

Riverwood Community Development District

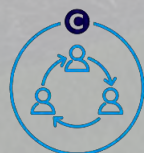
February 17, 2026

Final Agenda Package

Meeting ID:231 048 755 915 82 Passcode:Jy9q2MC7

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



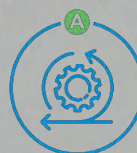
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Heather Jackson, District Manager
Scott Rudacille, District Attorney
Chris Beers, District Engineer
Sonia Rowley, District Accountant
Crystal Yem, District Admin Assistant
Howard Neal, Field Services Director
Kevin Tucker, RCA

Regular Meeting Agenda Tuesday, February 17, 2026, 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 Accountant
 1. Review of Financial Report of January 2026.....Page 3
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 5. **Old Business**
 6. **New Business**
 - A. Discussion of Reserve Study Decision
 - B. Discussion of 1 Year Anniversary of MOU
 - C. Discussion of Sewer Service on Nonchalant St.....Page 27
 - D. Ratification of Destination Powersports Proposal.....Page 30
 7. **Consent Agenda**
 - A. Minutes of December 16, 2025, CDD Meeting.....Page 32
 - B. Minutes of January 20, 2026, CDD Meeting.....Page 41
 - C. Minutes of January 6, 2026, Environmental Committee Meeting.....Page 47
 - D. Minutes of November 12, 2025, RV Park Committee Meeting.....Page 48
 - E. Minutes of January 21, 2026, RV Park Committee Meeting.....Page 51
 - F. Minutes of December 16, 2025, Utilities Committee Meeting.....Page 54
 - G. Items Approved via Resolution 2025-07
 8. **Access Control Supervisor Report**
 9. **RCA Items**
 - A. General Manager Report
 - B. RCA Grounds Report
 - C. Safety & Security Report
 10. **Other Committee Reports**
 - A. Utilities Committee: Mr. Hester
 - i. Monthly Client Report
 - B. Environmental Committee: Mr. Hester
 - C. Beach Club Committee: Mr. Humberstone
 - D. Campus Committee: Dr. McKee
 - E. Finance Committee: Mr. Humberstone
 - i. Riverwood CDD Financial Report.....Page 56
 - F. RV Park Committee: Mr. Colwell
 - G. Safety and Security Report
 11. **Supervisor Comments**
 12. **Audience Comments** – *Three (3) Minute Time Limit*
 13. **Adjournment**

The next meeting is scheduled to be held on Tuesday, March 17, 2026, at 2:00 p.m.

District Office:

Inframark, Infrastructure 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

***Riverwood
Community
Development
District***

Financial Report

February 17, 2026

CLEAR PARTNERSHIPS



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Balance Sheet
January 31, 2026

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	General Fixed Assets	General Long-Term Debt	Total
Assets												
Current Assets												
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,217,782	\$ -	\$ -	\$ 3,217,782
Equity in Pooled Cash	1,314,412	2,033,999	179,800	74,040	-	635	871,878	2,954,844	(7,429,608)	-	-	-
Accounts Receivable	-	-	-	-	-	-	193,702	-	-	-	-	193,702
Accounts Receivable > 120	-	-	-	-	-	-	2,078	-	-	-	-	2,078
Accounts Receivable - Other	19,608	-	-	-	-	-	-	-	-	-	-	19,608
Loan Due from Beach Fund	94,641	-	-	-	-	-	-	-	-	-	-	94,641
Due From Other Funds	-	-	-	-	-	-	150	-	-	-	-	150
Investments:												
Money Market Account	-	-	-	-	-	-	-	-	4,211,826	-	-	4,211,826
Reserve Fund	-	-	-	-	-	131,302	-	-	-	-	-	131,302
Revenue Fund	-	-	-	-	-	933,505	-	-	-	-	-	933,505
Deposits	-	43,089	-	-	-	-	-	-	-	-	-	43,089
Total Current Assets	1,428,661	2,077,088	179,800	74,040	-	1,065,442	1,067,808	2,954,844	-	-	-	8,847,683
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	-	-	-	-	-	-	(935,894)	-	-	-	-	(935,894)
Infrastructure	-	-	-	-	-	-	10,748,459	-	-	26,549,135	-	37,297,594
Accum Depr - Infrastructure	-	-	-	-	-	-	(5,333,329)	-	-	-	-	(5,333,329)
Equipment and Furniture	-	-	-	-	-	-	37,977	-	-	494,081	-	532,058
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(29,727)	-	-	-	-	(29,727)
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	1,065,442	1,065,442
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	3,460,558	3,460,558
Total Noncurrent Assets	-	-	-	-	-	-	6,245,068	-	-	37,301,004	4,526,000	48,072,072
Total Assets	\$ 1,428,661	\$ 2,077,088	\$ 179,800	\$ 74,040	\$ -	\$ 1,065,442	\$ 7,312,876	\$ 2,954,844	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,919,755

Balance Sheet
January 31, 2026

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	\$ 34,596	\$ 36,439	\$ 97	\$ -	\$ -	\$ -	\$ 11,902	\$ -	\$ -	\$ -	\$ -	\$ 83,034
Accrued Expenses	91,917	-	-	-	-	-	70,248	-	-	-	-	162,165
Sales Tax Payable	25	226	414	-	-	-	-	-	-	-	-	665
Deposits	-	-	-	-	-	-	252,754	-	-	-	-	252,754
Bonds Payable	-	-	-	-	-	-	-	-	-	-	4,526,000	4,526,000
Loan Due to General Fund	-	-	-	-	94,641	-	-	-	-	-	-	94,641
Total Current Liabilities	126,538	36,665	511	-	94,641	-	334,904	-	-	-	4,526,000	5,119,259
Total Liabilities	126,538	36,665	511	-	94,641	-	334,904	-	-	-	4,526,000	5,119,259
Fund Balances / Net Position												
Restricted for:												
Debt Service	-	-	-	-	-	1,065,442	-	-	-	-	-	1,065,442
Assigned to:												
Operating Reserves	350,000	-	-	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	424,593	-	-	-	-	-	-	-	-	-	424,593
Environmental Services	-	491,134	-	-	-	-	-	-	-	-	-	491,134
Reserves - Roadways	-	1,017,384	-	-	-	-	-	-	-	-	-	1,017,384
Reserves - RV Park	-	107,312	-	-	-	-	-	-	-	-	-	107,312
Reserves - Beach Club	-	-	-	74,040	-	-	-	-	-	-	-	148,080
Unassigned:	952,123	-	179,289	-	(94,641)	-	-	-	-	-	-	1,036,771
Net Investment in capital assets	-	-	-	-	-	-	6,245,068	-	-	-	-	6,245,068
Reserves - Sewer System	-	-	-	-	-	-	-	1,685,759	-	-	-	1,685,759
Reserves - Water System	-	-	-	-	-	-	-	458,122	-	-	-	458,122
Reserves - Irrigation System	-	-	-	-	-	-	-	544,855	-	-	-	544,855
Reserves - Underground Infrastructure	-	-	-	-	-	-	-	266,108	-	-	-	266,108
Unrestricted/Unreserved	-	-	-	-	-	-	732,904	-	-	37,301,004	-	38,033,908
Total Fund Balances / Net Position	1,302,123	2,040,423	179,289	74,040	(94,641)	1,065,442	6,977,972	2,954,844	-	37,301,004	-	51,726,456
Total Liabilities & Fund Balances / Net Position												
	\$ 1,428,661	\$ 2,077,088	\$ 179,800	\$ 74,040	\$ -	\$ 1,065,442	\$ 7,312,876	\$ 2,954,844	\$ -	\$ 37,301,004	\$ 4,526,000	\$ 56,919,755

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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	\$ 230,431	\$ 174,924	\$ 55,507	\$ 1,301,809	\$ 1,293,219	\$ 8,590	0.7%	\$ 1,565,188
Special Assmnts- Discounts	(6,779)	(7,174)	395	(48,810)	(53,035)	4,225	-8.0%	(64,188)
Non-Resident Members	(7,758)	333	(8,091)	243	1,333	(1,091)	-81.8%	4,000
Other Miscellaneous Revenues	350	42	308	980	168	812	483.4%	500
Interest - Investments	3,522	2,917	606	12,351	11,667	685	5.9%	35,000
Interest - Tax Collector	1,359	-	1,359	1,359	-	1,359	0.0%	-
Total Revenue / Other Sources	221,127	171,042	50,085	1,267,932	1,253,352	14,580	1.2%	1,540,500

Expenditures

Administration

P/R-Board of Supervisors	300	300	-	1,269	1,200	(69)	-5.7%	3,600
Payroll-Salaries	1,847	1,250	(597)	3,677	5,000	1,323	26.5%	15,000
ProfServ-Engineering	1,280	1,000	(280)	4,615	4,000	(615)	-15.4%	12,000
ProfServ-Mgmt Consulting	3,244	3,250	6	13,359	13,000	(359)	-2.8%	39,000
ProfServ-Legal Services	887	1,042	154	6,717	4,167	(2,551)	-61.2%	12,500
ProfServ-Trustee Fees	-	-	-	-	4,000	4,000	n/a	4,000
Auditing Services	-	-	-	-	1,800	1,800	n/a	3,600
Communications-Internet & Phones	1,314	708	(605)	3,632	2,833	(799)	-28.2%	8,500
Insurance	-	-	-	42,684	63,000	20,316	32.2%	63,000
Misc-Non Ad Valorem Taxes	-	208	208	-	832	832	n/a	2,500
Misc-Assessment Collection Cost	4,473	3,576	(897)	25,060	26,439	1,379	5.2%	32,000
Website Hosting/Email services	-	292	292	1,553	1,167	(386)	-33.1%	3,500
Office Expense	1,782	2,083	302	3,959	8,333	4,374	52.5%	25,000
Misc-Credit Card Fees	3	46	43	186	183	(3)	-1.5%	550
Total Administration	15,129	13,755	(1,374)	106,711	135,954	29,244	21.5%	224,750

Community Services

Environmental Services

Contracts-Preserve Maintenance	22,451	11,250	(11,201)	44,902	45,000	98	0.2%	135,000
Contracts-Lakes	-	2,500	2,500	9,468	10,000	532	5.3%	30,000
ProfServ-Consultants	1,850	1,250	(600)	2,450	5,000	2,550	51.0%	15,000
R&M-Storm Drain Cleaning	(42,226)	4,167	46,392	66,043	16,667	(49,376)	-296.3%	50,000
R&M-Roads, Signage, Striping	(2,000)	417	2,417	-	1,667	1,667	n/a	5,000
Misc-Contingency	6,161	3,750	(2,411)	19,079	15,000	(4,079)	-27.2%	45,000
Total Environmental Services	(13,764)	23,333	37,097	141,942	93,333	(48,609)	-52.1%	280,000

