Date:	October 02, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"		
Signature:	Title:	Account Manager
Gregg K. Smith	Date:	October 02, 2025
Printed Name		

Job #:	350404071	
SO #:	8772397	Proposed Price: \$5,876.92

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)



REGION A
Willow Glen

WG-1
WG-2
WG-3
WG-4
WG-5



**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverwood Community Development District was held Tuesday, October 21, 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
Douglas Colwell	Assistant Secretary
Robert Humberstone	Assistant Secretary
Warren Sims	Assistant Secretary

Also present either in person or via telecommunications were:

Justin Faircloth	District Manager
Leah Popelka	Inframark, LLC (<i>Remotely</i>)
Scott Rudacille	District Counsel
Christopher Beers	Johnson Engineering
Ron Lesinski	Access Supervisor
Matt Gillispie	Florida Utility Solutions
Bruce Dorfman	Riverwood Community Association
Jim Freeman	Riverwood Community Association
John Larson	Riverwood Community Association
Various Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Mr. Sims noted he would like the Parking Lot Drainage item to be placed under the engineer's items going forward on the agenda.

On MOTION by Mr. Colwell, seconded by Mr. Hester, with all in favor, the Agenda for the Meeting was approved, as discussed. (5-0)

THIRD ORDER OF BUSINESS

Audience Comments *Three (3) Minute Limit*

- Residents inquired about public records requests and the reserve studies of the District.

FOURTH ORDER OF BUSINESS

Public Hearing for Rulemaking

A. Public Hearing to Consider Amendments to the RV Parking Area Usage Fees Schedule

- Mr. Colwell explained the rationale by the Committee in bringing the proposed rule changes before the Board.

The public hearing was opened by Dr. McKee.

- A resident thanked the Board for the consideration of decreasing fees for the RV Park.

There being no further comments from the public, the Public Hearing was closed.

B. Consideration of Resolution 2026-01, Adopting Amendments to RV Parking Usage Fees Schedule

There being no further comments or questions,

On MOTION by Mr. Humberstone, seconded by Mr. Colwell, with all in favor, Resolution 2026-01, Approving Amendments to the District's Rules Regarding Riverwood Parking Area Usage Fee (Appendix C); Providing for Repeal of Prior Resolutions in Conflict; and Providing an Effective Date, was adopted. (5-0)

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Rivermarsh Drive Sidewalk Update

- Mr. Beers provided updates on the Rivermarsh Drive Sidewalk project and noted a form would need to be signed and submitted to the SWFWMD. Mr. Beers inquired about payment of the application fee and Mr. Faircloth noted the preference would be for the engineer to cover such costs and invoice the District as a reimbursable expense on their monthly invoice. Mr. Faircloth confirmed that development of the contract for the project would wait until the Board provided approval to completely

move forward with the project. Mr. Beers will obtain cost estimates from contractors and report back to the Board.

ii. Velocity Engineering Pavement Restriping Project Update

- Mr. Sims provided an update on the project with Velocity Engineering noting that they would begin the work soon.
- Discussion ensued on the parking lot drainage item, and Mr. Sims provided updates on the project.

On MOTION by Mr. Humberstone, seconded by Mr. Colwell, with all in favor, authorization to proceed with the parking lot drainage project with an estimated budget of \$56,485, was approved. (5-0)

- Discussion ensued regarding engineering work to develop a full set of plans of the District's assets. Mr. Faircloth inquired whether Mr. Beers had obtained the documents from the link provided by CPH or any other documents from the other engineering firms that had worked with the District in the past. Mr. Beers requested the CPH link be shared with him again so he could recover any District files.

B. District Counsel

- Mr. Rudacille noted he had nothing for the Board at the present time. Mr. Faircloth inquired whether there was any response from the County regarding the DRI extension request. Mr. Rudacille noted he had not heard back from the County as of yet.

C. District Manager

- Mr. Faircloth introduced Ms. Leah Popelka and noted she had a financial update for the Board. Ms. Popelka commented that dual line items of payroll-landscape were noticed in the FY 2025 budget and would not be allowed per the audit, and as a result, the duplicate line item was removed when submitted to the County. In an effort to make the District whole, Inframark would begin providing a monthly credit over the next 12 months to reimburse the District by \$16,667 so the District would have the full expected revenues as anticipated. Mr. Humberstone asked a clarifying question on the credit and Ms. Popelka provided further comments.
- Mr. Faircloth provided updates on action items from the last meeting.

SIXTH ORDER OF BUSINESS**Business Items****A. Insurance Renewal Update**

- Mr. Faircloth thanked Mr. Colwell for his assistance with the FY 2026 insurance renewal and noted that the District was able to save significantly on its renewal premium after seeking a quote from a competitor, but noted that the District remained with Egis.

B. Estimate No. 2388 for Concrete Sidewalks in Croquet Court Area

On MOTION by Mr. Sims, seconded by Mr. Colwell, with all in favor, Declercq Construction, Inc. Estimate 2388 in the amount of \$12,980 for sidewalk repairs for the croquet court area, was approved. (5-0)

C. Reserve Study Discussion

- Dsiccussion ensued to having a reserve study completed. It was agreed that Mr. Humberstone and Mr. Larson would work together on this item.

D. Continued CDD/RCA Collaboration Discussion

- The Board discussed ways to continue collaboration between the District and the RCA to benefit the community.

SEVENTH ORDER OF BUSINESS**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 Meeting****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 Minutes****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**

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

Consent Agenda.

- Dr. McKee noted that the June Campus Committee Minutes did not make it into the agenda package and requested they be included in the November agenda package.

There being no further discussion,

On MOTION by Mr. Colwell, seconded by Mr. Humberstone, with all in favor, the items under the Consent Agenda were approved, as presented and discussed. (5-0)

EIGHTH ORDER OF BUSINESS

Access Control Supervisor Report

- Mr. Lesinski provided his report to the Board commenting on system updates, rear gate items, and staff changes.

NINTH ORDER OF BUSINESS

RCA Items

A. General Manager Report

- Mr. Freeman provided an update on repairs of items including the pool, landscape, mulching, trimming, tiki bar use, the bocce ball court, and pavers.

B. RCA Grounds Report

Mr. Sims provided updates to the Board.

i. Parking Lot Drainage Update

This item was previously covered the engineering items.

TENTH ORDER OF BUSINESS

Other Committee Reports

A. Utilities Committee: Mr. Hester

i. Monthly Client Report

- Mr. Hester asked questions regarding the monthly report and of Mr. Gillispie. Mr. Gillispie provided responses and reported that staff was having to do less flushing overall, but doing it more frequently. Mr. Gillispie and Mr. Hester also commented on the monitoring wells, backflow inspections, and billing items.

B. Environmental Committee: Mr. Hester

- Mr. Hester provided an update on the work completed by the Committee and the success they have achieved in getting conservation areas back into compliance.

i. Atlantic Pipe Service Stormwater Cleanout Update

- Mr. Hester provided an update on the work being completed by Atlantic Pipe Service regarding the stormwater system cleanout.

C. Beach Club Committee: Mr. Humberstone

- Mr. Humberstone noted that 15 additional members were added to the Club. Mr. Humberstone also provided an update on the parking lot repairs, and requested a survey boundary from Johnson Engineering.

D. Campus Committee: Dr. McKee

- Dr. McKee noted that Ms. Carol Walsh had passed away and that the Committee was grateful for her service. Dr. McKee provided updates on Committee items including cost updates, and also noted that the rules for the Arts & Crafts Room may need to be modified so that the room can be used for additional purposes, as the rules presently restrict the room's usage.
- Mr. Sims inquired about the canopy and the possibility of installing a more permanent solution, such as a thatched roof. Dr. McKee noted he would investigate options for consideration.

E. Finance Committee: Mr. Humberstone**i. Riverwood CDD Financial Report**

Mr. Humberstone reviewed the Financial Report with the Board.

F. RV Park Committee: Mr. Colwell

On MOTION by Mr. Colwell, seconded by Mr. Hester, with all in favor, an increase to the July 15, 2025 motion approving the Property Jungle Tamer RV Park Quote QT-373, in the new total amount of \$3,800 was approved. (5-0)

G. Riverwood Safety & Security Committee: Mr. Colwell

- Mr. Colwell discussed the Neighborhood Watch Program, and discussed concerns with the failure of certain drivers to stop at Stop Signs. Discussion ensued regarding the Committee.

On MOTION by Mr. Colwell, seconded by Mr. Humberstone, with all in favor, termination of the Riverwood Safety & Security Committee was approved. (5-0)

- The Board requested the item be placed under the RCA Report on future agendas going forward.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There being no requests from Supervisors, the next order of business followed.

TWELFTH ORDER OF BUSINESS

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

- Audience members commented on the preserves, the condition of the amenities and thanked the Board for how nice they are being maintained, the finances, and the Tiki Bar.
- Mr. Sims requested the drainage project documents be added to the website for the community's benefit.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hester, seconded by Mr. Colwell, with all in favor, the meeting was adjourned at 4:33 p.m. (5-0)

Dr. Cameron McKee
Chairperson

Riverwood Beach Club Committee

Minutes

October 7, 2025

10:00 AM

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

CDD Liaison: Bob Humberstone

Meeting was called to order at 10am

Roll Call -- committee members Sherry, Paul, Frank (Zoom) and Kyle (Zoom) were in attendance, as well as Bob Humberstone, CDD Liaison

No Audience Comments on Agenda Items

Minutes from the September meeting were approved

Bob presented the Financial Report- we are within budget. Approximately \$30,000 will need to be taken out of our \$100,000 reserve to cover Hurricane Helene & Milton parking lot repairs. The parking lot was not covered by insurance.

September 30 was the end of our fiscal year. A year end report will be coming soon.

Beach Club Report—

Parking lot repaving has been done. Randy is working on replacing the concrete parking curbs and striping the lot.

