INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Riverwood Community Development District

July 21, 2026

Agenda Package

Meeting ID:282 120 453 598 651 Passcode:83mK7Q7Z

Call-in #: 646-838-1601 Phone Conference ID: 765 543 981#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Riverwood
Community Development District

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

District Staff
Heather Jackson, District Manager
Scott Rudacille, District Counsel
Chris Beers, District Engineer
Sonia Rowley, District Accountant
Janice Swade, District Admin.

Regular Meeting Agenda

Tuesday, July 21, 2026, at 2:00 p.m.

The Regular Meeting of the **Riverwood Community Development District** will be held on **Tuesday, July 21, 2026 at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida 33953.** Following is the Agenda for the Meeting:

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **AUDIENCE COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **CONSENT AGENDA**
   A. Minutes of May 19, 2026, CDD Meeting
   B. Consideration of Resolution 2026-08; Designation of Officers
5. **STAFF REPORTS**
   A. District Manager
   B. District Counsel
   C. District Engineer
      i. Discussion of Pavement Evaluation & Maintenance Plan Report
      ii. Discussion of Field Inspection Notes Regarding Sidewalk Flooding Issue at Fisherman Frank's
6. **ACCESS CONTROL SUPERVISOR REPORT – MR. LESINSKI**
7. **RCA ITEMS**
   A. General Manager Report
   B. Board Member Report
   C. RCA Grounds Report
   D. Safety & Security Report

8. OLD BUSINESS

A. Consideration of Quote from H & Y for a Tennis Fence

B. Consideration of Proposal for Riverwood Camera (& Recording) Security System Upgrade

9. NEW BUSINESS

A. Discussion of Rule Change Regarding Water and Sewer Billing

B. Discussion of Rule Change Regarding Use of the Arts and Crafts Room

C. Consideration of Resolution 2026-09 for Goals and Objectives

10. OTHER COMMITTEE REPORTS

A. Utilities Committee: Mr. Hester

i. Monthly Client Reports for May and June 2026

B. Environmental Committee: Mr. Hester

C. Beach Club Committee: Mr. Humberstone

i. Discussion of Beach Club Deck

D. Campus Committee: Dr. McKee

E. Finance Committee: Mr. Humberstone

i. Riverwood CDD Financial Report

F. RV Park Committee: Mr. Colwell

11. BOARD OFFICER DISCUSSION

12. SUPERVISOR COMMENTS

13. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

14. ADJOURNMENT

MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwood Community Development District was held Tuesday, May 19, 2026, 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, Jr.	Assistant Secretary

Also present, either in person or via electronic communications, were:

Heather Jackson	District Manager
Scott Rudacille	District Counsel
Christopher Beers	District Engineer
Denise Patrick	Administrative Director
Jim Freeman	Manager, Riverwood Community Association
Ron Lesinski	Access Supervisor
Audience Members	

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**

Mrs. Jackson called the meeting to order, and called the roll. A quorum was established.

> On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor, Mr. Colwell was authorized to attend this meeting and vote virtually. (4-0)

SECOND ORDER OF BUSINESS **Approval of the Agenda**

The following amendment as requested:

- Appointment of new Finance Committee Member, Mr. Doug Volinski, under Finance Committee.

There being no further amendments

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

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

An audience member requested the finance sheets that were presented in January and February 2026.

The Supervisor of Elections document is incorrect and states "Cedar Hammock on agenda Page 12."

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes of April 21, 2026, CDD Meeting

B. Minutes of March 3, 2026 Campus Committee Meeting

There being no additions, corrections or deletions,

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

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Manager

i. Report on Number of Registered Voters – 1,403

Ms. Jackson informed the Board that there are 1,403 registered voters in the District. This report is presented on an annual basis for informational purposes only.

ii. Consideration of Resolution 2026-06, for the Fiscal Year 2026 General Election

Mrs. Jackson presented the Resolution for the Board's review and adoption. A correction was needed to the Resolution to change the District name from Cedar Hammock Community Development District to Riverwood Community Development District.

> On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor, Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and requesting that the Charlotte County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted, as amended. (5-0)

B. District Counsel

There being no report, the next item followed.

C. District Engineer

i. Presentation of Engineering Report

ii. Proposal from Velocity Engineering for Roadwork

Mr. Beers reported that the Administration parking lot project has been completed and looks great.

Mr. Sims informed the Board of the Engineering Project Status Report. Mr. Sims requested a motion to authorize Johnson Engineering, in accordance with Task 4 of the Engineering Contract, to distribute the Request for Qualifications (RFQ) for competitive bidding.

> On MOTION by Mr. Sims, seconded by Mr. Hester, with all in favor, Johnson Engineering was authorized to distribute a Request for Qualifications (RFQ) for Competitive Bidding for the Engineering Project. (5-0)

Mr. Sims informed the Board of the storm flooding conditions at Fisherman Franks (Lake #55). Mr. Sims requested that Johnson Engineering evaluate the area and explore possible improvements to reduce water flow onto the sidewalk and driveway. Mr. Beers will meet with Mr. Sims on-site to evaluate the area.

SIXTH ORDER OF BUSINESS **Access Control Supervisor Report – Mr. Lesinski**

Mr. Lesinski discussed the report, and discussion ensued.