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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	22,653	24,533	1,880	94,395	98,133	3,738	3.8%	294,400
R&M-Gate	(2,414)	2,083	4,497	11,294	8,333	(2,960)	-35.5%	25,000
R&M-Gatehouse/Tech & Software	5,189	833	(4,355)	8,739	3,333	(5,405)	-162.2%	10,000
Op Supplies - Gatehouse	447	833	386	1,311	3,333	2,022	60.7%	10,000
Mileage Reimbursement	-	167	167	-	667	667	n/a	2,000
Total Access and Control	25,875	28,450	2,575	115,739	113,800	(1,939)	-1.7%	341,400
Landscape Services								
Payroll - Landscape	2,484	7,613	5,128	2,497	30,450	27,953	91.8%	91,350
R&M - Other Landscape	80,302	5,000	(75,302)	83,182	20,000	(63,182)	-315.9%	60,000
Contracts-Landscape	88,688	-	(88,688)	88,688	-	(88,688)	0.0%	-
R&M-Pressure Washing	-	1,667	1,667	-	6,667	6,667	n/a	20,000
Total Landscape Services	171,474	14,279	(157,195)	174,367	57,117	(117,250)	-205.3%	171,350
Total Community Services	183,585	66,063	(117,523)	432,047	264,250	(167,797)	-63.5%	792,750
Activity Center Campus								
Payroll-Salaries	-	1,750	1,750	19,134	7,000	(12,134)	-173.3%	21,000
Electricity - General	3,478	5,000	1,522	17,354	20,000	2,647	13.2%	60,000
Utility - Water & Sewer	2,585	1,333	(1,252)	5,961	5,333	(628)	-11.8%	16,000
R&M-Pools	15	833	818	5,230	3,333	(1,897)	-56.9%	10,000
R&M-Sports Courts	-	2,500	2,500	-	10,000	10,000	n/a	30,000
R&M-Fitness Equipment	175	417	242	1,116	1,667	551	33.0%	5,000
Activity Ctr Cleaning- Inside Areas	-	417	417	5,930	1,667	(4,263)	-255.8%	5,000
Pool Daily Maintenance	-	417	417	7,800	1,667	(6,133)	-368.0%	5,000
R&M-Activity Campus Buildings	6,988	2,500	(4,488)	20,309	10,000	(10,309)	-103.1%	30,000
Misc-Special Projects	(28,156)	4,167	32,323	20,159	16,667	(3,492)	-21.0%	50,000
Tools and Equipment	666	1,250	584	2,293	5,000	2,707	54.1%	15,000
Operating Supplies	1,479	417	(1,062)	3,631	1,667	(1,964)	-117.8%	5,000
Misc-Contingency	466	1,750	1,284	466	7,000	6,534	93.3%	21,000
Total Activity Center Campus	(12,303)	22,750	35,053	109,383	91,000	(18,383)	-20.2%	273,000
Total Expenditures	186,411	102,567	(83,844)	648,141	491,204	(156,936)	-31.9%	1,290,500

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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)	16,667	16,667	(0)	0.0%	50,000
Reserve - Roadways	16,667	16,667	-	66,667	66,667	-	0.0%	200,000
Total Transfers Out	20,833	20,833	(0)	83,334	83,333	(0)	0.0%	250,000
Total Expenditures & Transfers	207,245	123,401	(83,844)	731,474	574,538	(156,937)	-27.3%	1,540,500
Net Surplus (Deficit)	<u>\$ 13,882</u>	<u>\$ 47,641</u>	<u>\$ (33,759)</u>	536,458	678,814	(142,356)		-
Fund balance as of Oct 01, 2025				765,665	765,665	-		765,665
Fund Balance as of Jan 31, 2026				<u>\$ 1,302,123</u>	<u>\$ 1,444,479</u>	<u>\$ (142,356)</u>		<u>\$ 765,665</u>

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
RV Parking Lot Revenue	3,225	3,667	(442)	30,956	14,667	16,290	111.1%	44,000
Transfer In - Roadways	16,667	16,667	-	66,667	66,667	-	0.0%	200,000
Transfer In - Activity Center Campus	4,167	4,167	(0)	16,667	16,668	(1)	0.0%	50,000
Other Miscellaneous Revenues	-	-	-	26	-	26	n/a	-
Interest - Investments	6,942	5,000	1,942	28,485	20,000	8,485	42.4%	60,000
Total Revenue / Other Sources	31,000	29,500	1,500	142,800	118,001	24,799	21.0%	354,000
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	4,167	4,167	-	16,667	16,667	100.0%	50,000
Materials & Supplies	36,597	-	(36,597)	36,597	-	(36,597)	n/a	-
Capital Projects	22,447	-	(22,447)	22,447	-	(22,447)	n/a	-
R&M-Sports Courts	-	-	-	70,765	-	(70,765)	n/a	-
R&M-Gate	35,714	-	(35,714)	35,714	-	(35,714)	n/a	-
R&M-Activity Center	7,500	-	(7,500)	7,500	-	(7,500)	n/a	-
Total Activity Center Campus	102,258	4,167	(98,091)	173,023	16,667	(156,356)	-938.1%	50,000
Roadways								
R&M - Roads	4,880	-	(4,880)	4,880	-	(4,880)	n/a	-
Reserve - Roadways	-	16,667	16,667	-	66,667	66,667	100.0%	200,000
Total Roadways	4,880	16,667	11,787	4,880	66,667	61,787	92.7%	200,000
RV Park								
Payroll- RV Park	202	-	(202)	917	-	(917)	n/a	-
Materials & Supplies	2,317	417	(1,900)	34,955	1,668	(33,287)	-1995.6%	5,000
Credit Card Fees	31	108	77	723	432	(291)	-67.3%	1,300
Total RV Park	2,550	525	(2,025)	36,594	2,100	(34,494)	-1642.6%	6,300
Environmental Services								
Prof. Services - Engineering	9,758	-	(9,758)	9,758	-	(9,758)	n/a	-
Operating Supplies	108,268	-	(108,268)	108,268	-	(108,268)	n/a	-
Total Environmental Services	118,026	-	(118,026)	118,026	-	(118,026)	n/a	-
Total Expenditures	227,714	21,358	(206,356)	332,524	85,433	(247,090)	-289.2%	256,300
Net Surplus (Deficit)	\$ (196,714)	\$ 8,142	\$ (204,856)	(189,723)	32,568	(222,291)		97,700
Fund balance as of Oct 01, 2025				2,230,147	2,230,147	-		2,230,147
Fund Balance as of Jan 31, 2026				\$ 2,040,423	\$ 2,262,715	\$ (222,291)		\$ 2,327,847

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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	\$7,721	\$118,026	\$491,134
Activity Center Campus Reserve	\$574,179	\$16,693	\$6,744	\$173,023	\$424,593
Roadways Reserve	\$943,018	\$66,667	\$12,579	\$0	\$1,022,264
RV Park Reserve	\$111,510	\$30,956	\$1,440	\$36,594	\$107,312
Total	\$2,230,146	\$114,316	\$28,485	\$327,644	\$2,045,302

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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	\$ 5,325	\$ 15,833	\$ (10,508)	\$ 192,594	\$ 63,333	\$ 129,260	204.1%	\$ 190,000	
Initiation Fees	400	250	150	1,150	1,000	150	15.0%	3,000	
Amenities Revenue	150	83	67	300	332	(32)	-9.6%	1,000	
Summer Membership	-	708	(708)	-	2,832	(2,832)	-100.0%	8,500	
Other Miscellaneous Revenues	80	42	38	276	168	108	64.1%	500	
Interest - Investments	549	17	532	1,733	68	1,665	2449.2%	200	
Total Revenue / Other Sources	6,504	16,933	(10,429)	196,053	67,733	128,319	189.4%	203,200	

Expenditures

Beach Club Operations

P/R-Board of Supervisors	150	0	-150	634	-	(634)	n/a	-
Payroll-Administrative	605	833	229	2,446	3,333	887	26.6%	10,000
Payroll-Attendants	7,234	7,167	(67)	30,261	28,667	(1,594)	-5.6%	86,000
ProfServ-Mgmt Consulting	1,622	521	(1,101)	6,680	2,083	(4,596)	-220.6%	6,250
Auditing Services	-	-	-	-	600	600	100.0%	1,200
Contracts-Landscape	-	250	250	-	1,000	1,000	100.0%	3,000
Communication - Telephone	258	208	(50)	1,020	832	(188)	-22.6%	2,500
Utility - General	7	116	109	351	464	113	24.3%	1,400
Utility - Refuse Removal	81	75	(6)	247	300	53	17.7%	900
Utility - Water & Sewer	189	167	(22)	389	668	279	41.7%	2,000
Insurance	-	-	-	21,342	30,000	8,658	28.9%	30,000
R&M-Buildings	90	167	77	490	668	178	26.7%	2,000
R&M-Equipment	714	167	(547)	714	668	(46)	-6.8%	2,000
Preventative Maint-Security Systems	-	146	146	1,164	584	(580)	-99.3%	1,750
Misc-Special Projects	7,280	167	(7,113)	8,012	668	(7,344)	-1099.5%	2,000
Misc-Web Hosting	-	46	46	-	184	184	100.0%	550
Misc-Taxes	-	-	-	991	1,000	9	0.9%	1,000
Misc-Contingency	2,600	1,426	(1,174)	12,110	5,705	(6,405)	-112.3%	17,115
Credit Card Fees	280	500	220	5,549	2,000	(3,549)	-177.4%	6,000
Office Supplies	-	17	17	50	68	18	26.4%	200
Op Supplies - General	34	42	8	91	168	77	45.9%	500
Total Beach Club Operations	21,144	12,015	(9,129)	92,541	79,661	(12,880)	-16.2%	176,365

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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	21,144	12,015	(9,129)	92,541	79,661	(12,880)	-16.2%	203,200
Total Expenditures & Transfer	21,144	12,015	(9,129)	92,541	79,661	(12,880)	-16.2%	203,200
Net Surplus (Deficit)	\$ (14,640)	\$ 4,918	\$ (19,558)	103,512	(11,927)	115,439		-
Fund balance as of Oct 01, 2025				75,777	75,777	-		75,777
Fund Balance as of Jan 31, 2026				\$ 179,289	\$ 63,849	\$ 115,439		\$ 75,777

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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 Jan 31, 2026				\$ 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

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

(33.33% 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 Jan 31, 2026				\$ (94,641)	\$ (94,641)	\$ -		\$ (94,641)

Series 2018 Debt Service Fund (Valley National Bank)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