There is a Gate Card Reader problem. Ron and TEM are working on repairs.

BC Member update - 415 household memberships, 800 members

Waitlist update - 145

15 additional BC memberships were added October 1st.

Old Business

Large umbrella for seating area - we are looking for a suitable umbrella to purchase

Table for seating area on beach in front of pavilion - we are looking for a suitable table to purchase

Cable railing for beach side of the pavilion and steps rebuilt to code - we will be getting bids for this project in the future

New Business

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

Meeting was adjourned at 10:45am.

Next meeting will be Tuesday, November 4, 2025, 10am.

Campus Committee Minutes June 10, 2025

Present: Cam McKee, Chip Bumgardner, Beth Kiger, Gini Smythe, Nancy Codi, Russ Jaskot

Motion made and April Minutes approved

Report from Jim Freeman: diligently researching prices and installation of railings for pool zero entry. Best price so far has been 4K to install stainless pool rails and at that time large planters can be moved and repurposed around campus. Water fountain at pool area is in process. Investigating a new shed for Rick. AEDs are in place and batteries replaced as needed. Box for pickleball court. May come up with plan for custom racks for equipment. Issue of canopy removal in event of storm and cost. Difficult to find company to take down large canopy in event of hurricane. Should canopies be removed for hurricane season and umbrellas, etc. placed about campus.

Cam had very detailed explanation of parking lot drainage. At this time the drain system at golf cart parking is working (grates are stopping up) Company returning for a less aggressive fix for this. Looking at an 18 inch limited gutter.

Russ feels we should look at replacing equipment maybe 2 per year before it becomes out dated. It is 7 years old. Discussed private lessons encumbering rooms and equipment and preventing resident access to facility.

Tiki Bar moving along. Will have hot water, ice maker and refrigerator installed. Investigating chairs for pool side of tiki bar, television, etc.

Active discussion about tennis membership being reinstated for a maximum of 20 players. Members would have access to one sport and individual sports would have input as to whether there is adequate space for additional members. Cam states the tennis players want this. Cam presented data relevant to residents saying they are being denied court time. Chip addressed the limit of 6 visitors. This gives community a guideline for residents that would bring guests everyday to use sports facility and pool.

Jibby Marshall presented her request for a playground immediately, not later. There are 5 children in her neighborhood. Further investigation is needed into cost and location.

Addendum : Gini Smythe brought forth the issue of finishing the dog park perimeter to prevent escapees.

Motion to adjourn.

October Campus Committee Minutes October 7, 2025

Present were Cam McKee, Carol Walsh, Russ Jaskot, Nancy Codi, Chip Bumgardner, Beth Kiger, Gini Smythe, Ramona Elden (via zoom)

June Minutes were approved

August Minutes were approved

Managers Report: Pickleball canopy placement is not working nor is tennis canopy. Canopies were installed incorrectly and regarding height (need to be lowered 3 feet) and tilt. Estimate of 120K for correction and additional canopy work. Ice machine will be going in tomorrow. It will be placed inside the kitchen. Jim called attention to ongoing painting and repairs around campus. Tiki Bar events were very successful. Date to be determined for croquet striping. Weeds and a few items are being corrected on croquet.

Tennis Courts 1 and 2 are flooding since fitness center was built.

Bocce- court redo should have started Monday, but company had to reschedule due to emergency repairs on the other coast. Rick is creating ball racks.

The need for pool rail covers was not approved. Will evaluate at a later date.

Playground is on hold with a committee evaluating this issue.

Evaluating drainage around central island and replacing broken fencing.

Discussion of pavers outfront, to stain or not to stain. It was decided that they should be power washed and resealed. Staining results appear to be unpredictable. Ramona will provide contact information on company that can be contacted for an estimate. Ramona suggested A-1 for sealing. Requested that Rick not park his work cart under the portico as it does not present a neat image to anyone visiting the office area.

Pool shower is being relocated to outside and existing enclosure will be taken care of.

New business: relocating library and pool table. Residents voiced their opinion against this as we need to have a balance of activities. Discussion segued into placing pool table within the library and using a cover over pool table for buffet service. Also suggested by board members was the possibility of morphing the library into a social gathering area.

Discussion was brought up by Cam as to how we can more efficiently handle the three committees: Campus, Sports and Fitness. A suggestion was made by board members to merge sports and fitness. Suggestion was also made to rotate meetings. Ramona will take this dilemma to the RCA Board.

Meeting adjourned

RV PARK COMMITTEE MINUTES
Thursday October 16, 2025
9:00 – 10:00 am

Action Items

- Douglas Colwell to investigate potentially upgrading the sewage treatment plant security system and combining it with the RV park security project.
- Jan Sirek to draft and Douglas Colwell to send out an invitation to all members of the RV Park community for people to join the committee.
- Douglas Colwell to connect with Rob Robertson to find out the earliest date he could accommodate the asphalt millings installation.
- Jan Sirek to talk to Bart Welford about revisions to the security proposal.
- Jan Sirek to draft a letter to park patrons regarding hurricane tiedowns for their trailers.

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

- Douglas Colwell
 - Greg Craycraft
 - Harry Davis (ZOOM)
 - Jan Sirek
- A quorum was established.

Guests:

- Greg Raquet
- Jerry Yates
- Mark Woll
- Jeff Lossie

Announcements

- No quorum in July. Motions and discussions from then will be re-presented and voted on in this meeting.
- Jan and Douglas will send out an invitation to park users to consider joining the committee

Approval of June, 2025 Minutes.

- Moved by Greg Craycraft, Seconded by Jan Sirek. Passed.
- The minutes from the July 2025 meeting are informational only as there was not a quorum for that meeting.

Old business

- Motion from Jan Sirek to accept the resignations of Harry Wilkinson and Bob Burns. Seconded by Greg Craycraft. Passed.
- Douglas Colwell updated the committee on the 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.
 - Rob Robertson of Property Jungle Tamer quoted \$3,200.00 to relocate and spread the millings.
 - Time has slipped and he is no longer onsite. He quoted an additional \$200.00 to perform the work in late October or November.
 - If possible, the work should be done before November as Denise Patrick will be extremely busy at that time with renewals.
 - Douglas Colwell will follow up with Rob Robertson to see when he could start.
 - Greg Raquet from the visitors asked about hurricane anchors. Douglas explained that the committee cannot supply them for liability reasons. However, a letter can be sent out informing patrons that they are welcome and encouraged to install their own anchors.
 - Greg Craycraft proposed a motion to accept the \$3400.00 cost of having Rob Robertson spread the millings. Seconded by Harry Davis. Passed.
 - The RCA does not have the time or resources to move the parking blocks and remove the markers. Douglas and Jan will ask Rob Robertson to do that in addition to his contract.
- Jan Sirek - Update on electrical and security projects.
 - On October 15 received a design from Jane Wolford from FPL.

- There are existing conduits that run from Club drive across the park to the transformers behind the power building at the sewage treatment plan, then U-turn and run back out to Club Drive.
 - The proposal is for FPL to cut into one of the conduits and place a transformer for us in space either spot 31 or 32.
 - There was a verbal estimate of \$7,000.00 from FPL. We are still waiting for a final price.
 - The design and estimate submitted by Devin Storms Electrical did not anticipate the transformer being so far from the service.
 - Jan Sirek proposed that since we will have a directional dig contractor onsite for some of the work to be done, we should be pro-active and budget roughly 4 to 5 thousand to run a number of power and data conduits to different places in the park.
 - Greg Craycraft suggested a budget of \$7,000.00 however, Douglas Colwell advised that no budget could be considered without a formal quote for the work.
 - Jan Sirek is trying to arrange a meeting with Devin Storms and the Directional Dig contractor.
- Received the proposal/quote from Bart Welford of American Wireless Alarm.
 - American Wireless Alarm is the current provider of security services for Riverwood.
 - The proposal focuses on security for the main RV Lot and boat parking area. It does not cover the area by the Golf Course Maintenance Building.
 - Jan Sirek noted some questions that need to be addressed with the proposal:
 - Pavement cuts are to be avoided because the pavement is new. The RG59 cable cannot run in the same conduit as 110 volt power. Rather than direct-bury the cable everywhere, some of it could be run in conduits that would be installed when the directional drill contractor is onsite. Additionally, where appropriate, we should place an empty conduit in any trenches while they are open.
 - What about using WiFi cameras rather than wired? There is a concern about the ease of cutting the RG59 cables.
 - There is a concern with where the DVR is to be located. With the intense heat of the summer, the maximum heat rating of 131degrees Fahrenheit might be an issue in an enclosed NEMA housing.
 - Could it be located in the climate controlled powerhouse for the sewage treatment plant where their existing DVR is located?
 - Could we piggyback on the existing connection between the camera at the irrigation pumping station and the powerhouse?
 - Could an upgrade of the security system in the Sewage Treatment plant be in combination with the installation at the RV park?
 - What is the plan for accessing the Internet from the PVR?
 - Is there battery backup for the system?
 - Greg Craycraft questioned the humidity operating limits of the cameras. It appears that the humidity we experience is beyond the specifications of the cameras.
 - Greg Craycraft proposed that for a small incremental cost, two additional cameras should be installed to ensure that the security system fully covers all areas of the lot.
- Douglas Colwell – Update on fence to block water use by vendors, contractors.
 - Fence is installed.
 - It will have a combination lock installed for the foreseeable future.
 - In the future, a card reader will be installed and will be connected to the same security system that is used for the fitness area.

New Business

- Credit Card Charges.
 - A motion by Harry Davis to absorb all credit card and other payment charges was brought forward from the previous meeting. Seconded by Greg Craycraft, Passed.
- Jan proposed a vision to consider:
 - Future electrification of all areas of the park.
 - WiFi data coverage for park users.
- Rick Terpstra gave an update from the RCA.
 - They have been aggressively cutting back growth on both sides of the RV Park.
 - That has cleared about 15 spaces by the Golf Course Maintenance Building.
 - His people will place the five surplus parking blocks at those spaces and have them numbered.