SEVENTH ORDER OF BUSINESS **RCA Items**

A. General Manager Report

Mr. Freeman provided an operations update, and discussion ensued. Residents will experience minor inconvenience for a few more days as the power washing and sealing of the pavers is scheduled to be completed this week. Minor maintenance is also being performed in the pool area, including touch-up painting and other routine repairs. The electrical outlet work at the pickleball courts has been completed. Palm tree maintenance is currently underway, and the oak tree trimming around the pool area has been completed. The trees are in good condition and prepared for the upcoming storm season.

B. Board Member Report

Mrs. Ramona provided an update on the pool, noting that black algae growth has been observed. The pool maintenance company is scheduled to evaluate the issue on Thursday. Mrs. Ramona also reported on the Small Dog Park Committee Meeting, which was attended by approximately 10 residents. One of the committee's primary topics of discussion was the need to install sod in several areas of the dog park. The committee also discussed four potential locations for additional waste stations. A 40-foot section of fencing has been ordered to help prevent dogs from digging under the fence. In addition, the committee requested the installation of another seating area in the large dog park section.

C. RCA Grounds Report

Mr. Sims presented the report, and discussion ensued.

D. Safety & Security Report

Mr. Colwell presented the Safety & Security Report. He reported there are 30 volunteers and there were no incidents to report. Mr. Colwell also noted that the golf cart policies are currently being reviewed and updated in consultation with Legal Counsel.

EIGHTH ORDER OF BUSINESS Old Business

A. Tennis Fence Quote

The Board is waiting on H & Y proposal which should be available by the next meeting.

NINTH ORDER OF BUSINESS New Business

A. Strategic Project List

Dr. McKee presented the Strategic Project List, and discussion ensued. Dr. McKee requested that a resident survey be conducted to gather feedback on the projects residents believe would best serve the District.

> On MOTION by Dr. McKee, seconded by Mr. Humberstone, with all in favor, a third-party vendor shall be engaged to administer a resident survey regarding projects residents believe would best serve the District. (5-0)

Mr. Humberstone will oversee the survey process through its completion.

B. Distribution of the Proposed Fiscal Year 2027 Budget, and Consideration of Resolution 2026-07, Approving Budget and Setting Public Hearing

There being no discussion,

> On MOTION by Mr. Hester, seconded by Mr. Humberstone, with all in favor, Resolution 2026-07, Approving the Budget and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Tuesday, August 18, 2026 at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida 33953, was adopted. (5-0)

C. Muni Billing Change

A discussion ensued and residents were advised that all automatic payment enrollments must be re-established. This process must be completed between June 16, 2026, and July 14, 2026.

D. Riverwood Camera (& Recording) Security System Upgrade Proposal

Mr. Colwell requested that this item should be tabled to the next meeting.

TENTH ORDER OF BUSINESS Other Committee Reports

A. Utilities Committee: Mr. Hester

Mr. Hester and Mr. Gillispie presented slides, and discussion ensued. It was reported that four new SCADA units will be installed next week. A discussion ensued regarding putting together an Irrigation flushing maintenance plan with FUS. Mr. Beers requested another $10,000 to install data readers inside, and identified six locations. Mr. Beers also updated the Board of the need for a RFP for the Irrigation Pump replacement as the first big has come in at over $290,000.00.

B. Environmental Committee: Mr. Hester

Mr. Hester provided an update, and discussion ensued. He reported that the District is currently on a quarterly maintenance plan, and that Aquatic Weeds has been doing an excellent job maintaining the ponds. Mr. Hester also reported that GIS mapping efforts are actively underway. Water quality testing will be conducted on a total of 10 ponds, with results expected to be available within approximately two to three weeks. Mr. Hester reviewed the proposal from APS #12787 for

$22,500.00 for six boxes. He noted that if the District proceeds with all 11 boxes, the total cost would be $46,500.00.

> On MOTION by Mr. Hester, seconded by Mr. Humberstone, with all in favor, the APS Proposal #12787 for six boxes, with the possibility of 11 boxes in an amount not to exceed $46,500.00 was approved. (5-0)

C. Beach Club Committee: Mr. Humberstone

Mr. Humberstone provided an update regarding the beachfront property. He reported that the property owners remain firm on their asking price of $2.4 Million, and recommended that the District hold off on further discussions until mid-July. The committee nominated two individuals to be added to the committee and discussed postponing further action at this time. Dr. McKee expressed concerns regarding the Beach Club Committee, specifically regarding the recommendation not to share the Beach Club with neighboring communities during the month of May. Dr. McKee stated that he does not believe this recommendation is appropriate.

D. Campus Committee: Dr. McKee

Dr. McKee provided an update, and discussion ensued. Dr. McKee reported that a hurricane preparedness drill was completed on the 15th of the month, followed by an emergency disaster drill on the 16th of the month. During the drills, a gas line leak was identified at the generator. Corrective action is being addressed, and an additional drill will be conducted in a couple of weeks. Dr. McKee provided updates on several facility projects. The pool and activity center restrooms are receiving minor refurbishments, including painting. The air conditioning units at the Administration Building, which have been repaired over the years, will be replaced. The parking lot drainage work has been completed, and the pavers will be pressure washed and sealed. The committee is also reviewing options to replace tables and chairs in the Activity Center. Repairs to the tennis court fencing will be completed, and new bookshelves are scheduled to be built in the library this summer.

E. Finance Committee: Mr. Humberstone

Discussion ensued.