(33.33% 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	\$ 107,605	\$ 78,054	\$ 29,551	\$ 607,908	\$ 577,054	\$ 30,854	5.3%	\$ 698,412
Special Assmnts- Discounts	(3,165)	(3,122)	(43)	(22,793)	(23,081)	288	-1.2%	(27,936)
Interest - Investments	1,650	42	1,608	6,683	168	6,515	3877.9%	500
Interest - Tax Collector	635	-	635	635	-	635	n/a	-
Total Revenue / Other Sources	106,724	74,974	31,750	592,432	554,141	38,291	6.9%	670,976
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	2,089	1,561	(528)	11,702	11,541	(161)	-1.4%	13,968
Principal Debt Retirement	-	-	-	-	-	-	n/a	493,000
Interest Expense	-	-	-	85,881	85,881	0	0.0%	171,762
Total Debt Service	2,089	1,561	(528)	97,583	97,422	(161)	-0.2%	678,730
Total Expenditures	2,089	1,561	(528)	97,583	97,422	(161)	-0.2%	678,730
Net Surplus (Deficit)	\$ 104,635	\$ 73,413	\$ 31,222	494,849	456,719	38,130		(7,754)
Fund balance as of Oct 01, 2025				570,592	570,592	-		570,592
Fund Balance as of Jan 31, 2026				\$ 1,065,441	\$ 1,027,311	\$ 38,130		\$ 562,838

Enterprise Fund - Breakdown by Utility Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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	\$ 170,026	\$ 435,609	\$ 94,944	\$ 700,579	\$ 678,333	\$ 22,245	3.3%	\$ 2,035,000
Usage Charges for Services	84,266	-	-	84,266	80,000	4,266	5.3%	240,000
Standby Fees	-	2,220	-	2,220	2,000	220	11.0%	6,000
Backflow Fees	30,912	-	-	30,912	9,000	21,912	243.5%	27,000
Other Miscellaneous Revenues	842	3,836	-	4,678	3,999	679	17.0%	12,000
Interest - Investments	2,423	4,395	887	7,705	2,332	5,373	230.4%	7,000
Total Revenue / Other Sources	288,469	446,060	95,832	830,361	775,664	54,697	7.1%	2,327,000
Expenses								
Administration	27,296	125,117	17,553	169,966	204,901	34,935	17.0%	380,400
Utility Services	174,873	220,153	44,015	439,041	524,063	85,021	16.2%	1,572,200
Transfers Out	3,333	83,333	13,333	100,000	100,000	(0)	0.0%	300,000
Total Expenses	205,503	428,603	74,901	709,008	828,964	119,956	14.5%	2,252,600
Net Profit (Loss)	<u>\$ 82,966</u>	<u>\$ 17,457</u>	<u>\$ 20,930</u>	121,353	(53,300)	174,653		74,400
Net Position as of Oct 01, 2025				6,856,618	6,856,618	-		6,856,618
Net Position as of Jan 31, 2026				<u>\$ 6,977,972</u>	<u>\$ 6,803,318</u>	<u>\$ 174,653</u>		<u>\$ 6,931,018</u>

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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	\$ 42,519	\$ 40,417	\$ 2,102	\$ 170,026	\$ 161,667	\$ 8,359	5.2%	\$ 485,000	
Water-Usage	22,337	20,000	2,337	84,266	80,000	4,266	5.3%	240,000	
Backflow Fees	-	2,250	(2,250)	30,912	9,000	21,912	243.5%	27,000	
Other Miscellaneous Revenues	135	167	(31)	842	667	175	26.3%	2,000	
Interest - Investments	623	250	373	2,423	1,000	1,423	142.3%	3,000	
Total Revenue / Other Sources	65,613	63,083	2,530	288,469	252,333	36,136	14.3%	757,000	
Administration									
P/R-Board of Supervisors	100	200	100	423	800	377	47.1%	2,400	
Payroll-Project Manager	-	625	625	124	2,500	2,376	95.0%	7,500	
Payroll-Administrative	2,020	1,533	(487)	7,976	6,133	(1,843)	-30.0%	18,400	
ProfServ-Engineering	-	417	417	-	1,668	1,668	100.0%	5,000	
ProfServ-Legal Services	92	625	533	92	2,500	2,408	96.3%	7,500	
ProfServ-Mgmt Consulting	1,081	2,167	1,085	4,453	8,667	4,214	48.6%	26,000	
Auditing Services	-	-	-	-	600	600	100.0%	1,200	
Postage and Freight	-	25	25	-	100	100	100.0%	300	
Insurance	-	-	-	14,228	21,000	6,772	32.2%	21,000	
Printing and Binding	-	25	25	-	100	100	100.0%	300	
Legal Advertising	-	42	42	-	167	167	100.0%	500	
Miscellaneous Services	-	83	83	-	333	333	100.0%	1,000	
Office Supplies	-	17	17	-	67	67	100.0%	200	
Total Administration	3,293	5,759	2,465	27,296	44,635	17,339	38.8%	91,300	
Utility Services									
ProfServ-Utility Billing	2,619	1,375	(1,244)	6,403	5,500	(903)	-16.4%	16,500	
Contracts-Other Services	4,711	4,750	39	19,306	19,000	(306)	-1.6%	57,000	
Utility - Base Rate	13,665	13,750	85	53,759	55,000	1,241	2.3%	165,000	
Utility - Water-Usage	20,854	25,000	4,146	84,825	100,000	15,175	15.2%	300,000	
Utility-CCU Admin Fee	5	8	3	19	32	13	41.1%	100	
R&M-General	-	4,583	4,583	10,462	18,333	7,871	42.9%	55,000	
Misc-Licenses & Permits	-	25	25	100	100	-	0.0%	300	
Back Flow Preventors	-	2,250	2,250	-	9,000	9,000	100.0%	27,000	
Misc-Contingency	-	833	833	-	3,333	3,333	100.0%	10,000	
Total Utility Services	41,855	52,575	10,720	174,873	210,299	35,425	16.8%	630,900	
Total Expenses	45,149	58,333	13,185	202,169	254,933	52,764	20.7%	722,200	

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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)	3,333	3,333	(0)	0.0%	10,000
Total Transfers Out	833	833	(0)	3,333	3,333	(0)	0.0%	10,000
Total Expenses & Transfers	45,982	59,167	13,185	205,503	258,267	52,764	20.4%	732,200
Net Profit (Loss)	<u>\$ 19,631</u>	<u>\$ 3,917</u>	<u>\$ 15,715</u>	<u>\$ 82,966</u>	<u>\$ (5,933)</u>	<u>\$ 88,899</u>		<u>\$ 24,800</u>

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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	\$ 109,823	\$ 108,333	\$ 1,490	\$ 435,609	\$ 433,333	\$ 2,275	0.5%	\$ 1,300,000
Standby Fees	555	500	55	2,220	2,000	220	11.0%	6,000
Other Miscellaneous Revenues	616	833	(217)	3,836	3,332	504	15.1%	10,000
Interest - Investments	1,117	250	867	4,395	1,000	3,395	339.5%	3,000
Total Revenue / Other Sources	112,111	109,916	2,195	446,060	439,665	6,395	1.5%	1,319,000
Expenses								
Administration								
P/R-Board of Supervisors	400	350	(50)	1,692	1,400	(292)	-20.8%	4,200
Payroll-Project Manager	-	1,042	1,042	161	4,167	4,005	96.1%	12,500
Payroll-Administrative	4,242	3,067	(1,176)	16,739	12,267	(4,472)	-36.5%	36,800
ProfServ-Engineering	14,125	833	(13,292)	31,675	3,332	(28,343)	-850.6%	10,000
ProfServ-Legal Services	-	2,292	2,292	-	9,167	9,167	100.0%	27,500
ProfServ-Mgmt Consulting	4,325	3,792	(533)	17,813	15,167	(2,646)	-17.4%	45,500
Auditing Services	-	-	-	-	2,100	2,100	100.0%	4,200
Postage and Freight	15	167	152	126	667	541	81.1%	2,000
Insurance	-	-	-	56,911	84,000	27,089	32.2%	84,000
Printing and Binding	-	67	67	-	267	267	100.0%	800
Miscellaneous Services	-	250	250	-	1,000	1,000	100.0%	3,000
Office Supplies	-	25	25	-	100	100	100.0%	300
Total Administration	23,107	11,883	(11,224)	125,117	133,632	8,515	6.4%	230,800
Utility Services								
ProfServ-Utility Billing	13,247	7,333	(5,913)	33,425	29,333	(4,091)	-13.9%	88,000
Electricity - General	4,474	5,000	526	15,215	20,000	4,785	23.9%	60,000
Utility - Water & Sewer	402	417	15	1,485	1,667	182	10.9%	5,000
Communication - Telephone	418	542	124	1,911	2,168	257	11.8%	6,500
Contracts-Other Services	25,128	25,333	205	102,965	101,333	(1,631)	-1.6%	304,000
R&M-Sludge Hauling	15,960	4,167	(11,793)	18,240	16,667	(1,573)	-9.4%	50,000
Maintenance - Security Systems	-	167	167	-	667	667	100.0%	2,000
R&M-General	(224,355)	14,583	238,938	32,755	58,333	25,578	43.8%	175,000
Misc-Licenses & Permits	-	17	17	-	67	67	100.0%	200
Misc-Bad Debt	-	83	83	-	332	332	100.0%	1,000
Misc-Contingency	587	1,000	413	2,904	4,000	1,096	27.4%	12,000
Op Supplies - Chemicals	5,698	7,083	1,385	11,253	28,333	17,080	60.3%	85,000
Total Utility Services	(158,442)	65,725	224,167	220,153	262,900	42,747	16.3%	788,700
Total Expenses	(135,335)	77,608	212,943	345,270	396,532	51,262	12.9%	1,019,500

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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)	83,333	83,333	(0)	0.0%	250,000
Total Transfers Out	20,833	20,833	(0)	83,333	83,333	(0)	0.0%	250,000
Total Expenses & Transfers	(114,501)	98,441	212,943	428,603	479,865	51,262	10.7%	1,269,500
Net Profit (Loss)	<u>\$ 226,612</u>	<u>\$ 11,475</u>	<u>\$ 215,137</u>	<u>\$ 17,457</u>	<u>\$ (40,200)</u>	<u>\$ 57,657</u>		<u>\$ 49,500</u>

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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	\$ 23,766	\$ 20,833	\$ 2,932	\$ 94,944	\$ 83,333	\$ 11,611	13.9%	\$ 250,000
Interest - Investments	215	83	132	887	332	555	167.2%	1,000
Total Revenue / Other Sources	23,980	20,916	3,064	95,832	83,665	12,166	14.5%	251,000
Expenses								
Administration								
P/R-Board of Supervisors	50	100	50	211	400	189	47.1%	1,200
Payroll-Project Manager	-	417	417	25	1,667	1,642	98.5%	5,000
Payroll-Administrative	2,020	1,533	(487)	7,976	6,133	(1,843)	-30.0%	18,400
ProfServ-Engineering	-	417	417	-	1,667	1,667	100.0%	5,000
ProfServ-Legal Services	-	208	208	-	833	833	100.0%	2,500
ProfServ-Mgmt Consulting	541	1,083	543	2,227	4,333	2,107	48.6%	13,000
Auditing Services	-	-	-	-	600	600	100.0%	1,200
Postage and Freight	-	17	17	-	68	68	100.0%	200
Insurance	-	-	-	7,114	10,500	3,386	32.2%	10,500
Printing and Binding	-	17	17	-	68	68	100.0%	200
Legal Advertising	-	42	42	-	167	167	100.0%	500
Miscellaneous Services	-	42	42	-	167	167	100.0%	500
Office Supplies	-	8	8	-	32	32	100.0%	100
Total Administration	2,611	3,884	1,273	17,553	26,635	9,082	34.1%	58,300
Utility Services								
ProfServ-Utility Billing	828	458	(370)	2,089	1,833	(256)	-13.9%	5,500
Electricity - General	4,380	2,500	(1,880)	14,946	10,000	(4,946)	-49.5%	30,000
Contracts-Other Services	1,570	1,583	13	6,435	6,333	(102)	-1.6%	19,000
Utility - Water-Usage	6,052	4,000	(2,052)	18,587	16,000	(2,587)	-16.2%	48,000
Utility-CCU Admin Fee	5	8	3	19	32	13	41.1%	100
R&M-General	-	3,333	3,333	1,939	13,333	11,394	85.5%	40,000
Misc-Contingency	-	833	833	-	3,332	3,332	100.0%	10,000
Total Utility Services	12,836	12,716	(120)	44,015	50,864	6,849	13.5%	152,600
Total Expenses	15,447	16,600	1,153	61,568	77,499	15,931	20.6%	210,900