- He had an electrician repair the electrical outlets in the boat parking area and identified where the two breakers are for those outlets.
- The relationship with the RCA and the CDD is excellent. It make Rock's job easier.

Visitors' Questions or Comments

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

- Mark Woll commented that he can keep his boat on his driveway when the gravel work is being done provided he has enough notice.
- He asked for confirmation whether the lock on the waterworks fence would be combination or key. It will be a combination lock for the short term. In the future, a card reader will be installed that will connect to the security system for the fitness building.

Next Meeting

- August 13, 2025 in the Eagle Room

Adjourn

- Meeting adjourned at 10:05am.

Riverwood Community Development District

Financial Statements *(unaudited)*

October 31, 2025

Prepared by



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Riverwood Community Development District

Financial Statements

Balance Sheet
October 31, 2025

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	General Fixed Assets	General Long-Term Debt	Total
Assets												
Current Assets												
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,653,309	\$ -	\$ -	\$ 2,653,309
Equity in Pooled Cash	698,780	2,119,895	51,993	74,040	(23,617)	9,985	796,027	3,101,825	(6,828,928)	-	-	-
Accounts Receivable	-	-	-	-	-	-	208,357	-	-	-	-	208,357
Accounts Receivable > 120	-	-	-	-	-	-	1,476	-	-	-	-	1,476
Accounts Receivable - Other	19,608	-	-	-	-	-	-	-	-	-	-	19,608
Loan Due from Beach Fund	94,641	-	-	-	-	-	-	-	-	-	-	94,641
Due From Other Funds	-	25,445	-	-	23,617	1,130	-	-	-	-	-	50,192
Investments:												
Money Market Account	-	-	-	-	-	-	-	-	4,175,619	-	-	4,175,619
Reserve Fund	-	-	-	-	-	131,302	-	-	-	-	-	131,302
Revenue Fund	-	-	-	-	-	429,943	-	-	-	-	-	429,943
Deposits	-	66,441	-	-	-	-	-	-	-	-	-	66,441
Total Current Assets	813,029	2,211,781	51,993	74,040	-	572,360	1,005,860	3,101,825	-	-	-	7,830,888
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	-	-	-	-	-	-	-	-	-	-	561,245	561,245
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	3,964,755	3,964,755
Total Noncurrent Assets	-	-	-	-	-	-	6,548,496	-	-	37,301,004	4,526,000	48,375,500
Total Assets	\$ 813,029	\$ 2,211,781	\$ 51,993	\$ 74,040	\$ -	\$ 572,360	\$ 7,554,356	\$ 3,101,825	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,206,388

Riverwood Community Development District

Financial Statements

Balance Sheet
October 31, 2025

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	General Fixed Assets	General Long-Term Debt	Total
Liabilities												
Current Liabilities												
Accounts Payable	\$ 72,791	\$ 66	\$ 80	\$ -	\$ -	\$ -	\$ 23,603	\$ -	\$ -	\$ -	\$ -	\$ 96,540
Accrued Expenses	87,426	-	1,602	-	-	-	76,122	-	-	-	-	165,150
Sales Tax Payable	-	70	239	-	-	-	-	-	-	-	-	309
Deposits	-	-	-	-	-	-	250,857	-	-	-	-	250,857
Bonds Payable	-	-	-	-	-	-	-	-	-	-	4,526,000	4,526,000
Loan Due to General Fund	-	-	-	-	94,641	-	-	-	-	-	-	94,641
Due To Other Funds	24,747	-	-	-	-	-	25,445	-	-	-	-	50,192
Total Current Liabilities	184,964	136	1,921	-	94,641	-	376,027	-	-	-	4,526,000	5,183,689
Total Liabilities	184,964	136	1,921	-	94,641	-	376,027	-	-	-	4,526,000	5,183,689
Fund Balances / Net Position												
Restricted for:												
Debt Service	-	-	-	-	-	572,360	-	-	-	-	-	572,360
Assigned to:												
Operating Reserves	350,000	-	-	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	532,664	-	-	-	-	-	-	-	-	-	532,664
Environmental Services	-	603,471	-	-	-	-	-	-	-	-	-	603,471
Reserves - Roadways	-	962,926	-	-	-	-	-	-	-	-	-	962,926
Reserves - RV Park	-	112,584	-	-	-	-	-	-	-	-	-	112,584
Reserves - Beach Club	-	-	-	74,040	-	-	-	-	-	-	-	148,080
Unassigned:	278,065	-	50,072	-	(94,641)	-	-	-	-	-	-	233,496
Net Investment in capital assets	-	-	-	-	-	-	6,548,495	-	-	-	-	6,548,495
Reserves - Sewer System	-	-	-	-	-	-	-	1,857,042	-	-	-	1,857,042
Reserves - Water System	-	-	-	-	-	-	-	451,354	-	-	-	451,354
Reserves - Irrigation System	-	-	-	-	-	-	-	529,806	-	-	-	529,806
Reserves - Underground Infrastructure	-	-	-	-	-	-	-	263,623	-	-	-	263,623
Unrestricted/Unreserved	-	-	-	-	-	-	629,834	-	-	37,301,004	-	37,930,838
Total Fund Balances / Net Position	628,065	2,211,645	50,072	74,040	(94,641)	572,360	7,178,329	3,101,825	-	37,301,004	-	50,948,659
Total Liabilities & Fund Balances / Net Position												
Net Position	\$ 813,029	\$ 2,211,781	\$ 51,993	\$ 74,040	\$ -	\$ 572,360	\$ 7,554,356	\$ 3,101,825	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,206,388

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	n/a	\$ 1,565,188
Special Assmnts- Discounts	-	-	-	-	-	-	n/a	(64,188)
Non-Resident Members	-	333	(333)	-	333	(333)	n/a	4,000
Other Miscellaneous Revenues	324	42	282	324	42	282	671.0%	500
Interest - Investments	2,520	2,917	(397)	2,520	2,917	(397)	-13.6%	35,000
Total Revenue / Other Sources	2,843	3,292	(449)	2,843	3,292	(449)	-13.6%	1,540,500

Expenditures

Administration

P/R-Board of Supervisors	323	300	(23)	323	300	(23)	-7.7%	3,600
Payroll-Salaries	358	1,250	892	358	1,250	892	71.3%	15,000
ProfServ-Engineering	1,830	1,000	(830)	1,830	1,000	(830)	-83.0%	12,000
ProfServ-Mgmt Consulting	3,204	3,250	46	3,204	3,250	46	1.4%	39,000
ProfServ-Legal Services	-	1,042	1,042	-	1,042	1,042	n/a	12,500
ProfServ-Trustee Fees	-	-	-	-	-	-	n/a	4,000
Auditing Services	-	-	-	-	-	-	n/a	3,600
Communications-Internet & Phones	705	708	4	705	708	4	0.5%	8,500
Insurance	42,684	63,000	20,316	42,684	63,000	20,316	32.2%	63,000
Misc-Non Ad Valorem Taxes	-	208	208	-	208	208	n/a	2,500
Misc-Assessment Collection Cost	-	-	-	-	-	-	n/a	32,000
Website Hosting/Email services	-	292	292	-	292	292	n/a	3,500
Office Expense	636	2,083	1,448	636	2,083	1,448	69.5%	25,000
Misc-Credit Card Fees	-	46	46	-	46	46	n/a	550
Total Administration	49,739	73,179	23,440	49,739	73,179	23,440	32.0%	224,750

Community Services

Environmental Services

Contracts-Preserve Maintenance	-	11,250	11,250	-	11,250	11,250	n/a	135,000
Contracts-Lakes	2,367	2,500	133	2,367	2,500	133	5.3%	30,000
ProfServ-Consultants	-	1,250	1,250	-	1,250	1,250	n/a	15,000
R&M-Storm Drain Cleaning	-	4,167	4,167	-	4,167	4,167	n/a	50,000
R&M-Roads,Signage,Striping	-	417	417	-	417	417	n/a	5,000
Misc-Contingency	2,906	3,750	844	2,906	3,750	844	22.5%	45,000
Total Environmental Services	5,273	23,333	18,060	5,273	23,333	18,060	77.4%	280,000

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

For the Period Ending October 31, 2025

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Access and Control								
Payroll-Gatehouse	15,383	24,533	9,151	15,383	24,533	9,151	37.3%	294,400
R&M-Gate	1,490	2,083	594	1,490	2,083	594	28.5%	25,000
R&M-Gatehouse/Tech & Software	3,550	833	(2,717)	3,550	833	(2,717)	-326.0%	10,000
Op Supplies - Gatehouse	50	833	783	50	833	783	94.0%	10,000
Mileage Reimbursement	-	167	167	-	167	167	n/a	2,000
Total Access and Control	20,472	28,450	7,978	20,472	28,450	7,978	28.0%	341,400
Landscape Services								
Payroll - Landscape	12	7,613	7,600	12	7,613	7,600	99.8%	91,350
R&M - Other Landscape	-	5,000	5,000	-	5,000	5,000	n/a	60,000
R&M-Pressure Washing	-	1,667	1,667	-	1,667	1,667	n/a	20,000
Total Landscape Services	12	14,279	14,267	12	14,279	14,267	99.9%	171,350
Total Community Services	25,758	66,063	40,304	25,758	66,063	40,304	61.0%	792,750
Activity Center Campus								
Payroll-Salaries	3,977	1,750	(2,227)	3,977	1,750	(2,227)	-127.3%	21,000
Electricity - General	4,484	5,000	516	4,484	5,000	516	10.3%	60,000
Utility - Water & Sewer	-	1,333	1,333	-	1,333	1,333	n/a	16,000
R&M-Pools	5,045	833	(4,212)	5,045	833	(4,212)	-505.5%	10,000
R&M-Sports Courts	-	2,500	2,500	-	2,500	2,500	n/a	30,000
R&M-Fitness Equipment	175	417	242	175	417	242	58.0%	5,000
Activity Ctr Cleaning- Inside Areas	1,230	417	(813)	1,230	417	(813)	-195.2%	5,000
Pool Daily Maintenance	2,600	417	(2,183)	2,600	417	(2,183)	-524.0%	5,000
R&M-Activity Campus Buildings	4,761	2,500	(2,261)	4,761	2,500	(2,261)	-90.4%	30,000
Misc-Special Projects	31,121	4,167	(26,954)	31,121	4,167	(26,954)	-646.9%	50,000
Tools and Equipment	-	1,250	1,250	-	1,250	1,250	n/a	15,000
Operating Supplies	-	417	417	-	417	417	n/a	5,000
Misc-Contingency	-	1,750	1,750	-	1,750	1,750	n/a	21,000
Total Activity Center Campus	53,394	22,750	(30,644)	53,394	22,750	(30,644)	-134.7%	273,000
Total Expenditures	128,891	161,991	33,100	128,891	161,991	33,100	20.4%	1,290,500