> On MOTION by Mr. Hester, seconded by Mr. Sims, with all in favor, Mr. Doug Volinski was appointed to serve as a Committee member to the Finance Committee (5-0)

i. Riverwood CDD Financial Report

Discussion ensued.

F. RV Park Committee: Mr. Colwell

Completion is anticipated by the end of the month, with the cost expected to be just under $55,000.The video surveillance project remains under discussion. The Committee is also working with the RCA on a charging policy and voted to make a slight modification to the rental rates. The proposed new rates will be fixed and will require review by District Counsel prior to implementation.

ELEVENTH ORDER OF BUSINESS Board Officer Discussion

A discussion ensued regarding the Board of Officers. Dr. McKee requested a motion to appoint Mr. Don Hester as Chairperson and Dr. McKee as Vice Chair person.

> On MOTION by Mr. Hester, seconded by Mr. Humberstone, with all in favor, Mr. Hester was appointed to serve as Chairperson, and Dr. McKee was appointed to serve as Vice Chairperson (5-0)

A discussion ensued regarding cancellation of the June 2026 CDD meeting.

> On MOTION by Mr. Humberstone, seconded by Mr. Hester, with all in favor, the June 23, 2026 Riverwood CDD Meeting shall be cancelled. (5-0)

TWELFTH ORDER OF BUSINESS Supervisor Comments

Mr. Sims discussed vendor parking on the grass, RCA will discuss with vendor.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Several resident comments were received, including appreciation to the Board for moving forward with the Rivermarsh sidewalk project. A resident also provided comments regarding the Beach Club Committee’s discussion of summer memberships. Additional comments included appreciation for completion of the parking lot striping and a request for benches to be installed along Club Drive.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Dr. McKee, seconded by Mr. Sims, with all in favor, the meeting was adjourned at 4:24 p.m. (5-0)

____
Chairperson/Vice Chairperson

RESOLUTION 2026-08

A RESOLUTION OF THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT

WHEREAS, the Board of Supervisors of the Riverwood Community Development District at a regular business meeting, held on July 21, 2026, desires to designate the below recited persons to the offices specified.

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

The following persons were designated to the offices shown, to wit:

________________________	Chairperson
________________________	Vice Chairperson
Angel Montagna	Secretary
Stephen Bloom	Treasurer
Heather Jackson	Assistant Secretary
________________________	Assistant Secretary
________________________	Assistant Secretary
________________________	Assistant Secretary
________________________	Assistant Secretary

PASSED AND ADOPTED THIS, 21ST DAY OF JULY, 2026.

____

Chairperson/Vice Chairperson

____

Secretary/Assistant Secretary

Riverwood Community Development District
c/o: Mr. Warren Sims, Board of Supervisors
4250 Riverwood Drive
Port Charlotte, FL 33953
(941) 979-8720
wsims@riverwoodcdd.org

May 21, 2026

Subject: Pavement Evaluation & Maintenance Plan Report
Riverwood CDD - Paving
4250 Riverwood Drive
Port Charlotte, Charlotte County, Florida
Velocity Project Number: 25-561

Dear Mr. Sims:

Per your request, Velocity Engineering Services, LLC (Velocity) has performed pavement coring and evaluation services for the above referenced project. It has been our pleasure to work with you on this project.

PROJECT DESCRIPTION

Riverwood Community Development District (RCDD or Client) is a residential community responsible for maintaining approximately 10 miles of roadways and associated amenity parking areas. It is understood the RCDD roadways and parking areas were constructed between the early 1990s and 2019. Based on this construction schedule, the age of the asphalt roadways within the community ranges from approximately 7 to 35 years old.

The Client requested that Velocity perform an evaluation of the roadways within the community to document their current condition, estimate their remaining useful life, provide a repaving phasing plan, determine the general scope of repaving that will be required for each roadway (or phase), and provide an engineer's opinion of probable cost for each phase of repaving.

SCOPE OF WORK

The purpose of this investigation was to evaluate the overall pavement condition of the roads relative to planning for their future pavement maintenance and repaving. Velocity therefore performed the following scope of services:

- ✓ Performed a visual inspection of the RCDD roadways and parking areas to observe and document their current condition;
- ✓ Mobilized a coring rig and crew to the site;

- Cut a total of 15 cores (4 inches in diameter) through the existing pavement and base course within the roadways and parking areas.
- Cut a total of 35 cores (4 inches in diameter) through the existing asphalt pavement only within the roadways and parking areas.
- Measured and recorded the thickness of the asphalt pavement, base course layers, and the depth to which any cracks extend;
- Repaired the core holes using the materials removed from the core, sand, and asphalt cold patch;
- Performed reasonable cleanup of the coring spoils from the roadway; and,
- Prepared this Pavement Evaluation & Maintenance Plan Report.

PAVEMENT INSPECTION

Velocity performed a pavement inspection of the roadways on March 11, 2026 through March 13, 2026. Visual inspections were performed, and photographs were taken to document the overall condition of the roadways. It should be noted that roadway ages are approximate and are based upon available historical aerials.

Select photographs taken during the visual inspection are included in Appendix A. Additionally, the roadway damage, deficiencies, or issues listed/described in this section are depicted in the photos presented in Appendix A.