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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)	13,333	13,333	(0)	0.0%	40,000
Total Transfers Out	3,333	3,333	(0)	13,333	13,333	(0)	0.0%	40,000
Total Expenses & Transfers	18,780	19,933	1,153	74,901	90,832	15,931	17.5%	250,900
Net Profit (Loss)	<u>\$ 5,200</u>	<u>\$ 983</u>	<u>\$ 4,217</u>	<u>\$ 20,930</u>	<u>\$ (7,167)</u>	<u>\$ 28,097</u>		<u>\$ 100</u>

Enterprise Fund - Reserves

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2026

(33.33% 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	\$ 3,333	\$ 3,333	\$ 0	0.0%	\$ 10,000
Transfer In - Sewer Services	20,833	20,833	0	83,333	83,333	0	0.0%	250,000
Transfer In - Irrigation Services	3,333	3,333	0	13,333	13,333	0	0.0%	40,000
Interest - Investments	9,827	5,000	4,827	40,074	20,000	20,074	100.4%	60,000
Total Revenue / Other Sources	34,827	30,000	4,827	140,074	120,000	20,074	16.7%	360,000
Expenses								
Sewer Services								
R&M-General	251,613	-	(251,613)	251,613	-	(251,613)	n/a	-
Reserve - Sewer System	-	8,500	8,500	-	34,000	34,000	100.0%	102,000
Total Sewer Services	251,613	8,500	(243,113)	251,613	34,000	(217,613)	-640.0%	102,000
Total Expenses	251,613	8,500	(243,113)	251,613	34,000	(217,613)	-640.0%	102,000
Net Profit (Loss)	\$ (216,786)	\$ 21,500	\$ (238,286)	(111,539)	86,000	(197,539)		258,000
Net Position as of Oct 01, 2025				3,066,383	3,066,383	-		3,066,383
Net Position as of Jan 31, 2026				\$ 2,954,844	\$ 3,152,383	\$ (197,539)		\$ 3,324,383

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$449,001	\$3,333	\$5,788	\$0	\$458,122
Sewer Services Reserve	\$1,829,956	\$83,333	\$24,084	\$251,613	\$1,685,760
Irrigation Services Reserve	\$524,691	\$13,333	\$6,830	\$0	\$544,855
Underground Infrastructure Reserve	\$262,735	\$0	\$3,373	\$0	\$266,108
Total	\$3,066,383	\$100,000	\$40,074	\$251,613	\$2,954,845

Non-Ad Valorem Special Assessments
(Charlotte County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

		General Fund				Debt Service Fund 2018									
		Discount /		Collection		Gross		Discount /		Collection		Gross			
Date Received	Net Amount Received	(Penalties) Amount		Costs		Amount Received		Net Amount Received	(Penalties) Amount		Costs		Amount Received		
Assessments Levied						\$1,565,187		Assessments Levied						\$	698,412
Allocation %						100%		Allocation %							100%
11/06/25	\$ 33,676	\$ 1,403		\$ 687		\$ 35,766		\$ 15,726	\$ 655		\$ 321		\$ 16,702		
11/13/25	\$ 14,554	\$ 606		\$ 297		\$ 15,457		\$ 6,796	\$ 283		\$ 139		\$ 7,218		
11/20/25	\$ 20,791	\$ 866		\$ 424		\$ 22,081		\$ 9,709	\$ 405		\$ 198		\$ 10,311		
11/26/25	\$ 112,270	\$ 4,678		\$ 2,291		\$ 119,239		\$ 52,427	\$ 2,184		\$ 1,070		\$ 55,681		
12/04/25	\$ 185,037	\$ 7,710		\$ 3,776		\$ 196,523		\$ 86,407	\$ 3,600		\$ 1,763		\$ 91,771		
12/11/25	\$ 527,044	\$ 21,960		\$ 10,756		\$ 559,760		\$ 246,115	\$ 10,255		\$ 5,023		\$ 261,392		
12/18/25	\$ 115,388	\$ 4,808		\$ 2,355		\$ 122,551		\$ 53,883	\$ 2,245		\$ 1,100		\$ 57,228		
01/08/26	\$ 219,179	\$ 6,779		\$ 4,473		\$ 230,431		\$ 102,351	\$ 3,165		\$ 2,089		\$ 107,605		
TOTAL		\$ 1,227,939	\$ 48,810	\$ 25,060		\$ 1,301,809		\$ 573,412	\$ 22,793		\$ 11,702		\$ 607,908		
% COLLECTED						83%						87%			
TOTAL OUTSTANDING						\$ 263,378								\$ 90,504	

Cash and Investment Report
January 31, 2026

<u>Fund</u>	<u>Account</u>	<u>Prior Month Balance</u>	<u>Current Balance</u>	<u>Interest Rate</u>	<u>Financial Institution</u>	<u>Description</u>
206	#6003 2018 Reserve	\$131,302	\$131,302	3.30%	US Bank	First American Govt. Obligation Fund
206	#6000 2018 Revenue	\$829,505	\$933,505	3.30%	US Bank	First American Govt. Obligation Fund
Total Fund 206		<u>\$960,807</u>	<u>\$1,064,807</u>			
800	#9701 Pooled Cash Checking	\$3,496,481	\$3,217,782	3.59%	Valley	Checking
800	#9952 General Fund MMA	\$2,870,761	\$2,878,924	3.40%	Bank United	Money Market Account
800	#2203 Water & Sewer MMA	\$1,329,123	\$1,332,902	3.40%	Bank United	Money Market Account
Total Fund 800		<u>\$7,696,364</u>	<u>\$7,429,608</u>			

Re: NonChalant St

From: Matt Gillispie (matt@floridautilitysolutions.com)

To: dhester@riverwoodcdd.org; riverwoodadmin@riverwoodcdd.org; dsilverstein60@yahoo.com

Cc: mitchgilbert@floridautilitysolutions.com

Date: Wednesday, January 14, 2026 at 11:29 AM EST

Good morning Don and Denise,

According to the plans, there is one building at the intersection of NonChalant St and Railroad Ave that I believe the CDD provides sewer service for. Currently there is no collection system on NonChalant.

I believe the builder would need to install a gravity main and lift station during the development process that would need to be tied into the nearest existing CDD system. This process would need to be engineered for multiple reasons. Would the new lift station be tied into the forcemain? Or would it pump to the closest manhole? Is there capacity to tie into the closest manhole/lift station without upgrading the station?

Please see attached photos showing the closest manhole(NanChalant and Railroad) and lift station(Tree Tops). The WWTP does have the capacity to receive the development of NonChalant.

I hope this helps. Let me know if you'd like to meet and discuss.

Cheers,

Matt Gillispie

Utility Manager – Florida Utility Solutions



O: 239-513-0445

C: 239-218-0933

matt@floridautilitysolutions.com

From: Donald Hester <dhester@riverwoodcdd.org>

Sent: Tuesday, January 6, 2026 11:13 AM

To: Riverwood Admin <riverwoodadmin@riverwoodcdd.org>; David Silverstein <dsilverstein60@yahoo.com>;
Matt Gillispie <matt@floridautilitysolutions.com>

Cc: Mitch Gilbert FUS <mitchgilbert@floridautilitysolutions.com>

Subject: Fw: NonChalant St

Thanks Denise.

Dave: Per our conversation, the attached inquiry to provide sewer services to 40 new lots (near Tree Tops) should enable interesting conversations at the next few Utilities Committee meetings.

Matt: Appreciate the map showing the area/lots involved. Are you OK w/ Denise's request to contact the builder directly?

Thanks,

Don

317.840.4586

Get [Outlook for iOS](#)

From: Riverwood Admin <riverwoodadmin@riverwoodcdd.org>

Sent: Tuesday, January 6, 2026 11:58 AM

To: Matt Gillispie <matt@floridautilitysolutions.com>

Cc: Donald Hester <dhester@riverwoodcdd.org>

Subject: NonChalant St

Hi Matt

I had a builder contact me about providing sewer service to 40 lots on Nonchalant St. Would you please take a look at this and let me know?

If you need to contact the builder directly, his name is Chuck Stethan, 941-740-5284.

The lots are one street over from Worthwhile Rd.

Thank you!