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Activity Center Campus	4,167	4,167	(0)	4,167	4,167	(0)	0.0%	50,000
Reserve - Roadways	16,667	16,667	-	16,667	16,667	-	0.0%	200,000
Total Transfers Out	20,833	20,833	(0)	20,833	20,833	(0)	0.0%	250,000
Total Expenditures & Transfers	149,725	182,825	33,100	149,725	182,825	33,100	18.1%	1,540,500
Net Surplus (Deficit)	<u>\$ (146,881)</u>	<u>\$ (179,533)</u>	<u>\$ 32,651</u>	(146,881)	(179,533)	32,651		-
Fund balance as of Oct 01, 2025				774,947	774,947	-		774,947
Fund Balance as of Oct 31, 2025				<u>\$ 628,066</u>	<u>\$ 595,414</u>	<u>\$ 32,651</u>		<u>\$ 774,947</u>

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	%	
Revenue / Other Sources								
RV Parking Lot Revenue	994	3,667	(2,673)	994	3,667	(2,673)	-72.9%	44,000
Transfer In - Roadways	16,667	16,667	-	16,667	16,667	-	0.0%	200,000
Transfer In - Activity Center Campus	4,167	4,167	(0)	4,167	4,167	(0)	0.0%	50,000
Other Miscellaneous Revenues	2	-	2	2	-	2	n/a	-
Interest - Investments	7,379	5,000	2,379	7,379	5,000	2,379	47.6%	60,000
Total Revenue / Other Sources	29,209	29,500	(292)	29,209	29,500	(292)	-1.0%	354,000
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	4,167	4,167	-	4,167	4,167	100.0%	50,000
R&M-Sports Courts	47,413	-	(47,413)	47,413	-	(47,413)	n/a	-
Total Activity Center Campus	47,413	4,167	(43,246)	47,413	4,167	(43,246)	-1037.9%	50,000
Roadways								
Reserve - Roadways	-	16,667	16,667	-	16,667	16,667	100.0%	200,000
Total Roadways	-	16,667	16,667	-	16,667	16,667	100.0%	200,000
RV Park								
Payroll- RV Park	225	-	(225)	225	-	(225)	n/a	-
Materials & Supplies	66	417	351	66	417	351	84.2%	5,000
Credit Card Fees	6	108	102	6	108	102	94.7%	1,300
Total RV Park	296	525	229	296	525	229	43.5%	6,300
Environmental Services								
Total Environmental Services	-	-	-	-	-	-	n/a	-
Total Expenditures	47,709	21,358	(26,351)	47,709	21,358	(26,351)	-123.4%	256,300
Net Surplus (Deficit)	<u>\$ (18,500)</u>	<u>\$ 8,142</u>	<u>\$ (26,642)</u>	(18,500)	8,142	(26,642)		97,700
Fund balance as of Oct 01, 2025				2,230,147	2,230,147	-		2,230,147
Fund Balance as of Oct 31, 2025				<u>\$ 2,211,646</u>	<u>\$ 2,238,289</u>	<u>\$ (26,642)</u>		<u>\$ 2,327,847</u>

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% 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	\$601,439	\$0	\$2,032	\$0	\$603,471
Activity Center Campus Reserve	\$574,179	\$4,169	\$1,729	\$47,413	\$532,664
Roadways Reserve	\$943,018	\$16,667	\$3,242	\$0	\$962,926
RV Park Reserve	\$111,510	\$994	\$377	\$296	\$112,584
Total	\$2,230,146	\$21,829	\$7,379	\$47,709	\$2,211,645

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% 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	\$ 2,969	\$ 15,833	\$ (12,865)	\$ 2,969	\$ 15,833	\$ (12,865)	-81.3%	\$ 190,000	
Initiation Fees	450	250	200	450	250	200	80.0%	3,000	
Amenities Revenue	-	83	(83)	-	83	(83)	-100.0%	1,000	
Summer Membership	-	708	(708)	-	708	(708)	-100.0%	8,500	
Other Miscellaneous Revenues	13	42	(29)	13	42	(29)	-69.0%	500	
Interest - Investments	146	17	129	146	17	129	760.1%	200	
Total Revenue / Other Sources	3,578	16,933	(13,355)	3,578	16,933	(13,355)	-78.9%	203,200	

Expenditures

Beach Club Operations

P/R-Board of Supervisors	161	0	-161	161	-	(161)	n/a	-
Payroll-Administrative	370	833	463	370	833	463	55.6%	10,000
Payroll-Attendants	5,077	7,167	2,089	5,077	7,167	2,089	29.2%	86,000
ProfServ-Mgmt Consulting	1,602	521	(1,081)	1,602	521	(1,081)	-207.6%	6,250
Auditing Services	-	-	-	-	-	-	n/a	1,200
Contracts-Landscape	-	250	250	-	250	250	100.0%	3,000
Communication - Telephone	252	208	(44)	252	208	(44)	-21.0%	2,500
Utility - General	113	116	3	113	116	3	2.8%	1,400
Utility - Refuse Removal	81	75	(6)	81	75	(6)	-8.4%	900
Utility - Water & Sewer	80	167	87	80	167	87	52.1%	2,000
Insurance	21,342	30,000	8,658	21,342	30,000	8,658	28.9%	30,000
R&M-Buildings	90	167	77	90	167	77	46.1%	2,000
R&M-Equipment	-	167	167	-	167	167	100.0%	2,000
Preventative Maint-Security Systems	-	146	146	-	146	146	100.0%	1,750
Misc-Special Projects	-	167	167	-	167	167	100.0%	2,000
Misc-Web Hosting	-	46	46	-	46	46	100.0%	550
Misc-Taxes	-	-	-	-	-	-	n/a	1,000
Misc-Contingency	-	1,426	1,426	-	1,426	1,426	100.0%	17,115
Credit Card Fees	114	500	386	114	500	386	77.2%	6,000
Office Supplies	-	17	17	-	17	17	100.0%	200
Op Supplies - General	-	42	42	-	42	42	100.0%	500
Total Beach Club Operations	29,283	42,015	12,733	29,283	42,015	12,733	30.3%	176,365

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Debt Service								
Principal Debt Retirement	-	-	-	-	-	-	n/a	23,617
Interest Expense	-	-	-	-	-	-	n/a	3,218
Total Debt Service	-	-	-	-	-	-	n/a	26,835
Total Expenditures	29,283	42,015	12,733	29,283	42,015	12,733	30.3%	203,200
Total Expenditures & Transfer	29,283	42,015	12,733	29,283	42,015	12,733	30.3%	203,200
Net Surplus (Deficit)	<u>\$ (25,705)</u>	<u>\$ (25,082)</u>	<u>\$ (623)</u>	(25,705)	(25,082)	(623)		-
Fund balance as of Oct 01, 2025				75,777	75,777	-		75,777
Fund Balance as of Oct 31, 2025				<u>\$ 50,072</u>	<u>\$ 50,695</u>	<u>\$ (623)</u>		<u>\$ 75,777</u>

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Total Revenue / Other Sources	-	-	-	-	-	-	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	0.0%	-
Net Surplus (Deficit)	\$ -	\$ -	\$ -	-	-	-		-
Fund balance as of Oct 01, 2025				74,040	74,040	-		74,040
Fund Balance as of Oct 31, 2025				\$ 74,040	\$ 74,040	\$ -		\$ 74,040

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$74,040	\$0	\$0	\$0	\$74,040
Total	\$74,040	\$0	\$0	\$0	\$74,040

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Total Revenue / Other Sources	-	-	-	-	-	-	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	\$ -	\$ -	\$ -	-	-	-		-
Fund balance as of Oct 01, 2025				(94,641)	(94,641)	-		(94,641)
Fund Balance as of Oct 31, 2025				\$ (94,641)	\$ (94,641)	\$ -		\$ (94,641)

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 October 31, 2025

(8.33% 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	n/a	\$ 698,412	
Special Assmnts- Discounts	-	-	-	-	-	-	n/a	(27,936)	
Interest - Investments	1,768	42	1,726	1,768	42	1,726	4109.9%	500	
Total Revenue / Other Sources	1,768	42	1,726	1,768	42	1,726	4109.9%	670,976	
Expenditures									
Debt Service									
Misc-Assessment Collection Cost	-	-	-	-	-	-	n/a	13,968	
Principal Debt Retirement	-	-	-	-	-	-	n/a	493,000	
Interest Expense	-	-	-	-	-	-	n/a	171,762	
Total Debt Service	-	-	-	-	-	-	n/a	678,730	
Total Expenditures	-	-	-	-	-	-	n/a	678,730	
Net Surplus (Deficit)	\$ 1,768	\$ 42	\$ 1,726	1,768	42	1,726		(7,754)	
Fund balance as of Oct 01, 2025				570,592	570,592	-		570,592	
Fund Balance as of Oct 31, 2025				\$ 572,360	\$ 570,634	\$ 1,726		\$ 562,838	