For the purposes of this study, the following general condition categories were utilized:

✓ Excellent	New or like new condition.
✓ Good	Satisfactory as is and likely does not or will not require attention for some period of time.
✓ Fair	Satisfactory as is, however some aspects may demand immediate attention or attention in the near future.
✓ Poor	Operable but requires immediate attention or possible replacement.

A summary of each observed roadway is as follows:

Palmetto Point Court

Palmetto Point Court was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in poor overall condition. Velocity observed localized alligator cracking, longitudinal cracking and transverse cracking; and widespread edge cracking and asphalt raveling.

Clubhouse SW Parking Lot

Clubhouse SW parking lot was constructed in the mid 1990's and is approximately 30 years old. The parking lot was observed to be in poor overall condition. Velocity observed isolated root damage and asphalt depressions; and widespread asphalt damage, edge cracking, alligator cracking, longitudinal cracking, transverse cracking and asphalt raveling.

Bay Ridge Way

Bay Ridge Way was constructed in the mid to late 1990's and is approximately 26 to 30 years old. The roadway was observed to be in poor overall condition. Velocity observed isolated longitudinal cracking and transverse cracking; and widespread edge cracking, asphalt raveling, asphalt damage, and alligator cracking.

Rivermarsh Drive

Rivermarsh Drive was constructed in the mid to late 1990s and is approximately 26 to 30 years old. The roadway was observed to be in poor overall condition. Velocity observed isolated root damage; and widespread edge cracking, alligator cracking, longitudinal cracking, transverse cracking, and asphalt raveling.

Pennyroyal Road

Pennyroyal Road was constructed in the mid to late 1990's approximately 26 to 30 years old. The roadway was observed to be in poor overall condition. Velocity observed isolated alligator cracking, root damage; localized asphalt damage, asphalt depressions, transverse cracking, and longitudinal cracking; and widespread asphalt raveling.

Village Lane

Village Lane was constructed in the mid to late 1990's and is approximately 26 to 30 years old. The road was observed to be in poor condition. Velocity observed localized asphalt damage; and widespread edge cracking, asphalt raveling, alligator cracking, longitudinal cracking, and transverse cracking.

Grand Vista Court

Grand Vista Court was constructed in the late 1990s to early 2000s and is approximately 26 years old. The roadway was observed to be in poor overall condition. Velocity observed isolated asphalt depressions and damage; and widespread edge cracking, alligator cracking, longitudinal cacking, transverse cracking, and asphalt raveling.

Lakes Court

Lakes Court was constructed in the early 2000's and is approximately 26 years old. The roadway was observed to be in poor overall condition. Velocity observed isolated asphalt damage, edge cracking; and widespread longitudinal cracking, transverse cracking, and alligator cracking.

Club Drive South (from Riverwood Drive to Eagle Trace Drive)

Club Drive South was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in poor to fair overall condition. Velocity observed isolated root damage and asphalt damage; localized asphalt raveling, alligator cracking, and transverse cracking; and widespread edge cracking and longitudinal cracking.

Long Lake Lane

Long Lake Lane was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in poor to fair overall condition. Velocity observed widespread edge cracking, longitudinal cracking, transverse cracking and asphalt raveling.

Riverwood Drive (from el Jobean to Brookville Ave)

Riverwood Drive was constructed in the early 1990s and is approximately 36 years old. The roadway was observed to be in fair overall condition. Velocity observed localized alligator cracking; and widespread moderate to severe edge cracking, root damage, longitudinal and transverse cracking.

Willow Bend Road

Willow Bend Road was constructed in the early 1990s and is approximately 36 years old. The roadway was observed to be in fair overall condition. Velocity observed isolated asphalt raveling, depressions, and damage; and localized edge cracking and root damage, transverse cracking, and longitudinal cracking.

Lake Point Court

Lake Point Court was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be fair overall condition. Velocity observed isolated edge cracking, alligator cracking, and transverse cracking; and localized longitudinal cracking and asphalt raveling.

Reserve Court

Reserve Court was constructed in the early 2000's and is approximately 26 years old. The roadway was observed to be in fair overall condition. Velocity observed isolated root damage; and localized edge cracking, longitudinal cracking, alligator cracking and transverse cracking.

Silver Lakes Circle

Silver Lakes Circle was constructed in the early 2000's and is approximately 26 years old. The roadway was observed to be in fair overall condition. Velocity observed isolated asphalt depression, root damage, alligator cracking, and asphalt damage; and widespread edge cracking, transverse cracking, and asphalt raveling.

Club Drive North (from Riverwood Drive to the northeast cul-de-sac within Willow Glen)

Club Drive North was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in good overall condition. Velocity observed isolated alligator cracking and asphalt damage.

Bridgeview Lane

Bridgeview Lane was constructed in the early 1990s and is approximately 36 years old. The roadway was observed to be in good overall condition. Velocity observed isolated asphalt raveling and damage.

Stonebridge Lane

Stonebridge Lane was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in good overall condition. Velocity observed isolated root damage and localized transverse cracking.

Silkwood Lane

Silkwood Lane was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in good overall condition. Velocity observed isolated asphalt damage; and localized longitudinal cracking and transverse cracking.

Willow Glen Court

Willows Glen Court was constructed in the early 1990's and is approximately 36 years old. The roadway was observed to be in good overall condition. Velocity observed isolated edge cracking, longitudinal cracking, transverse cracking and asphalt raveling; and localized asphalt depression and asphalt damage.