Regards,

Denise Patrick

Administrative Director

Riverwood CDD

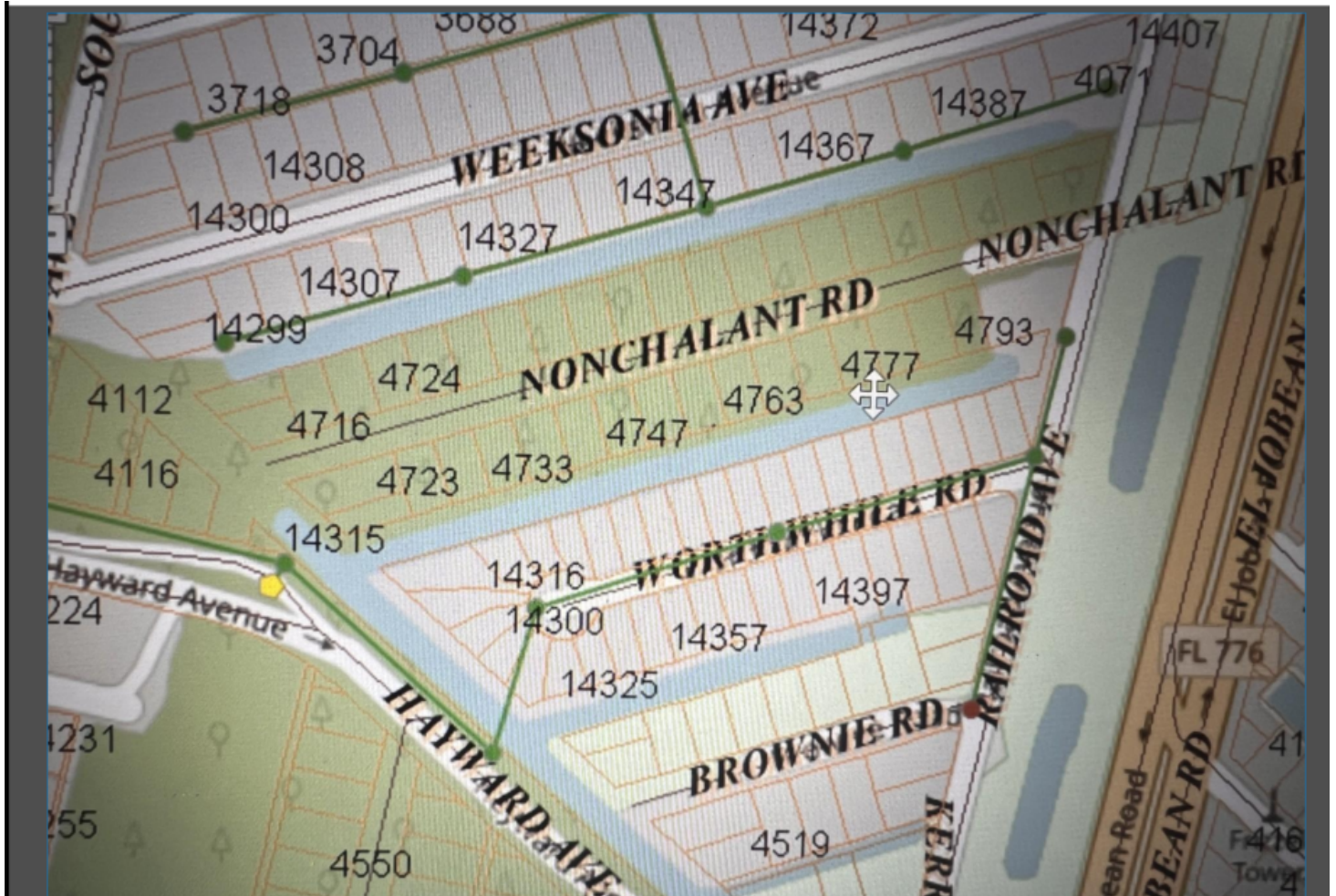
941-979-8720



Collection System Map 2.jpeg
599.8 KB



Collection System Map.jpeg
756 KB



CHECK REQUEST FORM
RIVERWOOD CDD

Date: 1/29/2026

Invoice Number: n/a

Payable To: Destination Powersports
Mailing Address:

Check amount: \$22,447.09

Please cut check from Acct. Tools & Equipment

Check description/reason: Purchase Side by Side Vehicle


Coding: 001 546447 57250 5000

Mailing instructions: Riverwood CDD
4250 Riverwood Dr
Port Charlotte FL 33953

Due Date for Check:

Requested By: ASAP
Denise Patrick

Authorized By: Cam McKee



Deal #: 15064
Salesperson 1: Angel S
Salesperson 2:
Business Mgr 1: Bobby A
Business Mgr 2:

Destination Powersports
1110 Tamiami Trail
Punta Gorda, FL 33950
941-639-2155
destination-powersports.com

Date of Purchase: 01/27/2026

BILL OF SALE

Buyer: RIVERWOOD CDD
4250 RIVERWOOD DR
PORT CHARLOTTE FLORIDA 33953

Home #: 941-626-0003 Other #:
Age: 0 DL#:

Co-Buyer:

Home #: Other #:
Age: 0 DL#:

1st Unit:	New/Used: N	Year: 2026	Make: KAWASAKI	Model: KAF1000MTFNN
	Stock #: 19132	Mileage: 0	Color: GRY	VIN: JKA AFCM1XTB503772
2nd Unit:	New/Used:	Year:	Make:	Model:
	Stock #:	Mileage:	Color:	VIN:
3rd Unit:	New/Used:	Year:	Make:	Model:
	Stock #:	Mileage:	Color:	VIN:
Trade # 1:		Year: 2018	Make: KAWASAKI	Model: KAF820BJF
	Stock #:	Mileage: 15535	Color: GREEN	VIN: JKBAFSB16JB512202
Trade # 2:		Year:	Make:	Model:
	Stock #:	Mileage:	Color:	VIN:

(See Attached Detail of Accessories)

Accessories: \$1,152.98
Installation: \$275.86
TOTAL: \$1,428.84

New Tire Fee \$4.00
Lead Acid Battery Fee \$1.50
Other State Fees Total: \$5.50

Optional Protection Plans

PrePaid Maintenance: \$3,335.00
Extended Service Contract: \$1,138.00
GPS Theft Protection: \$0.00
Tire & Wheel Protection \$0.00
GAP Protection: \$0.00
Theft Protection: \$0.00
Battery Replacement: \$299.00
TOTAL: \$4,772.00

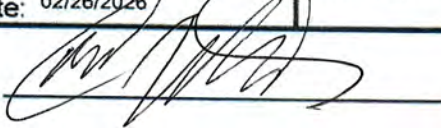
Unit 1 Price:	\$14,499.00
Freight:	\$1,473.00
Setup:	\$768.00
Documentation Fees:	\$194.00
Registration Fees:	\$0.00
Title Fees:	\$56.75
Taxes:	\$0.00
Installation and Accessories Total:	\$1,428.84
Optional Protection Plans Total:	\$4,772.00
Application Fee/Electronic Processing Fee	\$0.00
Transfer Fee:	\$0.00
Reclaim Cash Discount/Convenience Fee	\$0.00
Other (Enter Description): /Other State Fees Total:	\$5.50
Total Unit 1 Price:	\$23,197.09
Less Trade-In 1 Allowance:	\$750.00
Payoff on Trade-In 1:	\$0.00
Down Payment Due Today	\$0.00
Previous Down Payment	\$0.00
Total Amount Due Unit 1:	\$22,447.09

Lienholder Name and Address

None

Amount Due From Lienholder: \$22,447.09
First Payment Due Date: 02/26/2026

Buyer Certifies that he/she is at least 18 years of age and is legally capable of entering into this contract with dealer. Buyer certifies that he/she is legally licensed to operate this vehicle or will make provisions to tow or otherwise take possession of this vehicle. The terms and conditions on the face of this Bill of Sale comprise the entire agreement pertaining to this purchase and no other agreement of any kind, verbal understanding or promise will be recognized. ALL units are sold for personal use in the United States. All sales are final. Destination Powersports has a strict "No Return" policy on major units. Dealer to retain recourse on vehicle until funds have been fully disbursed to dealer.

Buyer's Signature: 

CoBuyer's Signature: _____

Seller's Signature: _____

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

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

There being no audience comments, the next order of business followed.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Accountant**

Ms. Rowley discussed the current financial statements.

The record shall reflect Ms. Rowley exited the meeting.

B. District Engineer**i. Consideration of Johnson Engineering Proposal for Scanning of Large Paper Plans****ii. Discussion of Velocity Engineering Roadway****iii. Velocity Engineering Restriping Project Update**

Mr. Humberstone reported on engineering items, as the District Engineer

could not be present for this meeting. With regards to the Rivermarsh

project. Johnson Engineering received approval from SWFWMD to

proceed. The cost is \$178,000, and will not be publicly advertised. The

projected completion date is early 2026.

With regards to the roadway restriping project, the Site Inspection is

complete. The RFP was submitted. All existing roadway reflectors will be

included. The painting will be part of the scope of work. The work will

commence at the beginning of February 2026 and is expected to be

completed by February 20, 2026.

The Velocity Engineering Change Order was discussed. This is for

preventative maintenance on roadways.

With regards to the Riverwood parking lot project, one of the contractors

withdrew from their proposal, so it is being reevaluated.

The Activity Campus drawing was discussed. The drawing did not address underground irrigation piping. As a result, Jungle Property Tamer will submit an alternative to the concrete.

The request to Johnson Engineering to scan 42 drawings, measuring 24 x 36, was discussed. A not-to-exceed amount of \$400 was proposed. This is for the Riverwood Activity Center.

On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor, the Proposal from Johnson Engineering to scan 42 drawings, measuring 24 x 36 of the Riverwood Activity Center, in an amount not to exceed \$400 was approved. (5-0)

Concern was expressed by Mr. Hester regarding the Utilities Committee, that Johnson Engineering has not responded regarding the last two projects.

The roadway restriping RFP will be approved at the January meeting.

C. District Counsel

There being no report, the next item followed.

D. District Manager

The Johnson Engineering contract has been executed, with requested changes.

The RV Park items to install electrical equipment has been paid for.

Mr. Faircloth noted he is leaving Inframark for another opportunity. Ms. Goldyn provided comments.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Estimates for Brick Pavers Sealing

i. Seal N Shine Pressure Washing LLC Estimate 0453

ii. Ohana Royal Softwash and Paver Sealing Estimat EST0129

The estimate from Ohana Royal Softwash is \$10,870, and the estimate from Seal N Shine is \$8,994. Staining shall not be included. A third estimate from

A1 Pressure Cleaning and Sealing has not been submitted. The estimate is expected to be similar to Seal N Shine.

On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor, pressure washing and sealing of brick pavers was approved in an amount not to exceed \$10,000, and an estimate will be accepted once the estimate from A1 Pressure Cleaning and Sealing is submitted. (5-0)

SIXTH ORDER OF BUSINESS**Consent Agenda**

- A. Minutes of November 18, 2025 CDD Meeting**
- B. Minutes of November 4, 2025 Beach Club Committee Meeting**
- C. Minutes of November 12, 2025 RV Park Committee Meeting**
- D. Financial Report and Check Register as of November 2025**
- E. Items Approved Via Resolution 2025-07**

There being no additions, corrections or deletions,

On MOTION by Mr. Hester, seconded by Mr. Colwell, with all in favor, the Consent Agenda, consisting of the items as listed above, was approved. (5-0)

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

Mr. Lesinski presented the report to the Board.

A new push button for the pool gate has been ordered.

The rear gate area was cleaned.

Residents need to be encouraged not to tailgate vendors at the resident gates. The arm reads information for one vehicle at a time. Vendors must enter at the front gate only.

Software work continues.

The area next to the walk-through gate is open, as a repair is required. It will be closed at night with cones.

The technology for the gates needs to be updated. Mr. Lesinski and Denise are going to present numbers at the next meeting.

EIGHTH ORDER OF BUSINESS**RCA Items**

- A. General Manager Report**

Drainage was discussed. They are awaiting a contractor.

148 The generator project is in its sixth month.
149 Landscaping work is ongoing.
150 Mulching will commence around the beginning of the year.
151 The tiki hut was discussed.
152 A new staff member was introduced.
153 Purchase of corrugated panels was discussed.

154

155 **B. RCA Grounds Report**

156 On Sunday, December 7, 2025, flags were lowered to half staff in honor of Pearl
157 Harbor Day. The bulk services agreement for technology services was discussed.
158 An RFP was distributed to Comcast, Fiber Now and Hot Wire. A decision may be
159 made in January. Discussion ensued.
160 Planting was discussed.
161 The river buffer planting is on hold until the ongoing berm restoration is complete.
162 Trimming was discussed.
163 Upcoming projects will commence in January.
164 The Fisherman Frank's Peninsula was discussed. The area is eroding, and the RCA
165 would like to commence a joint project with the CDD to restore the area, as the area
166 is both RCA- and CDD-owned. An Engineering Study will be required.