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 October 31, 2025

(8.33% Yr Complete)

Description	Utility Services			Total YTD Actuals	Total YTD Budget	Variance Fav (Unfav)	% Variance	Adopted Budget
	Water	Sewer	Irrigation					
Revenue / Other Sources								
Base Charges for Services	\$ 42,436	\$ 106,121	\$ 23,677	\$ 172,234	\$ 169,583	\$ 2,650	1.6%	\$ 2,035,000
Usage Charges for Services	15,124	-	-	15,124	20,000	(4,877)	-24.4%	240,000
Standby Fees	-	555	-	555	500	55	11.0%	6,000
Backflow Fees	27,408	-	-	27,408	2,250	25,158	1118.1%	27,000
Other Miscellaneous Revenues	284	1,295	-	1,579	1,000	580	58.0%	12,000
Interest - Investments	714	1,331	298	2,343	583	1,760	301.9%	7,000
Total Revenue / Other Sources	85,966	109,302	23,975	219,243	193,916	25,327	13.1%	2,327,000
Expenses								
Administration	16,489	63,793	8,689	88,971	137,025	48,054	35.1%	380,400
Utility Services	41,159	39,590	6,417	87,165	131,016	43,850	33.5%	1,572,200
Transfers Out	833	20,833	3,333	25,000	25,000	(0)	0.0%	300,000
Total Expenses	58,482	124,216	18,438	201,137	293,041	91,904	31.4%	2,252,600
Net Profit (Loss)	<u>\$ 27,484</u>	<u>\$ (14,914)</u>	<u>\$ 5,537</u>	18,106	(99,125)	117,231		74,400
Net Position as of Oct 01, 2025				7,160,220	7,160,220	-		7,160,220
Net Position as of Oct 31, 2025				<u>\$ 7,178,326</u>	<u>\$ 7,061,095</u>	<u>\$ 117,231</u>		<u>\$ 7,234,620</u>

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

For the Period Ending October 31, 2025

(8.33% 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	\$ 42,436	\$ 40,417	\$ 2,019	\$ 42,436	\$ 40,417	\$ 2,019	5.0%	\$ 485,000	
Water-Usage	15,124	20,000	(4,877)	15,124	20,000	(4,877)	-24.4%	240,000	
Backflow Fees	27,408	2,250	25,158	27,408	2,250	25,158	1118.1%	27,000	
Other Miscellaneous Revenues	284	167	118	284	167	118	70.6%	2,000	
Interest - Investments	714	250	464	714	250	464	185.6%	3,000	
Total Revenue / Other Sources	85,966	63,083	22,883	85,966	63,083	22,883	36.3%	757,000	
Administration									
P/R-Board of Supervisors	108	200	92	108	200	92	46.2%	2,400	
Payroll-Project Manager	124	625	501	124	625	501	80.2%	7,500	
Payroll-Administrative	962	1,533	571	962	1,533	571	37.3%	18,400	
ProfServ-Engineering	-	417	417	-	417	417	100.0%	5,000	
ProfServ-Legal Services	-	625	625	-	625	625	100.0%	7,500	
ProfServ-Mgmt Consulting	1,068	2,167	1,099	1,068	2,167	1,099	50.7%	26,000	
Auditing Services	-	-	-	-	-	-	n/a	1,200	
Postage and Freight	-	25	25	-	25	25	100.0%	300	
Insurance	14,228	21,000	6,772	14,228	21,000	6,772	32.2%	21,000	
Printing and Binding	-	25	25	-	25	25	100.0%	300	
Legal Advertising	-	42	42	-	42	42	100.0%	500	
Miscellaneous Services	-	83	83	-	83	83	100.0%	1,000	
Office Supplies	-	17	17	-	17	17	100.0%	200	
Total Administration	16,489	26,759	10,269	16,489	26,759	10,269	38.4%	91,300	
Utility Services									
ProfServ-Utility Billing	1,080	1,375	295	1,080	1,375	295	21.5%	16,500	
Contracts-Other Services	5,171	4,750	(421)	5,171	4,750	(421)	-8.9%	57,000	
Utility - Base Rate	12,764	13,750	986	12,764	13,750	986	7.2%	165,000	
Utility - Water-Usage	22,000	25,000	3,000	22,000	25,000	3,000	12.0%	300,000	
Utility-CCU Admin Fee	4	8	4	4	8	4	46.4%	100	
R&M-General	140	4,583	4,443	140	4,583	4,443	96.9%	55,000	
Misc-Licenses & Permits	-	25	25	-	25	25	100.0%	300	
Back Flow Preventors	-	2,250	2,250	-	2,250	2,250	100.0%	27,000	
Misc-Contingency	-	833	833	-	833	833	100.0%	10,000	
Total Utility Services	41,159	52,575	11,416	41,159	52,575	11,416	21.7%	630,900	
Total Expenses	57,649	79,333	21,685	57,649	79,333	21,685	27.3%	722,200	

Riverwood Community Development District

Financial Statements

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2025

(8.33% 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	833	833	(0)	833	833	(0)	0.0%	10,000
Total Transfers Out	833	833	(0)	833	833	(0)	0.0%	10,000
Total Expenses & Transfers	58,482	80,167	21,685	58,482	80,167	21,685	27.0%	732,200
Net Profit (Loss)	<u>\$ 27,484</u>	<u>\$ (17,083)</u>	<u>\$ 44,567</u>	<u>\$ 27,484</u>	<u>\$ (17,083)</u>	<u>\$ 44,567</u>		<u>\$ 24,800</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2025

(8.33% 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	\$ 106,121	\$ 108,333	\$ (2,213)	\$ 106,121	\$ 108,333	\$ (2,213)	-2.0%	\$ 1,300,000
Standby Fees	555	500	55	555	500	55	11.0%	6,000
Other Miscellaneous Revenues	1,295	833	462	1,295	833	462	55.5%	10,000
Interest - Investments	1,331	250	1,081	1,331	250	1,081	432.5%	3,000
Total Revenue / Other Sources	109,302	109,916	(614)	109,302	109,916	(614)	-0.6%	1,319,000
Expenses								
Administration								
P/R-Board of Supervisors	431	350	(81)	431	350	(81)	-23.0%	4,200
Payroll-Project Manager	161	1,042	880	161	1,042	880	84.5%	12,500
Payroll-Administrative	2,018	3,067	1,048	2,018	3,067	1,048	34.2%	36,800
ProfServ-Engineering	-	833	833	-	833	833	100.0%	10,000
ProfServ-Legal Services	-	2,292	2,292	-	2,292	2,292	100.0%	27,500
ProfServ-Mgmt Consulting	4,272	3,792	(480)	4,272	3,792	(480)	-12.7%	45,500
Auditing Services	-	-	-	-	-	-	n/a	4,200
Postage and Freight	-	167	167	-	167	167	100.0%	2,000
Insurance	56,911	84,000	27,089	56,911	84,000	27,089	32.2%	84,000
Printing and Binding	-	67	67	-	67	67	100.0%	800
Miscellaneous Services	-	250	250	-	250	250	100.0%	3,000
Office Supplies	-	25	25	-	25	25	100.0%	300
Total Administration	63,793	95,883	32,090	63,793	95,883	32,090	33.5%	230,800
Utility Services								
ProfServ-Utility Billing	5,759	7,333	1,574	5,759	7,333	1,574	21.5%	88,000
Electricity - General	3,479	5,000	1,521	3,479	5,000	1,521	30.4%	60,000
Utility - Water & Sewer	-	417	417	-	417	417	100.0%	5,000
Communication - Telephone	495	542	47	495	542	47	8.6%	6,500
Contracts-Other Services	27,581	25,333	(2,248)	27,581	25,333	(2,248)	-8.9%	304,000
R&M-Sludge Hauling	-	4,167	4,167	-	4,167	4,167	100.0%	50,000
Maintenance - Security Systems	-	167	167	-	167	167	100.0%	2,000
R&M-General	90	14,583	14,493	90	14,583	14,493	99.4%	175,000
Misc-Licenses & Permits	-	17	17	-	17	17	100.0%	200
Misc-Bad Debt	-	83	83	-	83	83	100.0%	1,000
Misc-Contingency	632	1,000	368	632	1,000	368	36.8%	12,000
Op Supplies - Chemicals	1,552	7,083	5,531	1,552	7,083	5,531	78.1%	85,000
Total Utility Services	39,590	65,725	26,135	39,590	65,725	26,135	39.8%	788,700
Total Expenses	103,383	161,608	58,225	103,383	161,608	58,225	36.0%	1,019,500

Riverwood Community Development District

Financial Statements

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2025

(8.33% 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	20,833	20,833	(0)	20,833	20,833	(0)	0.0%	250,000
Total Transfers Out	20,833	20,833	(0)	20,833	20,833	(0)	0.0%	250,000
Total Expenses & Transfers	124,216	182,441	58,225	124,216	182,441	58,225	31.9%	1,269,500
Net Profit (Loss)	<u>\$ (14,914)</u>	<u>\$ (72,525)</u>	<u>\$ 57,611</u>	<u>\$ (14,914)</u>	<u>\$ (72,525)</u>	<u>\$ 57,611</u>		<u>\$ 49,500</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2025