Eagle Trace Drive

Eagle Trace Drive was constructed in the mid to late 1990s and is approximately 26 to 30 years old. The roadway was observed to be in good overall condition. Velocity observed isolated edge cracking, longitudinal cracking, and asphalt damage; and localized transverse cracking and asphalt raveling.

Osprey Lane

Osprey Lane was constructed in the mid to late 1990's and is approximately 26 to 30 years old. The roadway was observed to be in good overall condition. Velocity observed localized alligator cracking, longitudinal cracking, transverse cracking, edge cracking, and asphalt raveling.

Clubhouse NE (Willow Bend) Parking Lot

Clubhouse NE parking lot was constructed in approximately 2019 and is approximately 7 years old. The parking lot was observed to be in good overall condition. Velocity observed isolated alligator cracking, longitudinal cracking, asphalt raveling, and asphalt damage.

SUMMARY OF CORING RESULTS

A total of 50, four-inch diameter cores were cut to evaluate the thickness and condition of the asphalt and base course. The core locations are depicted on the attached Figure 1 – Core Location Plan. A summary of the core results is presented below:

Core Number	Core Location	Asphalt Thickness (inches)	Base Thickness (inches)	Notes
1	Bridgeview Lane	1-3/4	-	No Crack
2	Bridgeview Lane	2	-	No Crack
3	Silkwood Lane	2	6-1/4	Crack 1-7/8" deep
4	Bridgeview Lane	1-5/8	-	No Crack
5	Stonebridge Lane	2-1/8	-	Full Depth Crack, Crack Extended 1/4" into the Base
6	Willow Glen Court	2-1/2	-	No Crack
7	Club Drive N	1-7/8	6-1/4	No Crack
8	Willow Glen Court	2-3/4	-	No Crack
9	Willow Glen Court	2-1/4	-	No Crack
10	Long Lake Lane	2	-	No Crack
11	Long Lake Lane	1-7/8	6	Full Depth Crack, Crack Extended 1/8" into the Base
12	Long Lake Lane	1-7/8	-	No Crack
13	Long Lake Lane	2	-	No Crack
14	Palmetto Point Court	2-1/8	-	No Crack
15	Lake Point Court	1-1/4	-	No Crack
16	Bay Ridge Way	1-5/8	-	Crack 1/2" deep
17	Bay Ridge Way	3-5/8	5-1/2	Full Depth Crack
18	Bay Ridge Way	2-1/2	-	No Crack
19	River Marsh Drive	2-3/8	-	No Crack
20	Osprey Lane	2-5/8	-	No Crack
21	Osprey Lane	1-5/8	5-7/8	Full Depth Crack, Crack Extended 1/8" into the Base
22	Grand Vista Court	1-1/2	-	No Crack
23	Village Lane	2-1/4	-	No Crack
24	Village Lane	2	-	No Crack
25	Penny Royal Road	2	7-1/2	Full Depth Crack, Crack Extended 1/8" into the Base
26	Penny Royal Road	1-5/8	-	No Crack
27	Penny Royal Road	2-1/2	-	No Crack
28	Eagle Trace Drive	2-3/8	-	No Crack
29	Silver Lakes Circle	1-5/8	4-3/4	Full Depth Crack
30	Lakes Court	2-1/2	-	No Crack
31	Silver Lakes Circle	1-1/8	-	No Crack

32	Silver Lakes Circle	2	-	No Crack
33	Grand Vista Court	2	-	No Crack
34	Reserve Court	3	4	Full Depth Crack, Crack Extended 3/4" into the Base
35	Willow Bend Road	2-3/8	7	Crack 1-1/4” deep
36	Willow Bend Road	2-1/4	-	Crack 1/8” deep
37	Riverwood Drive	2-3/4	-	No Crack
38	Riverwood Drive	2-3/8	8-1/2	Crack 3/8” deep
39	Riverwood Drive	2-1/2	-	No Crack
40	Riverwood Drive	1-3/4	-	Full Depth Crack
41	Riverwood Drive	2-3/8	-	Full Depth Crack, Crack Extended 1/4" into the Base
42	Riverwood Drive	3-1/4	7-1/2	Crack 1” deep
43	Club Drive S	1-1/4	-	Full Depth Crack, Crack Extended 1/4" into the Base
44	Club Drive S	2-1/8	9-1/2	Full Depth Crack, Crack Extended 1/8” into the Base
45	Club Drive S	3-1/4	4-1/2	Crack 2-1/8” deep
46	Club Drive S	1-5/8	9-1/2	Full Depth Crack, Crack Extended 1/8” into the Base
47	Clubhouse SW Parking Lot	1-3/4	6	Full Depth Crack, Crack Extended 1/8” into the Base
48	Clubhouse SW Parking Lot	1-5/8	-	Full Depth Crack, Crack Extended 1/8” into the Base
49	Clubhouse NE Parking Lot	1-1/4	-	No Crack
50	Clubhouse NE Parking Lot	1-3/4	-	No Crack

- The asphalt thickness ranged from 1-1/8 to 3-5/8 inches with an average thickness of approximately 2-1/8 inches. The existing asphalt appears to be Type S-3 asphalt (maximum aggregate size of 3/8 of an inch).

- The pavement cracks ranged from 1/8 of an inch to full depth.