167

168 **C. Safety & Security Report**

169 Traffic conditions were discussed. Traffic calming devices have been considered,
170 but this item was tabled.
171 Volunteers are needed for the Neighborhood Watch Program.
172 All golf carts must be registered and insured.
173 Any obstructions should be reported to the Obstruction Committee.
174 There will be a Safety Fair in March.
175 Residents have complained that waste management employees were opening
176 mailboxes and going through the mail. This was reported to the Sheriff.

177

178 **NINTH ORDER OF BUSINESS**

Other Committee Reports

179 **A. Utilities Committee: Mr. Hester**

180 **i. Monthly Client Report**

181 The report was presented to the Board by Mr. Gillispie.

182 Mr. Gillispie addressed issues within the District.

183 A new hydrant was installed. The landscaping was refurbished in the area.

184
185 **B. Environmental Committee: Mr. Hester**

186 Lift stations were addressed. Twenty stations require SCADA installations. Lift
187 station refurbishments are currently being evaluated. All should be on SCADA by
188 the end of February.

189
190 The gate at the water plant is 25 years old, and is in need of replacement. This will
191 be addressed further in January.

192
193 Mr. Hester MOVED to approve replacement of the gate mechanism
194 at the water plant, with Mr. Hester to approve and authorize an
195 estimate in an amount not to exceed \$15,000, and Mr. Humberstone
196 seconded the motion.

197
198 Upon further discussion,

199
200 Upon VOICE VOTE, with all in favor, the prior motion was
201 approved. (5-0)

202
203 Preserve maintenance was discussed.

204 Stormwater cleaning was discussed. There are blockages. Work is being done by
205 Atlantic Pipe Services to alleviate the problems. More funds are needed, and a not-
206 to-exceed amount of \$150,000 was requested. Discussion ensued.

207
208 Mr. Hester MOVED to authorize an amount not to exceed \$150,000
209 for additional stormwater cleaning, and Mr. Sims seconded the
210 motion.

211
212 Further discussion ensued. Mr. Hester assured the Board that the appropriate vendor
213 was chosen.

214
215 There being no further discussion,

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Upon VOICE VOTE, with all in favor, the prior motion was approved. (5-0)

Objectives for the Committee were discussed.

Water quality will be a focus. Florida Utility Solutions can test water quality for the District.

C. Beach Club Committee: Mr. Humberstone

Mr. Humberstone discussed aspects of the new Beach Club.

Hurricane clean-up is officially complete.

Fifteen new members have been added.

D. Campus Committee: Dr. McKee

The Committee did not meet this month.

i. Acceptance of Resignation of Ms. Mary Beth Keiger

Ms. Keiger has moved out of the District.

233
234
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237

On MOTION by Mr. Colwell, seconded by Mr. Humberstone, with all in favor, the resignation of Ms. Mary Beth Keiger was accepted. (5-0)

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The Administrative Building walls are in need of repair, and will be subject to a regular maintenance program.

The generator project is awaiting Charlotte County permitting.

Staff are awaiting a part to repair the water fountain by the pool.

Staff are considering the purchase of additional tables around the pool.

The windscreens will be installed at the pickleball and tennis courts. The tennis courts drainage project will commence on December 29, 2025.

The croquet court work is ongoing.

The bocce courts are being repaired.

E. Finance Committee: Mr. Humberstone

i. Riverwood CDD Financial Report

250 Mr. Humberstone presented the Financial Report for discussion, a copy of
251 which was included in the Agenda Package.

252 The Committee is in favor of having a Reserve Study done. Quotes are
253 being requested.

254 The Strategic Planning Group is active.

255

256 **F. RV Park Committee: Mr. Colwell**

257 Electricity will be installed.

258 A security system will be installed.

259 New members are needed.

260

261 **TENTH ORDER OF BUSINESS**

Supervisor Requests

262 All employees should be treated the same. The same insurance coverage that the RCA has should
263 be provided to the CDD staff. This item has not been budgeted for this year.

264

265

266

267 On MOTION by Mr. Colwell, seconded by Mr. Sims, with all in
268 favor, providing CDD employees the same insurance coverage as
269 that of the Riverwood Community Association, including a stipend
270 of \$450 per month, was approved. (5-0)

271

272 Mr. Faircloth inquired about the RCA Agreement. The agreement is in place.

273 The Environmental Committee was briefly discussed.

274

275 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

276 An audience member inquired about Old Business Items and New Business Items, which were
277 eliminated from the agenda. Mr. Rudacille noted that any item the Board is considering that does
278 not appear on the Agenda may allow for audience comments on that particular item.

279

280 An audience member commented on the SCADA System.

281

282 An audience member noted that many of the plantings will be using a lot of irrigation water and
283 suggested Florida-friendly planting.

284

285 An audience member commented on County watering requirements.

286

287 **TWELFTH ORDER OF BUSINESS**

Adjournment

288 There being no further business,

289

290 On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor,
291 the Meeting was adjourned at 4:06 p.m. (5-0)

292

293

294

295

Dr. Cameron McKee
Chairperson

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

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

A Supervisor inquired why no descriptive summary was included following the "Presentation by Mr. Sims," noting that the inclusion of a brief overview of the presentation topic may generate greater interest and provide additional clarity for the public.

Additionally, the Supervisor requested further information regarding certain financial matters. Specifically, clarification was sought as to why storm drain cleaning expenses are reflected under general expenses. It was also noted that the Activity Center is currently over budget by approximately \$3,000, and additional details were requested regarding this variance.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Accountant**

Ms. Rowley discussed and ensured the Board that the District has collected approximately 68% of its tax revenues to date. She reported that operating expenses are currently about 19% over budget, primarily due to increased costs associated with storm drainage cleaning, special projects, and the purchase of appliances.

Ms. Rowley further noted that the Enterprise Fund is approximately 8% over budget in revenues and approximately 12.6% over budget in expenditures.

B. District Engineer

Mr. Beers reported that several projects are currently underway for the CDD. He stated that meetings are being held in the parking lot to refine project details in order to coordinate with the contractor and ensure the desired final product for the District.

Mr. McKee also noted that previously undocumented water lines were discovered that did not appear on any existing drawings. As a result, the engineers' assessment has changed, and revisions to the final drawings are required.

On MOTION by Mr. Sims, seconded by Mr. Colwell, with all in favor, the Proposal for Asphalt Stripping for \$42,275, with deductions of blowing versus pressure washing and alternative paint pending the evaluation results from the Velocity Report, was approved. (5-0)

On MOTION by Mr. Sims, seconded by Mr. Colwell, with all in favor, the Proposal for the Velocity Change Order in the amount of \$16,570, was approved. (5-0)

C. District Counsel

There being no report, the next item followed.

D. District Manager

Nothing to Report at this time. Mr. Humberstone informed the Board that Ms. Jackson jumped in and has tackled the Districts Invoices from Day 1.

FIFTH ORDER OF BUSINESS

Old Business Items

No old business items.

SIXTH ORDER OF BUSINESS

Business Items

A. Replacement of Lift Arms, Motors, & Other Components & a Maintenance Program for 3 Entrances & Exits

Mr. Lesinski & Mr. Colwell discussed and reviewed the proposals from Action Automatic Door and Gate and Sarasota Gate and Access.

On MOTION by Mr. Colwell, seconded by Mr. Humberstone, with all in favor, the Board approved to a mac of \$74,000 to have Action Gate remove the old equipment and install new motors, lift arms, gate, and controls with help from their 1-year maintenance program and pending an agreement from District Counsel. (5-0)

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of November 11, 2025, Campus Committee Meeting

B. Minutes of November 6, 2025, Environmental Committee Meeting

C. Financial Report and Check Register as of December 2025

D. Items Approved Via Resolution 2025-07

On MOTION by Mr. Hester, seconded by Mr. Humberstone, with all in favor, the Consent Agenda, consisting of the items as listed above, was approved. (5-0)

EIGHTH ORDER OF BUSINESS

Access Control Supervisor Report

Mr. Lesinski presented his report to the Board, which included a review of gate transaction totals for December 2025, updates on gate repairs and system enhancements, concerns regarding speeding throughout the District, and items related to the rear gate. Mr. McKee requested that Mr. Lesinski's report be posted on the District's website on a going-forward basis.

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

Mr. Freeman provided an update on repairs of items, tiki bar use, entertainment,/resident events, the bocce ball court, and pavers.

B. RCA Grounds Report

Mr. Sims provided updates to the Board.

C. Safety & Security Report

Mr. Tucker provided the Board with updates regarding the ongoing speed control concerns within the District. Over the past few months, speed data was collected for approximately 5,000 vehicles. The data indicated that 98% of vehicles exceeded the 29 MPH speed limit, 50% of vehicles traveled faster than 35 MPH, and the highest recorded speed was 58 MPH.

While some residents expressed concern that commercial vehicles were primarily responsible for the speeding, the data shows that most speeding vehicles belong to Riverwood residents. The RCA is currently developing a plan to educate the community on this issue, which will be presented at its next meeting.

TENTH ORDER OF BUSINESS**Other Committee Reports****A. Utilities Committee: Mr. Hester****i. Monthly Client Report**

Mr. Gillipse informed the Board that the plant treated approximately 3 million gallons of wastewater, utilized 48,000 gallons of sludge, and pumped 31 million gallons of irrigation water. He reported that the transfer pump from the holding tank to the filter was replaced, an irrigation main break was repaired, multiple low-pressure complaints were addressed, several leaking backflow preventers were repaired, some auto-flusher meters and timers were serviced, and lift station rehabilitation at Station 9 was completed.

Mr. Hester discussed future plans for additional lift station repairs. He noted that the installation of 14 SCADA units is expected to be completed by the end of February 2026. H&Y fencing is scheduled for installation within 7–10 days following receipt of the initial down payment.

B. Environmental Committee: Mr. Hester

Mr. Hester discussed and reviewed updates with the Board. He reported that all preserves are currently up to code and that the first of four quarterly maintenance programs has commenced. Aquatic weed control is being conducted on-site three times per month for pond and lake maintenance. Stormwater cleaning has been officially completed. APS has maintained a log of findings, including broken seals, damaged pipes, and other items requiring repair, to guide ongoing maintenance

efforts. Mr. Hester also provided an update on the work completed by the Committee and highlighted the success achieved in bringing conservation areas back into compliance.

The Board considered a motion to authorize water quality testing not to exceed \$13,000; this item was tabled for further discussion.

C. Beach Club Committee: Mr. Humberstone

Mr. Humberstone updated the Board on the new paving project, noting that the removal of grass and addition of shell will reduce future maintenance requirements. He reported that the Beach Club's financials are in good standing and that data is being tracked on the number of vehicles entering the Beach Club.