(8.33% 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	\$ 23,677	\$ 20,833	\$ 2,844	\$ 23,677	\$ 20,833	\$ 2,844	13.6%	\$ 250,000	
Interest - Investments	298	83	215	298	83	215	259.0%	1,000	
Total Revenue / Other Sources	23,975	20,916	3,059	23,975	20,916	3,059	14.6%	251,000	
Expenses									
Administration									
P/R-Board of Supervisors	54	100	46	54	100	46	46.2%	1,200	
Payroll-Project Manager	25	417	392	25	417	392	94.0%	5,000	
Payroll-Administrative	962	1,533	571	962	1,533	571	37.3%	18,400	
ProfServ-Engineering	-	417	417	-	417	417	100.0%	5,000	
ProfServ-Legal Services	-	208	208	-	208	208	100.0%	2,500	
ProfServ-Mgmt Consulting	534	1,083	549	534	1,083	549	50.7%	13,000	
Auditing Services	-	-	-	-	-	-	n/a	1,200	
Postage and Freight	-	17	17	-	17	17	100.0%	200	
Insurance	7,114	10,500	3,386	7,114	10,500	3,386	32.2%	10,500	
Printing and Binding	-	17	17	-	17	17	100.0%	200	
Legal Advertising	-	42	42	-	42	42	100.0%	500	
Miscellaneous Services	-	42	42	-	42	42	100.0%	500	
Office Supplies	-	8	8	-	8	8	100.0%	100	
Total Administration	8,689	14,384	5,695	8,689	14,384	5,695	39.6%	58,300	
Utility Services									
ProfServ-Utility Billing	360	458	98	360	458	98	21.5%	5,500	
Electricity - General	3,329	2,500	(829)	3,329	2,500	(829)	-33.1%	30,000	
Contracts-Other Services	1,724	1,583	(140)	1,724	1,583	(140)	-8.9%	19,000	
Utility - Water-Usage	1,000	4,000	3,000	1,000	4,000	3,000	75.0%	48,000	
Utility-CCU Admin Fee	4	8	4	4	8	4	46.4%	100	
R&M-General	-	3,333	3,333	-	3,333	3,333	100.0%	40,000	
Misc-Contingency	-	833	833	-	833	833	100.0%	10,000	
Total Utility Services	6,417	12,716	6,299	6,417	12,716	6,299	49.5%	152,600	
Total Expenses	15,105	27,100	11,995	15,105	27,100	11,995	44.3%	210,900	

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2025

(8.33% 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	3,333	3,333	(0)	3,333	3,333	(0)	0.0%	40,000
Total Transfers Out	3,333	3,333	(0)	3,333	3,333	(0)	0.0%	40,000
Total Expenses & Transfers	18,438	30,433	11,995	18,438	30,433	11,995	39.4%	250,900
Net Profit (Loss)	<u>\$ 5,537</u>	<u>\$ (9,517)</u>	<u>\$ 15,053</u>	<u>\$ 5,537</u>	<u>\$ (9,517)</u>	<u>\$ 15,053</u>		<u>\$ 100</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Reserves

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2025

(8.33% 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	\$ 833	\$ 833	\$ 0	\$ 833	\$ 833	\$ 0	0.0%	\$ 10,000
Transfer In - Sewer Services	20,833	20,833	0	20,833	20,833	0	0.0%	250,000
Transfer In - Irrigation Services	3,333	3,333	0	3,333	3,333	0	0.0%	40,000
Interest - Investments	10,443	5,000	5,443	10,443	5,000	5,443	108.9%	60,000
Total Revenue / Other Sources	35,443	30,000	5,443	35,443	30,000	5,443	18.1%	360,000
Expenses								
Sewer Services								
Reserve - Sewer System	-	8,500	8,500	-	8,500	8,500	100.0%	102,000
Total Sewer Services	-	8,500	8,500	-	8,500	8,500	100.0%	102,000
Total Expenses	-	8,500	8,500	-	8,500	8,500	100.0%	102,000
Net Profit (Loss)	\$ 35,443	\$ 21,500	\$ 13,943	35,443	21,500	13,943		258,000
Net Position as of Oct 01, 2025				3,066,383	3,066,383	-		3,066,383
Net Position as of Oct 31, 2025				\$ 3,101,825	\$ 3,087,883	\$ 13,943		\$ 3,324,383

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$449,001	\$833	\$1,520	\$0	\$451,354
Sewer Services Reserve	\$1,829,956	\$20,833	\$6,252	\$0	\$1,857,041
Irrigation Services Reserve	\$524,691	\$3,333	\$1,784	\$0	\$529,808
Underground Infrastructure Reserve	\$262,735	\$0	\$888	\$0	\$263,623
Total	\$3,066,383	\$25,000	\$10,443	\$0	\$3,101,826

Riverwood

Community Development District

Cash and Investment Report
October 31, 2025

<u>Fund</u>	<u>Account</u>	Prior Month Balance	Current Balance	Interest Rate	Financial Institution	Description
206	#6003 2018 Reserve	\$131,302	\$131,302	3.66%	US Bank	First American Govt. Obligation Fund
206	#6000 2018 Revenue	\$428,175	\$429,943	3.66%	US Bank	First American Govt. Obligation Fund
Total Fund 206		<u>\$559,477</u>	<u>\$561,245</u>			
800	#9701 Pooled Cash Checking	\$3,131,299	\$2,653,309	4.07%	Valley	Checking
800	#9952 General Fund MMA	\$2,845,201	\$2,854,175	3.54%	Bank United	Money Market Account
800	#2203 Water & Sewer MMA	\$1,317,289	\$1,321,444	3.54%	Bank United	Money Market Account
Total Fund 800		<u>\$7,293,789</u>	<u>\$6,828,928</u>			

RESOLUTION 2026-02

**A RESOLUTION AMENDING THE RIVERWOOD COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND AND BEACH
CLUB FUND BUDGET FOR FISCAL YEAR 2025**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Riverwood Community Development District, hereinafter referred to as “District”, adopted a General Fund and Beach Club Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Beach Club Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 18th day of November, 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

**Riverwood
Community Development District**

By: _____
Chairman

Attest:

By: _____
Secretary

Proposed Budget Amendment
General Fund
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ 40,000	\$ -	\$ 40,000	\$ 43,360	\$ 3,360
FEMA Revenue	-	-	-	1,494	1,494
Interest - Tax Collector	-	-	-	3,749	3,749
Special Assmnts- Tax Collector	2,166,230	-	2,166,230	2,166,230	-
Special Assmnts- Discounts	(88,429)	-	(88,429)	(73,812)	14,617
Other Miscellaneous Revenues	500	-	500	5,906	5,406
Non-Resident Members	4,000	-	4,000	4,850	850
Insurance Reimbursements	-	-	-	10,976	10,976
<u>REVENUES-RESERVES</u>					
Interest - Investments	55,000	-	55,000	110,437	55,437
Other Miscellaneous Revenues	-	-	-	33	33
RV Parking Lot Revenue	57,000	-	57,000	45,790	(11,210)
TOTAL REVENUES	2,234,301	-	2,234,301	2,319,013	84,712
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	2,696	-	2,696	2,394	302
Payroll-Salaries	29,735	(17,000)	12,735	12,156	579
ProfServ-Engineering	6,500	24,000	30,500	30,290	210
ProfServ-Legal Services	12,500	33,000	45,500	44,610	890
ProfServ-Mgmt Consulting	85,334	(37,000)	48,334	47,405	929
ProfServ-Trustee Fees	3,717	-	3,717	4,095	(378)
Auditing Services	1,587	-	1,587	1,586	1
Website Hosting/Email services	3,310	-	3,310	2,215	1,095
Communications-Internet & Phones	8,000	-	8,000	9,126	(1,126)
Miscellaneous Mailings	9,500	-	9,500	-	9,500
Insurance	27,464	-	27,464	25,084	2,380
Misc-Non Ad Valorem Taxes	2,500	-	2,500	16	2,484
Misc-Assessment Collection Cost	30,000	-	30,000	10,828	19,172
Misc-Credit Card Fees	120	-	120	100	20
Office Expense	10,000	-	10,000	17,284	(7,284)
Janitorial /Office supplies	4,000	-	4,000	6,004	(2,004)
Total Administration	236,963	3,000	239,963	213,193	26,770
<u>Flood Control/Stormwater Mgmt</u>					
Payroll-Environmental Services	110,466	(49,000)	61,466	60,782	684
ProfServ-Consultants	15,000	-	15,000	18,387	(3,387)
Contracts-Preserve Maintenance	35,000	-	35,000	40,947	(5,947)
Contracts-Lakes	28,400	-	28,400	28,404	(4)
Electricity - General	2,400	-	2,400	3,980	(1,580)
Utility - Water & Sewer	2,000	-	2,000	2,006	(6)

Proposed Budget Amendment
General Fund
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Storm Drain Cleaning	15,000	-	15,000	2,197	12,803
R&M-Preserves	40,000	-	40,000	30,878	9,122
R&M-Roads, Signage, Striping	11,000	-	11,000	14,440	(3,440)
R&M-Road Scaping	18,000	-	18,000	-	18,000
R&M-Lakes, Bank Erosion, Planting	25,000	(20,000)	5,000	3,997	1,003
Misc-Contingency	50,000	70,000	120,000	120,068	(68)
Total Flood Control/Stormwater Mgmt	352,266	1,000	353,266	326,086	27,180
<u>Landscape Services</u>					
Payroll-Salaries	16,000	(13,000)	3,000	2,484	516
Payroll-Landscape	16,000	(12,000)	4,000	3,921	79
Contracts-Landscape	232,500	80,000	312,500	313,013	(513)
Contracts-Irrigation	38,400	-	38,400	16,640	21,760
Plantings & Consulting	50,000	-	50,000	46,187	3,813
R&M-Other Landscape	20,000	120,000	140,000	135,004	4,996
R&M-Irrigation	7,600	30,000	37,600	35,797	1,803
R&M-Mulch	32,000	-	32,000	29,440	2,560
R&M-Tree Trimming Services	28,540	-	28,540	29,200	(660)
R&M-Trees and Trimming	18,000	-	18,000	24,890	(6,890)
Landscape Miscellaneous Credit	(45,360)	-	(45,360)	-	(45,360)
Op Supplies - Chemicals	60,000	-	60,000	35,554	24,446
Total Landscape Services	473,680	205,000	678,680	672,130	6,550
<u>Access Control</u>					
Payroll-Gatehouse	320,546	(37,000)	283,546	283,006	540
Communications-Internet & Phones	7,400	-	7,400	-	7,400
R&M-Gate	20,000	34,000	54,000	52,928	1,072
R&M-Gatehouse/Tech & Software	25,800	-	25,800	16,515	9,285
Op Supplies - Gatehouse	17,000	26,000	43,000	24,189	18,811
Total Access Control	390,746	23,000	413,746	376,638	37,108
<u>Activity Center Campus</u>					
P/R-Board of Supervisors	2,000	-	2,000	1,776	224
Payroll-Salaries	22,656	(15,000)	7,656	6,922	734
Payroll-Maintenance	37,023	(13,000)	24,023	23,678	345
Electricity - General	65,000	-	65,000	54,081	10,919
Utility - Water & Sewer	14,000	-	14,000	16,653	(2,653)
Insurance	52,967	(24,000)	28,967	28,667	300
R&M-Pools	8,000	16,000	24,000	15,190	8,810
R&M-Fitness Equipment	6,000	-	6,000	8,000	(2,000)
Tools and Equipment	15,000	-	15,000	8,354	6,646
Activity Ctr Cleaning- Inside Areas	32,000	-	32,000	20,858	11,142
Pool Daily Maintenance	25,000	-	25,000	26,965	(1,965)