- The base course thickness ranged from 4 to 9-1/2 inches with an average thickness of approximately 6-7/8 inches. It should be noted that core C-35 had to be terminated at a depth of 7 inches due to encountering concrete debris or underground pipe. The base course generally consisted of a tan sand with silt with shell and rock aggregate and appeared to be typical base course material.

- The base course cracks ranged from 1/8 of an inch to 3/4 of an inch. Base course cracking was encountered in 11 of 15 base cores performed.

EVALUATION

Regarding the thickness of the asphalt and base, it is typical for residential roadway design to utilize a minimum (average) of 1 to 1.5-inch thick asphalt and a minimum (average) of 6 inches of base course. Based upon the layer thicknesses identified in the pavement cores, the average asphalt and base course thicknesses generally comply with typical residential roadway design. However, it should be noted that Velocity was not provided with roadway plans for the community and therefore cannot determine the original design thickness that was specified.

In evaluating the possibility of performing a mill and overlay on the roadways throughout the RCDD, it is important to understand that there are several considerations that affect their suitability. A partial mill and overlay (milling of the top layer and replacing with new asphalt) is effective only when the depth of the cracks is confined to the upper half of the asphalt layer.

Full depth cracks were observed within 14 of the 50 cores performed within the Riverwood CDD. If new asphalt were to be placed over existing cracked asphalt (i.e., if only the top layer of the asphalt were removed), the cracks would reflect through the new asphalt within a short period of time. It is possible to utilize crack barrier to reduce reflective cracking, however it is an additional cost and does not prevent all reflective cracking.

Based on our visual assessments it appears that the full depth cracks encountered within the cores performed along Silkwood Lane, Long Lake Lane, Osprey Lane, Silver Lakes Circle, Reserve Court, and Riverwood Drive are mostly isolated instances. Velocity recommends that these roads be milled and overlaid, however isolated full depth repairs will be necessary in these areas where full depth cracking exists. For the general scope of work of repaving for each Phase, please refer to the table within the Budget Estimates section of this report.

Localized areas of severe asphalt raveling and pothole formation should be repaired as soon as possible in order prevent further damage that may affect the estimated useful lives of the roadways. The Association should consider including these isolated repairs when a paving contractor is performing the Phase 1 repaving project. Furthermore, Velocity recommends performing additional core samples in approximately 2 to 5 years to examine the progression of cracking (if any) and to determine the required depth of milling.

PAVEMENT MAINTENANCE PLAN

Following our site observations, it is our opinion that the existing roadways throughout the community range in condition from poor to good. Velocity's evaluation of the coring results, the observed condition of the roadways, and our experience with similar repaving projects were used to develop the following phasing plan.

The following phasing table summarizes the condition of the pavement for each roadway that will require a **full depth mill and reconstruction**, including the approximate remaining life of each road.

Phase	Road	Estimated Age [years]	Overall Condition	Estimated Remaining Time Until Full Reconstruction [years]*
1	Clubhouse SW Parking Lot	30	Poor	0-2
2	Club Drive S	36	Poor/Fair	0-2

* Estimated remaining time until full reconstruction is recommended - excludes immediate localized repairs.

The following phasing table summarizes the condition of the pavement for each roadway that will require a **partial mill and overlay**, including the approximate remaining life of each road.

Phase	Road	Estimated Age [years]	Overall Condition	Estimated Remaining Time Until Partial Mill & Overlay [years]*
1	Rivermarsh Drive	26-30	Poor	0-2
1	Village Lane	26-30	Poor	0-2
1	Osprey Lane	26-30	Fair/Good	2-4
1	Grand Vista Court	26	Poor	0-2
1	Pennyroyal Lane	26-30	Poor	0-2
1	Eagle Trace Drive	26-30	Good	4-6
2	Silver Lakes Circle	26	Fair	2-4
2	Lakes Court	26	Poor	0-2
2	Reserve Court	26	Fair	2-4

3	Long Lake Lane	36	Poor/Fair	2-4
3	Palmetto Point Court	36	Poor	0-2
3	Lake Point Court	36	Fair	2-4
3	Bay Ridge Way	26-30	Poor	0-2
3	Stonebridge Lane	36	Good	4-6
3	Bridgeview Lane	36	Good	4-6
3	Silkwood Lane	36	Good	4-6
3	Club Drive N	36	Good	4-6
3	Willow Glen Court	36	Good	4-6
3	Willow Bend Road	36	Fair	2-4
4	Riverwood Drive	36	Fair	2-4
5	Clubhouse NE Parking Lot	7	Good	6-8

* Estimated remaining time until mill and overlay is recommended - excludes immediate localized repairs.

BUDGET ESTIMATES

Based on the total area of the roadways, Velocity's past experience with similar projects, and current market conditions and material prices, we estimate the following probable costs;

Phase	Road	Projected Repaving Year	Pavement (Sq. Yds.)	Scope of Work	Estimated Total Cost
1	Clubhouse SW Parking Lot	2027	4,905	Full Depth	$125,000
1	Rivermarsh Drive, Village Lane, Osprey Lane, Grand Vista Court, Pennyroyal Lane, & Eagle Trace Drive	2027	51,630	Partial Mill & Overlay	$600,000
2	Club Drive S	2028	18,110	Full Depth	$450,000
2	Silver Lakes Circle, Lakes Court, & Reserve Court	2028	12,250	Partial Mill & Overlay	$185,000
3	Long Lake Lane, Palmetto Point Court, Lake Point Court, Bay Ridge Way, Stonebridge Lane, Bridgeview Lane, Silkwood Lane, Club Drive N, Willow Glen Court, & Willow Bend Road	2029	43,770	Partial Mill & Overlay	$660,000
4	Riverwood Drive	2030	49,550	Partial Mill & Overlay	$750,000
5	Clubhouse NE Parking Lot	2032	4,975	Partial Mill & Overlay	$100,000