On MOTION by Mr. Humberstone, seconded by Mr. Colwell, with all in favor, the Board agreed to add Debby to the Beach Club and remove Suzan McKenna. (5-0)

D. Campus Committee: Dr. McKee

Mr. McKee informed the Board that the committee is finalizing bids for power washing and sealing the pavers. Plans to improve the basketball court are underway, and the drainage project to protect Tennis Courts 1 and 2 has been completed. The committee declined the proposal to add window film to the fitness center. Efforts are underway to reactivate the Dog Park Committee. Mr. McKee also noted that the campus budget is slightly off year-to-date due to HVAC system repairs.

E. Finance Committee: Mr. Humberstone

i. Riverwood CDD Financial Report

Mr. Humberstone reviewed the Financial Report with the Board, discussed future reserve study is in process and obtaining proposals.

F. RV Park Committee: Mr. Colwell

Mr. Colwell informed the Board that the road reflector project is about 65% completed. The committee is looking into the possibility of installing a camera system, and the committee is also looking into electric being installed.

G. Safety and Security Committee

Mr. Colwell discussed the Safety and Security regarding the Committee.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

A. Presentation by Mr. Sims

Discussed ensued.

TWELFTH ORDER OF BUSINESS

Audience Comments

Audience members commented on the following items: Basketball Court renovations, Bike, Golf carts, and electric bikes on the sidewalk.

210 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

211 There being no further business,

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213 On MOTION by Mr. Colwell, seconded by Mr. Hester, with all in
214 favor, the Meeting was adjourned at 4:45 p.m. (5-0)

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Dr. Cameron McKee
Chairperson

Riverwood CDD Environmental Committee
Meeting Minutes – January 6, 2026

Committee members present – Larry Lancette (LL), Brian Murphy (BM), Harry Davis (HD), Bruce Barnes (BB) and Jill Rowan (JR).

Don Hester (DH) - BOS

Also present – Rebel Miller (RM) Aquatic Weed Control and Tim Hall (TH) Hall and Associates.

1. Quorum was achieved. November 6, 2025 revised meeting minutes and December 6, 2025 meeting minutes were approved.
2. **BOS update**; refer to details below.
3. **Updating Riverwood GIS Mapping**
 - a. Update of Riverwood GIS system was tabled to February 2026 meeting. Felipe Lemus (FL) will be attending. The CDD and RCA will provide a future list of additional items to be added. FL will bill time and materials for any “add ons” to the database.
4. **Lake Management**
 - a. RM provided a review of monthly treatment reports. Of note, algal bloom in Lake 26, which has a direct connection to the Myakka River was treated.
 - b. Water Quality Testing: BM provided overview of activities since last meeting and outlined need for water quality testing in stormwater lakes (refer to 3 attachments on agenda). Matt Gillispie, manager of Riverwood water treatment facility (Florida Utility Solutions) has offered to conduct water sampling and obtained cost estimate for testing each lake (\$405). TH recommended adding the orthophosphorus parameter to the water quality test list. Motion was passed by the committee to recommend to the BOS to conduct water quality testing for 30 lakes; 29 CDD lakes and Lake 55 owned by golf course.
5. **Preserve Management**
 - a. RM reported that quarterly preserve treatments began 1/7/2026 and will take 4-7 days to complete. Updates and preserve spreadsheet will be provided next month.
 - b. DH discussed the need to address future management of drainage easement adjacent to AA5a and monitor need for future plantings in J2 along cart path; holes 17 and 18.
 - c. TH mentioned that light green fleshy plants in some preserves were burnt during cold weather in January, especially Preserves L, W1 and W2. Also he does not expect much change in the updated preserve density map.
 - d. DH and committee discussed resident request to review regulatory rules related to recent work in Preserve J1.
6. **Stormwater Management**
 - a. Brian Colson (BC) stormwater and sewer system cleaning update was tabled to the February 2026 meeting, which BC will be attending.
7. **Common Element**
 - a. TH mentioned that Brazilian peppers in RV Park triangle parcel were treated by AWC to minimize potential seed source. Cleanup cost was \$725 and future quarterly management of this parcel is \$325.

Next Meeting is Wednesday February 11, 2026.

2/10/2026

RV PARK COMMITTEE MINUTES
WEDNESDAY NOVEMBER 12, 2025
9:00 – 10:00 am

Action Items

- Douglas Colwell to confirm with Don Hester that the security equipment can be housed in the Powerhouse of the Sewage Treatment Plant.
- Jan Sirek to respond to Bart Welford answering all his questions and requesting a revised proposal.
- Douglas Colwell to present the Power Proposal to the CDD on Tuesday November 18, 2025 for 1) approval, 2) immediate payment to FPL and 3) a deposit to Storm's Electrical Contractors.
- Douglas Colwell to find out if there are any drawings showing sewage pipes running across the RV Park to the Sewage Treatment Plant.
- Jan Sirek to draft a letter summarizing committee achievements and inviting RV Park Patrons to apply for membership on the committee.
- Anita Baltierra and Douglas Colwell to set up thank you lunch for RCA at the Tiki Bar.

Roll call

- Anita Baltierra
- Douglas Colwell
- Greg Craycraft
- Harry Davis
- Jan Sirek

Guests:

Announcements

- Thank you to Douglas Colwell and Greg Craycraft for the outstanding work done moving and replacing the trailers in the park.

Approval of October 2025 Minutes.

- Moved by Harry Davis, seconded by Greg Craycraft. Passed

Old business

- Douglas Colwell – Review of gravel installation in boat parking area.
 - The work has been completed.
 - The cost to remove the parking blocks and reflectors was an additional \$250.00 to the original quote.
 - Parking blocks were placed along the backside of parking spaces. It was noted that some of them have been moved by patrons. They will need to be pinned in place.
 - An additional 300 reflectors were purchased and have been received.
 - RCA staff will drill out the reflectors to accommodate 3/16" x 12" aluminum nails.
 - RCA staff will install the reflectors every 5' along the sides of the spaces. It is anticipated that the installation will be completed within 2 weeks.
 - The lock on one trailer was broken when it was moved. It will be replaced by us.
 - Spots 210 to 212 were not included in the original project.
 - The quote to add fill to those spots was approved by Douglas Colwell.
 - That will be completed in January of 2026.
- Jan Sirek - Update on security and electrical projects.
 - Working with Ron Lesinski and Bart Welford (American Wireless Alarm).
 - Bart has responded to all of the questions from the previous meeting.
 - He had some additional questions and recommendations
 - It was agreed to stay with the original low voltage, wired cameras as proposed.
 - Jan Sirek will confirm all of the answers to Bart's questions so a revised proposal can be entertained.
 - Met with Devon Storms the electrician and spoke with Jane Wolford from FPL.
 - FPL invoice is \$6,534.74.
 - Storm's revised quote is \$38,246.70.
 - It includes directional boring with two 2" conduits and power to all locations of the park.
 - The proposal that was written for Douglas Colwell to present to the CDD was reviewed.

- Jan Sirek informed the committee that the proposal includes more than what was originally approved by the committee.
- The proposal includes three 50 Amp Subpanels in addition to the main service panel that was originally quoted.
- It also includes directional boring to three places in the RV Park. First from the FPL transformer at space 32 to the originally proposed location by spot 212, second to the waterworks and third to the boat parking island. There is an additional, fourth bore from the boat parking island to the Powerhouse. Each bore will have two 2" conduits installed, one for power and one for data.
- The additional subpanels and the directional bore to the powerhouse are intended to position the committee proactively for future power and data in other areas of the park than originally proposed, as well as to be able to run security cables, without asphalt cuts to all areas including the Powerhouse.
- There will be no services connected to the subpanels at the waterworks or the boat parking island immediately. That would be a future project.
- Harry Davis cautioned that of the roughly 125 spaces in the park, the majority of parking spots are taken up by boat trailers, parked vehicles, utility trailers etc. Those users would not benefit from the addition of electrical power.
- Jan Sirek reminded the committee that the intent of the 25% rate drop for the different size parking spaces was to ensure that people did not feel that they were paying for a service they do not need. Those parking spaces that will be serviced with electricity will not be allowed the 25% reduction. In that way, patrons with electrically serviced spots will pay a premium for that benefit.
- Anita Baltierra reiterated that the committee has a mandate to deliver the items that were considered priorities in past surveys that were sent to all patrons. Rates were raised in order to build a reserve specifically to deliver these projects. To date, paving and lighting have been completed. The power and security projects are at the point of being delivered, and the rates have been reduced by 25%.
- Jan Sirek echoed that the money has been collected and is intended for these projects. We are not asking for patrons to pay new money for them.
- Douglas Colwell said that he has compared other RV parks in the area and our prices are substantially lower than those of other parks. We are improving the facility while reducing the costs for the patrons.
- Jan Sirek put a motion on the floor to move forward with 1) paying FPL for the power installation immediately, 2) paying a 50% deposit to Storms Electrical immediately and 3) accepting the entire proposal for power installation including all proposed directional boring and sub metered installations in the park. Seconded by Greg Craycraft. Passed.
- Douglas Colwell asked for a larger, more readable copy of the FPL invoice.
- Jan Sirek requested that Douglas Colwell find out whether there are any drawings or records showing the locations of sewage pipes running under the RV Park. The directional boring contractor requested those.
- Jan Sirek explained that FPL uses their website for payment and there is no way to get a paper copy of the invoice. Jan agreed to send an enlarged image of the invoice to Douglas. As well, Jan volunteered to work directly with Justin at Inframark to answer any questions.
- Douglas proposed an amendment to the motion that was passed to increase the authorized amount of the spend on the Storms quote to \$43,000.00 in addition to the FPL invoice.
- This was moved by Jan Sirek, Seconded by Anita Baltierra. Passed.

New Business

- Pro-active placement of subpanels in the park, directional boring, and CDD proposal review.
 - This was covered off in the discussion around the power proposal.
- Create a sub-committee to recruit and vet additional committee members.
 - Greg Craycraft volunteered to head this sub-committee. Anita Baltierra agreed to work with him.
 - Greg would prefer to be contacted by email.
 - It was agreed that 3 more members would be a good number for the committee.
 - Jan Sirek will draft a letter to all patrons summarizing the achievements of the committee and requesting new members contact Greg.
 - All applicants will be spoken to and vetted to ensure that they are positive people who will continue the legacy of progress that the committee has embraced.
 - It will be up to Greg and Anita to select the new members for the committee.

- Thank you luncheon for RCA assistance.
 - Anita Baltierra proposed that a thank you luncheon be held for the RCA staff who helped with the asphalt millings project.
 - Jan Sirek proposed that the luncheon be held at the Tiki Bar.
 - Douglas Colwell suggested that everyone on the committee, including new members, should be present.
 - Anita presented a motion that we host a thank you luncheon at the Tiki Bar in January to thank the RCA staff and Denise. Seconded by Harry Davis. Passed.
 - Anita and Douglas will work together to set this up.