Proposed Budget Amendment
General Fund
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Activity Campus Buildings	40,000	35,000	75,000	64,257	10,743
Misc-Special Projects	60,000	-	60,000	61,146	(1,146)
Misc-Contingency	30,000	(26,000)	4,000	3,856	144
Operating Supplies	9,000	5,000	14,000	13,765	235
Total Activity Center Campus	418,646	(22,000)	396,646	354,168	42,478
<u>Ponds</u>					
R&M-Storm Drain Cleaning	-	57,719	57,719	57,719	-
Operating Supplies	-	176,925	176,925	176,925	-
Total Ponds	-	234,644	234,644	234,644	-
<u>Roadway Services</u>					
Reserve - Roadways	237,000	(237,000)	-	-	-
Total Roadway Services	237,000	(237,000)	-	-	-
<u>Recreation Facilities</u>					
ProfServ-Legal Services	-	-	-	1,510	(1,510)
R&M-Pools	-	10,000	10,000	8,350	1,650
R&M-Sports Courts	-	67,404	67,404	67,404	-
R&M-Activity Center	-	28,000	28,000	26,394	1,606
Operating Supplies	-	-	-	2,750	(2,750)
Improvements - Building	-	69,220	69,220	69,220	-
Reserve-Activity Center Campus	61,000	-	61,000	-	61,000
Total Recreation Facilities	61,000	174,624	235,624	175,628	59,996
<u>RV Park</u>					
Payroll- RV Park	20,000	-	20,000	12,631	7,369
Fuel, Gasoline and Oil	90	-	90	-	90
Postage and Freight	40	-	40	-	40
Misc-Credit Card Fees	1,300	-	1,300	1,226	74
Operating Supplies	5,000	-	5,000	14,695	(9,695)
Capital Projects	8,500	-	8,500	29,972	(21,472)
Reserve - RV Park	29,070	-	29,070	-	29,070
Total RV Park	64,000	-	64,000	58,524	5,476
TOTAL EXPENDITURES	2,234,301	382,268	2,616,569	2,411,011	205,558
Excess (deficiency) of revenues					
Over (under) expenditures	-	(382,268)	(382,268)	(91,998)	290,270
Net change in fund balance	-	(382,268)	(382,268)	(91,998)	290,270
FUND BALANCE, BEGINNING (OCT 1, 2024)	3,097,092	-	3,097,092	3,097,092	-
FUND BALANCE, ENDING	\$ 3,097,092	\$ (382,268)	\$ 2,714,824	\$ 3,005,094	\$ 290,270

Proposed Budget Amendment
Beach Club Fund
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ 200	\$ -	\$ 200	\$ 6,643	\$ 6,443
Other Miscellaneous Revenues	500	-	500	253	(247)
Membership Dues	190,000	-	190,000	204,883	14,883
Initiation Fees	3,000	-	3,000	3,475	475
Insurance Reimbursements	-	-	-	20,519	20,519
Summer Membership	8,500	-	8,500	-	(8,500)
Amenities Revenue	1,000	-	1,000	600	(400)
TOTAL REVENUES	203,200	-	203,200	236,373	33,173
<u>EXPENDITURES</u>					
<u>Parks and Recreation</u>					
Payroll-Administrative	7,000	500	7,500	7,392	108
Payroll-Attendants	94,103	15,000	109,103	109,062	41
ProfServ-Legal Services	-	6,000	6,000	5,823	177
ProfServ-Mgmt Consulting	5,464	9,000	14,464	14,216	248
Auditing Services	794	-	794	794	-
Contracts-Landscape	1,800	-	1,800	-	1,800
Communication - Telephone	2,500	500	3,000	2,942	58
Utility - General	1,400	-	1,400	1,248	152
Utility - Refuse Removal	900	-	900	940	(40)
Utility - Water & Sewer	1,800	-	1,800	1,002	798
Insurance	27,464	2,000	29,464	29,307	157
R&M-Buildings	2,000	7,500	9,500	8,564	936
R&M-Equipment	2,000	5,000	7,000	6,224	776
Preventative Maint-Security Systems	1,750	5,000	6,750	6,785	(35)
Misc-Special Projects	2,000	24,000	26,000	25,540	460
Misc-Credit Card Fees	5,200	1,000	6,200	6,103	97
Misc-Taxes	756	-	756	922	(166)
Misc-Contingency	5,106	10,000	15,106	13,067	2,039
Misc-Web Hosting	550	-	550	578	(28)
Office Supplies	60	-	60	46	14
Op Supplies - General	497	4,000	4,497	2,951	1,546
Operating Supplies	-	-	-	185	(185)
Operating Supplies (Reserves)	-	30,000	30,000	29,634	366
Total Parks and Recreation	163,144	119,500	282,644	273,325	9,319
<u>Debt Service</u>					
Principal Debt Retirement	23,617	-	23,617	-	23,617
Interest Expense	5,439	-	5,439	5,440	(1)
Total Debt Service	29,056	-	29,056	5,440	23,616

Proposed Budget Amendment
Beach Club Fund
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>					
Reserve - Beach Club	11,000	-	11,000	-	11,000
Total Reserves	11,000	-	11,000	-	11,000
TOTAL EXPENDITURES	203,200	119,500	322,700	278,765	43,935
Excess (deficiency) of revenues Over (under) expenditures	-	(119,500)	(119,500)	(42,392)	77,108
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	-	-	-	(23,617)	(23,617)
TOTAL FINANCING SOURCES (USES)	-	-	-	(23,617)	(23,617)
Net change in fund balance	-	(119,500)	(119,500)	(66,009)	53,491
FUND BALANCE, BEGINNING (OCT 1, 2024)	215,821	-	215,821	215,821	-
FUND BALANCE, ENDING	\$ 215,821	\$ (119,500)	\$ 96,321	\$ 149,812	\$ 53,491

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance/Reserves as of 9/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

Operating Reserve	\$350,000
Reserves-Environmental Services	\$601,439
Reserves-Recreational Facilities	\$574,179
Reserves-Roadways	\$943,018
Reserves-RV Park	<u>\$111,510</u>
Total General Fund	\$2,230,146

Reserves-Beach Club	<u>\$74,040</u>
Total Beach Club Fund	\$74,040

Reserves-Sewer System	\$1,829,956
Reserves-Water System	\$449,001
Reserves-Irrigation System	\$524,691
Reserves-Underground Infrastructure	<u>\$262,735</u>
Total Enterprise Fund	\$3,066,383

RIVERWOOD CDD

October Monthly Client Report

November 18th, 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

- 3.125 million gals of wastewater received in September

Water Treatment

- 3.504 million gals of water metered at Riseley Ave between 9/23/25-10/22/25
- 3.503 million gals of water billed from CCU between 9/23/25-10/22/25
- 61 thousand gals of water metered at Proude St. between 9/23/25-10/22/25
- 58 thousand gals of water billed from CCU between 9/23/25-10/22/25

Reuse

- Received from Charlotte County Utilities- 29.46 MG of reuse
- 2.848 million gals of reuse produced by Riverwood discharged into the pond
- Irrigation pump station pumped 24.966 MG gallons

Performance Metrics	Current Month October 2025	Prior Month September 2025	Prior Year October 2024
Wastewater treated	3,125,000	3,849,000	6,531,000
Sludge produced and disposed	0	0	48,000
Reclaimed Water Produced (irrigation)	24,966,000	19,073,000	13,555,000
Number of line breaks	0	0	0
Hydrants flushed	8	8	8
Valves Exercised	7	7	8
Meters Read	1,134	1,134	1,134
Consumables	Current Month	Prior Month	Prior Year
Chlorine Usage - WWTP	1,306	2,051	3,692
Chlorine Usage – Irrigation	0	0	430

Maintenance and Repair

- Replaced backflow preventer.
- Fixed low pressure issue at a residence.
- Repaired irrigation main break.
- Ran multiple calls for RPZ leaks and low-pressure complaints.
- Finished filter deep bed valves and Scada programming.