*The estimated total costs detailed above does not take into account the cost to perform other repaving related items such as concrete valley gutter replacement, isolated base and root repairs, striping, etc. These costs should be considered approximates. Actual cost will depend on the scope of work and contractor pricing at the time of repaving. Velocity recommends that a contingency of approximately 10% to 15% of the cost of repaving stated above be included for each phase to perform these additional items.

LIMITATIONS

The independent opinions and estimates included in this report represent our professional opinion based on information and data made available during this project. This project was limited to visual observations of the condition of the roadways and the results from Velocity's coring program. This evaluation may not reveal all damage or deficiencies. This evaluation was performed to the best of Velocity's abilities but it should not be construed as a warranty or guarantee. It is also possible that unanticipated conditions or damage may occur prior to the end of the estimated useful life of the asphalt pavement.

This report is intended to provide an evaluation of the feasibility of resurfacing the existing roadways using asphalt. This report is not intended to serve as a re-paving specification and should not be used as the basis for contractor bids. **It is imperative that additional cores be performed in conjunction with the preparation of repaving specifications for all planned work. Furthermore, additional changes to the planned scope of work may be necessary depending on the results of the additional cores.**

The site inspection and core testing reported herein reflect the conditions at observed/tested locations at the time of our exploration only. Conditions may vary at other locations and will vary with time. Furthermore, it is possible that unanticipated conditions may be encountered during the repaving operations that may warrant changes to the scope of work. The core locations indicated were not surveyed and should be considered approximate.

CLOSING

We appreciate the opportunity to be of service to you on this project. Please do not hesitate to contact us if you have any questions or if we may further assist you.

Sincerely,

Velocity Engineering Services, LLC
8981 Alico Trade Center Road
Fort Myers, FL 33912
FL DBPR LN 30362

Carlos Santillan, P.E.
Project Manager

CARLOS SANTILLAN
LICENSE
No. 93327
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachments: Figure 1 - Core Location Plan
Figure 2 – Phasing Plan
Appendix A – Photograph