Visitors' Questions or Comments

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

Next Meeting

- December 10, 2025 in the Eagle Room

Adjourn

- Jan Sirek proposed a motion to adjourn at 10:05am. Seconded by Greg Craycraft. Passed

RV PARK COMMITTEE MINUTES
WEDNESDAY JANUARY 21, 2026
9:00 – 10:00 am

Action Items

- Douglas Colwell to confirm with Rob Robertson of Jungle Tamer when the millings for spaces 210 – 212 can be installed.
- Jan Sirek to investigate installing a solenoid to activate the water when the door is unlocked with a valid key card.
- Jan Sirek to discuss an alternate camera system with TEM Systems when they are onsite.
- Jan Sirek to send PDF letter inviting new applications for the committee to Denise for distribution.
- Anita Baltierra to confirm menu and date for RCA/CDD appreciation lunch.
- Jan Sirek to send out current financial update.

Call to Order
9:05

Roll Call – 50% of the Committee must be present.

Present:

Anita Baltierra
Douglas Colwell
Greg Craycraft
Jan Sirek

Guests - Guests are allowed up to 2 minutes total to ask questions about agenda items or to request adding an agenda item.

Gerry Yates
Jeff Lossie

Announcements

Approval of November 2025 Minutes.

- Deferred to next meeting because this was missed.

Old business

- Douglas Colwell
 - Reflectors to delineate parking space boundaries will be finished today.
 - Millings still need to be installed in spaces 210-212.
 - Rob has been contacted and will confirm a date when he can do it with Douglas.
 - Anita Baltierra reported that some people had complained about the dirt/dust created by the millings.
 - The committee feels that rain should wash down any dust.
 - For the most part, people are happy with the way the project turned out.
 - Greg Craycraft reported that there were complaints that some of the spaces are different sizes.
 - All spaces were marked as they were originally, and every effort was made to keep them as they were.
 - The committee agreed to leave the spaces delineated as they are.
- Greg Craycraft – Update on recruitment
 - A closed meeting will follow the public meeting.
 - Jan will send out a welcome letter to the candidates.
- Jan Sirek - Update on security and electrical projects.
 - Jan is meeting with TEM Systems Thursday January 22, 2026 at 9:00am.
 - TEM will review the final solution for the card lock and will commence as soon as possible.
 - Contractors are still using water freely.
 - Ron Lesinski advised Jan Sirek that he had seen people climbing over the fence when the gate was first locked.

- Jan Sirek proposed that we might need to add barbed wire on the top of the fence to deter climbers.
- Jeff Lossie proposed that a solenoid could be installed on the water line that would activate the water supply when a valid user opened the gate with their key card.
- Jan Sirek will discuss that at the meeting with TEM Systems
- Working with Ron Lesinski and Bart Welford (American Wireless Alarm).
 - Revised proposal was sent to committee.
 - Jan Sirek will discuss the requirements with TEM Systems at the meeting on Thursday.
 - There is a concern that the existing camera system for all of Riverwood is supplied and maintained by American Wireless.
 - It might create issues having a different system for the RV Park.
 - Greg Craycraft proposed that they might be able to integrate the cameras they are recommending with the existing system.
 - Jan Sirek will be upfront with TEM and ask them to quote a solution.
- Electrical project with Devon Storms, the electrician and FPL.
 - The deposit for Storm's Electrical has been paid.
 - FPL has been paid and the location of transformer has been staked.
 - Site visit with Storm's Electrical and the directional boring contractor January 22, 2026, at 10:00am.
 - Work will commence Monday January 26, 2026.
 - Matt Gillispie from Florida Utility Solutions provided plans that show where utilities are buried all through Riverwood.
 - Matt Gillispie volunteered to be onsite when the directional boring takes place.
- Thankyou luncheon for RCA assistance.
 - Anita Baltierra – will work with the proprietor of the Tiki Bar to provide lunch.
 - The lunch will be Wednesday January 28, 2026, for all RCA and CDD staff.
 - Jeff Lossie suggested that providing lunch at the Tiki Hut might be like paying for lunch at the cafeteria.
 - Douglas Colwell told the committee that the meal that was catered by the Tiki Hut was outstanding.
 - It was not typical menu fare.
 - Anita will request that the lunch provided be similar, something not on the menu.

New Business

- Harry Davis was unable to attend.
 - He has proposed that the RV Park fiscal year be aligned with the CDD year, rather than the calendar year.
 - Jan Sirek reported that the latest financial forecast for the RV Park Committee indicates that at the end of this fiscal year, there should be a surplus in the reserve in excess of \$75,000.00.
 - That is after all expenses for the current projects on the books.
 - Jan will confirm with Harry that the current report is ready to be sent out.

Visitors' Questions or Comments

Jeff Lossie had a few questions for the committee:

- Century Link equipment
 - Greg perpetual lease for telco equipment
 - Douglas emailed Denise Patrick during the meeting and received a document showing an easement and right of way for Century Link.
 - It was discussed that telephone and other services are required by law to be available to all residences.
- Wait list, spots, etc.
 - There is a monthly report that all committee members receive.
 - There is currently no waiting list.
- Retention pond
 - Managed by Florida Utility Solutions.
 - It is for grey water overflow during peak times like now.
 - There is a noticeable odor during peak times.
 - It is unlikely that there would be any overflow from the ponds.

- This type of solution is widely used and well understood.
- Tie downs for trailers
 - CDD Lawyer said no because of liability issues.
 - It is the duty of the owners to secure their own equipment, to have appropriate insurance and to consider removing their equipment in the event of a hurricane or other bad storm.

Next Meeting

- February 11, 2026

Adjourn

Douglas Colwell moved to adjourn, Anita seconded the motion. Passed at 9:55am.

Closed Applicant Discussion

- Greg Craycraft reviewed the resumes of both applicants.
- Greg proposed a motion that Gerry Yates and Jeff Lossie be accepted as members of the committee.
- Jan Sirek seconded the motion.
- It was passed unanimously.
- Jan Sirek will send a welcome email to Jerry Yates and Jeff Lossie.
- Jan Sirek and Anita Baltierra will develop a document to be sent out to Riverwood and be posted on the RCA website that gives a history of the RV Park as well as the accomplishments to date.

**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT –
UTILITIES COMMITTEE**

MEETING MINUTES

Tuesday, December 16, 2025, 10:00 a.m.

1. Call to Order and Roll Call - The meeting was called to order shortly after 10:00 a.m. A quorum was present with only Al Heyman absent.
2. Approval of November minutes. The minutes received unanimous approval.
3. Utility Financials – Bob Humberstone presented the financial statements for the first two months of the fiscal year. He noted that revenues were on target, with backflow fees charged in November accounting for most of the difference. Expenses were in line, but a key item was the \$95,000 in lift station costs that went in November. The CDD Board approved both lift station repairs, and these costs were taken out of reserves. The enterprise fund is in excellent condition.

The committee reviewed the reserve fund, which currently has \$2 million and is generating significant interest. The committee noted that while the sewer system is adequately funded, there are concerns about the underground infrastructure reserve, which currently has a balance of over \$250,000 but has not been assigned to any future capital improvements. The committee agreed to move ahead with CCTV inspection of 20% of the system to determine its condition and remaining life, after which they can make decisions about funding requirements. They also discussed moving the collection system action plan (20% CCTV and cleaning) from the sewer reserve to the regular budget, as it is an annual expense rather than a capital improvement.

- Bob Humberstone agreed to follow up on the following items:
 - Backflow cost/revenue discrepancy and verify correct accounting and timing of backflow fees.
 - Review the general ledger detail for the November professional engineering expense under sewer to determine the source and ensure no unauthorized charges were made to the sewer fund.
 - Verify the \$27,000 fee revenue received vs \$29,856 backflow charge to determine if the fee should be raised to avoid future financial loss.
4. Monthly Report- Florida Utility Solution (Matt Gillispie)
 - Matt presented the monthly report and addressed comments from the committee related to water and sewer system operations, including flushing requirements and water quality testing. He reported that rehabilitation of Lift Station 9 would be starting this week, with bypass starting Monday, December 22nd. Panel construction for all 14 SCADA installations will be completed by FUS by the end of February. Matt was asked to provide before/after photos when completing future lift station rehabs

for documentation purposes. The committee also discussed plans to have Atlantic Pipe Services provide a quote for the cleaning and CCTV inspections. Matt and Mitch to ensure all vendors provide comparable quotes for cleaning, CCTV, and condition assessment.

5. Old Business.

- Johnson Engineering status on work items – The committee also addressed ongoing issues with water pressure and discussed potential engineering solutions. They agreed to follow up with Johnson Engineering regarding their progress on the Proude Street and Riseley water balance problem. If no progress has been made in 2 months, the committee will proceed with issuing an RFP to other engineering firms.
- The committee decided to explore using FLGIS software for better documentation of the water and sewer systems. Don Hester to have Felipe Limas from FLGIS demonstrate mapping/software capabilities at a future meeting for potential expanded use in documenting underground infrastructure.
- Don Hester will verify with Brightview that all irrigation controllers have been changed to comply with twice-weekly watering restrictions and confirm if they have changed controllers at homeowners' properties if required by contract.

6. New Business

7. Audience Comments: Mr. Tony Storace voiced concerns about pressure at his home at 2967 Mill Creek Road in River Run. Matt Gillispe agreed to investigate the issue in the next few days and ream out the service line to remove any mineral deposits, if needed. This issue has been occurring on a regular basis in the Sawgrass neighborhoods.
8. Adjourn – The meeting was adjourned at approx. 11:00 am.

RIVERWOOD CDD FINANCIAL REPORT

January 31, 2026

<u>Cash Balances</u>	<u>Jan 26</u>	<u>Dec 25</u>
Operating Account	\$3,217,782	\$3,496,481
Money Market	\$4,211,826	\$4,199,883
Govt. Obligation Fund	<u>\$1,064,807</u>	<u>\$960,807</u>
Total	<u><u>\$8,494,415</u></u>	<u><u>\$8,657,171</u></u>
Average Interest Rate 3.4%		

Current Revenues/Expenses - YTD 4 Months Ending January 31, 2026

<i>General Fund:</i>	Tax Revenues - 83% collected		
	Operating Expenses \$156,936 over budget through January 31, 2026 32%		
	Overall- On Target to meet Budget for year ended 9/30/26		
<i>Enterprise Fund:</i>	Revenues	\$830,361	7.1% over budget
	Expenses	<u>\$609,007</u>	14.5% under budget
	Net Operating	\$221,354	

Reserve Accounts

Fully funded through January per Budget

Current Balances:

Enterprise Fund:	Water	\$458,122	
	Sewer	\$1,685,759	
	Irrigation	\$544,855	
	Underground	<u>\$266,108</u>	<u><u>\$2,954,844</u></u>
General Fund:	Environ.	\$500,892	
	Activity Ctr.	\$460,307	
	Roads	\$1,022,264	
	RV Park	<u>\$107,312</u>	<u><u>\$2,090,775</u></u>

Risks

Storm Water System Project - Contingency