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 October	Gallons Flushed September
S. Silver Lakes CT	12	63,800	45,100
N. Silver Lake CT	12	47,000	32,000
Club Drive	12	75,500	45,477
Scrub Jay CT.	12	93,833	99,947
Creekside Lane	12	64,193	70,902
North Marsh Dr.	12	62,500	80,375
Mill Creek	12	16,800	170,500
Preserve Ct.	12	18,000	124,000
Total Flushed		441,626	668,301

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DAYS	CCU Drinking Water Meter Reads						October 1, 2025				
	Meter Reading	Flow Mgd	Meter Reading High	Flow Mgd	Meter Reading Low	Flow Mgd	Remote CI2	Riseley CI2	Proude CI2	Riseley PSI	Proude PSI
	Riseley Ave.		Proude St.					Proude St.			
1	149782439	0.161	21586501	0.00022	114751245	0.00794	1.10	1.00	1.00	1.00	1
2	149943655	0.094	21586725	0.00000	114759183	0.00851	0.80	1.00	1.10	1.00	2
3	150037653	0.149	21586725	0.00000	114767693	0.00912	1.20	1.10	1.10	1.20	3
4	150186913	0.097	21586725	0.00000	114776810	0.00456	1.30	1.40	1.10	1.10	4
5	150283689	0.092	21586725	0.00001	114781373	0.01130	1.20	1.20	1.10	1.10	5
6	150375938	0.136	21586733	0.00000	114792672	0.01929	0.80	0.60	0.80	1.00	6
7	150512369	0.090	21586733	0.00000	114811962	0.00855	1.20	0.80	1.00	1.00	7
8	150602005	0.132	21586733	0.00000	114820511	0.02297	1.10	1.00	1.10	1.00	8
9	150734456	0.101	21586733	0.00000	114843477	0.00939	1.20	1.10	1.10	1.10	9
10	150835083	0.141	21586733	0.00000	114852864	0.02001	1.00	1.10	1.00	1.10	10
11	150975845	0.102	21586733	0.00000	114872874	0.01680	0.80	0.80	1.00	1.00	11
12	151078113	0.096	21586733	0.00000	114889675	0.00199	1.20	1.00	1.20	1.20	12
13	151174375	0.159	21586733	0.00000	114891669	0.00984	0.80	1.00	0.80	1.00	13
14	151333119	0.104	21586733	0.00000	114901507	0.02055	0.80	0.80	0.80	0.80	14
15	151437474	0.118	21586733	0.00001	114922054	0.04011	1.20	1.00	1.00	1.00	15
16	151555334	0.119	21586741	0.00000	114962168	0.06873	1.10	0.80	1.00	0.80	16
17	151674412	0.169	21586741	0.00000	115030893	0.04521	1.20	1.00	1.10	1.20	17
18	151843892	0.133	21586741	0.00000	115076104	0.02430	1.00	1.10	1.10	1.00	18
19	151976761	0.123	21586741	0.00001	115100405	0.04422	1.10	1.00	1.00	1.00	19
20	152099724	0.181	21586749	0.00000	115144622	0.03293	1.00	1.10	1.00	1.10	20
21	152280293	0.113	21586749	0.00002	115177549	0.07282	1.20	1.00	1.00	1.00	21
22	152393659	0.156	21586773	0.00001	115250373	0.05381	1.10	1.10	1.20	1.10	22
23	152549701	0.123	21586781	0.00000	115304184	0.05616	1.00	1.00	1.00	1.00	23
24	152672658	0.138	21586781	0.00009	115360341	0.05572	1.20	1.20	1.00	1.20	24
25	152811047	0.121	21586870	0.00000	115416059	0.03940	1.30	1.10	1.30	1.10	25
26	152932530	0.125	21586870	0.00028	115455456	0.04319	1.30	1.00	1.30	1.30	26
27	153057090	0.153	21587150	0.00000	115498642	0.04322	1.20	1.00	1.20	1.00	27
28	153209810	0.182	21587150	0.00003	115541863	0.09553	1.10	1.20	1.10	1.20	28
29	153391695	0.123	21587182	0.00000	115637389	0.09153	1.00	1.10	1.00	1.00	29
30	153515105	0.158	21587182	0.00004	115728916	0.06344	1.20	1.10	1.00	1.20	30
31	153673285	0.153	21587222	0.00000	115792351	0.04552	1.00	0.80	1.00	0.80	31
	AVERAGE	0.130		0.00002		0.03505	1.2	1.0	1.0	1.1	
	TOTAL FLOW	4.044		0.00072		1.08663					
	MAX	0.182		0.00028		0.09553	1.3	1.4	1.3	1.3	
	MIN	0.090		0.00000		0.00199	0.8	0.6	0.8	0.8	
			Total Riseley and Proude Flow				5.1	MG			



CLEANING LOG

CLIENT	Riverwood Community Development District
PROJECT	Riverwood CDD - Heavy Clean/TV/Plugging Storm
ADDRESS	4250 Riverwood Dr, Port Charlotte, FL 33953
CONTACT	Don Hester 317-840-4586

DATE	10/30/2025
SS #	250199
WO #	5443
SPEC	

OPERATOR	FIELD TECH	FIELD TECH
Bryan Ramirez	Adrian Manuel	

VEHICLE NO.
SV055

CLIENT EMAIL	dhester@riverwoodcdd.org
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SCOPE OF WORK	ON SITE	OFF SITE
Heavy Clean/TV/Plugging Storm	7:17 AM	5:13 AM

PIPELINE & STRUCTURE CLEANING LOG					
FROM		TO		PSR	CLEANING
228		229		Leak in 228	Exist - Heavy
START TIME	9:00 AM	STOP TIME	10:05 AM		
259		260		Full of dirt	Heavy
START TIME	12:20 PM	STOP TIME	2:29 PM		
261		259		Full of dirt	Heavy
START TIME	2:32 PM	STOP TIME	2:53 PM		
261		265		Full of dirt	Heavy
START TIME	3:25 PM	STOP TIME	3:49 PM		
START TIME		STOP TIME			
START TIME		STOP TIME			
START TIME		STOP TIME			
START TIME		STOP TIME			
START TIME		STOP TIME			
START TIME		STOP TIME			
START TIME		STOP TIME			

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[illegible]

OPERATOR NOTES

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Pre trip 7:25am
 Filling truck with water 7:31am
 Assisting diver with the plugs 7:52am
 Set up 4inch pump at structure 228 8:23am
 Going to dump and get water 9:28
 Started back cleaning at 10:00
 Waiting on Nick to tv line 10:07
 Assisted with picking up pump and plugs
 DIVER SET PLUGS AND PUMP AT STRUCTURE. AT10:46
 Dumping and getting water 1:07
 Dump and get water 3:00pm
 Dump and get water 3:51pm
 Picked up all equipment used for the day

JOB SITE QUESTIONNAIRE

N/A

APS Employee spoke with Client's On-Site representative and informed them of project status and if any issues were encountered. (IF NO - DETAIL WHY BELOW)

Yes

All designated pipelines / structures were cleaned of debris (IF NO - DETAIL WHY BELOW)

Yes - Client

Water Introduced following cleaning?

Yes

Job Site Conditions Stable?

No

**Any Inaccessible / Uncomplete work?
 (List in Notes)**

Yes

Contractor performing work in system following cleaning?

On-Site

Disposal Method

Existing

System Status



OPERATOR NAME	Bryan Ramirez
SIGNATURE	

DATE	10/30/2025
------	------------

By signing, you hereby acknowledge the accuracy of the work performed and any issues documented on site during cleaning operations. Upon completion, a copy will be sent to the email below. Linear Foot quantities are reviewed internally by APS Quality Control Team.

CLIENT REPRESENTATIVE	Brian
SIGNATURE	Phone

DATE	10/30/2025
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CLIENT NOTES

PROJECT ATTACHMENTS

DIGITAL MAP

0 Attachments

PROJECT CHECK LIST

0 Attachments

DETAILED SCOPE INFO

0 Attachments

GOFORMZ

0 Attachments





Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992-

THIS AGREEMENT made the date set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter called "**AWC**", and

Riverwood CDD
4250 Riverwood Drive
Port Charlotte, FL 33953
Don Hester 317-840-4586 donhester2@gmail.com

10-31-2025

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

30 waterways associated with Riverwood CDD in Port Charlotte, FL

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- Initial start up charge	\$ N / A
- Algae control	\$ 2,367.00 (3 visits per month)
- Shoreline grass and brush control	\$ Included
- Submersed and floating vegetation control	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total investment per treatment: **\$_28,404.00_**

Scheduled treatments will be provided approximately every **_7 to 10_** days

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Joe Vasquez

Aquatic Weed Control, Inc.

Joe Vasquez

Customer's Signature

Title

Print Signature

Date

Print Company Name

Addendum to Water Management Agreement

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER's failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

ACCEPTANCE OF ADDENDUM

Joe Vasquez

Aquatic Weed Control, Inc.

Customer's Signature

Date

RIVERWOOD CDD FINANCIAL REPORT

October 31, 2025

<u>Cash Balances</u>	<u>Oct 25</u>	<u>Sep 25</u>
Operating Account	\$2,653,309	\$3,131,299
Money Market	\$4,175,619	\$4,162,490
Govt. Obligation Fund	<u>\$561,245</u>	<u>\$559,477</u>
Total	<u><u>\$7,390,173</u></u>	<u><u>\$7,853,266</u></u>

Current Revenues/Expenses - YTD 1 Months Ending October 31, 2025

<i>General Fund:</i>	Tax Revenues - 0% collected	
	Operating Expenses \$33,100 under budget through October 31, 2025 20%	
	No significant budget variances	
<i>Enterprise Fund:</i>	Revenues	\$219,243 13.1% over budget
	Expenses	<u>\$201,137</u> 31.4% under budget
	Net	\$18,106 over budget

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

Reserve Accounts

Fully funded through October per Budget

Current Balances:

Enterprise Fund:	Water	\$451,354	
	Sewer	\$1,857,042	
	Irrigation	\$529,806	
	Underground	<u>\$263,623</u>	<u><u>\$3,101,825</u></u>
General Fund:	Environ.	\$603,471	
	Activity Ctr.	\$532,664	
	Roads	\$962,926	
	RV Park	<u>\$112,584</u>	<u><u>\$2,211,645</u></u>

Action Points

Storm Water System Project - Contingency