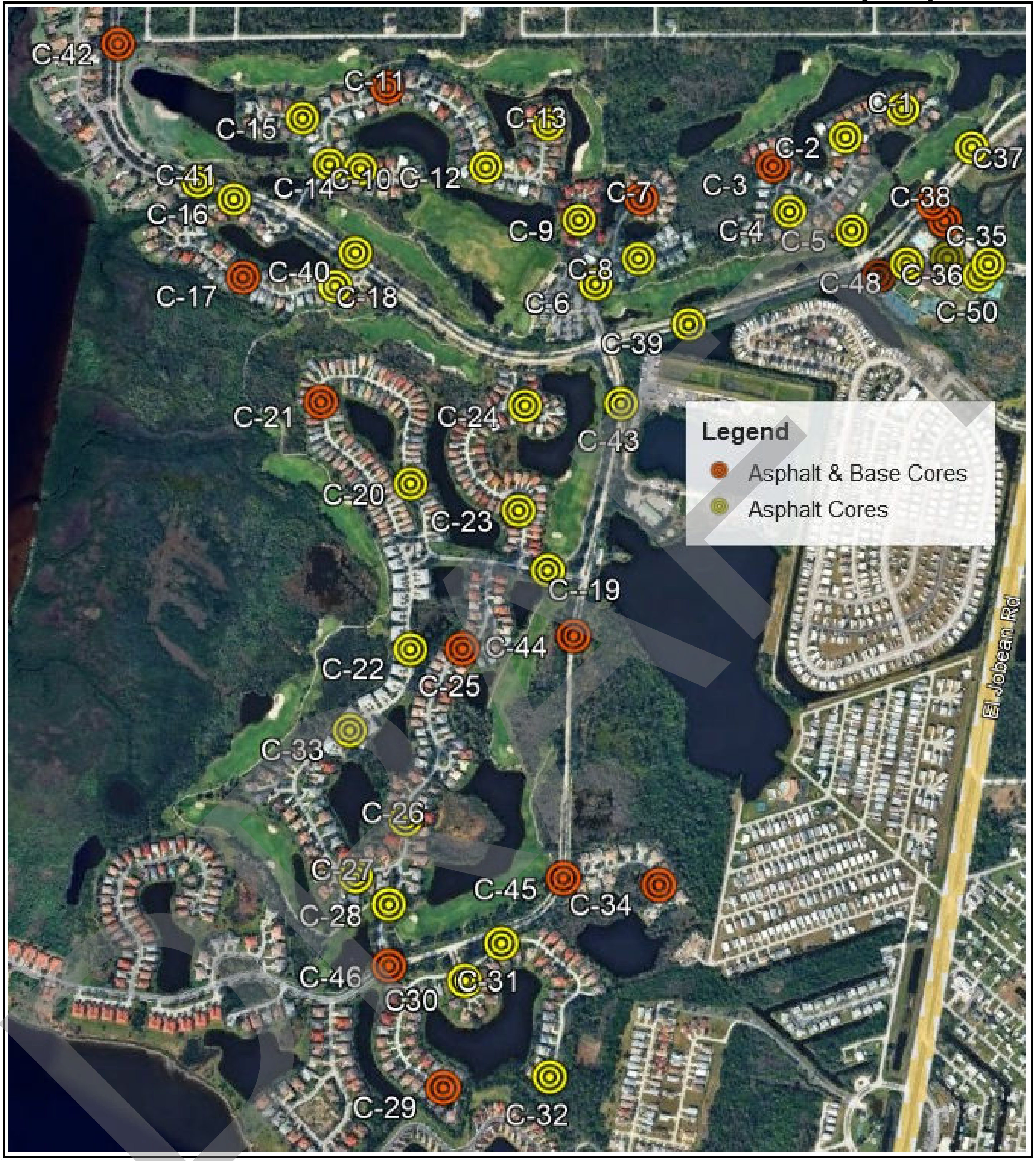


FIGURE 1 — CORE LOCATION PLAN

Riverwood CDD—Paving

4250 Riverwood Drive

Port Charlotte, Charlotte County, Florida

Velocity Project Number: 25-561

Velocity ENGINEERING SERVICES

FIGURE 1a — CORE LOCATION PLAN

Riverwood CDD—Paving

4250 Riverwood Drive

Port Charlotte, Charlotte County, Florida

Velocity Project Number: 25-561

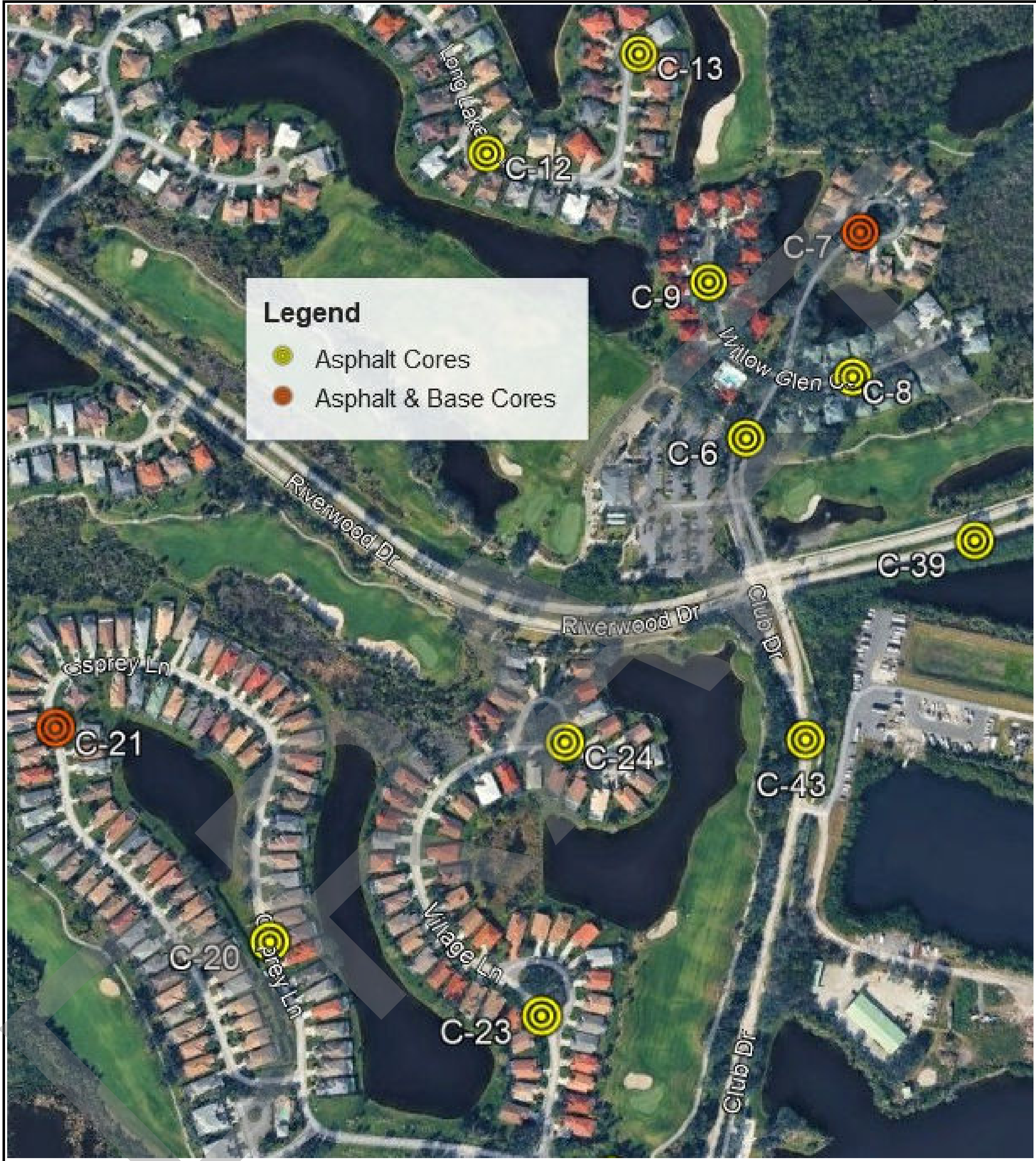


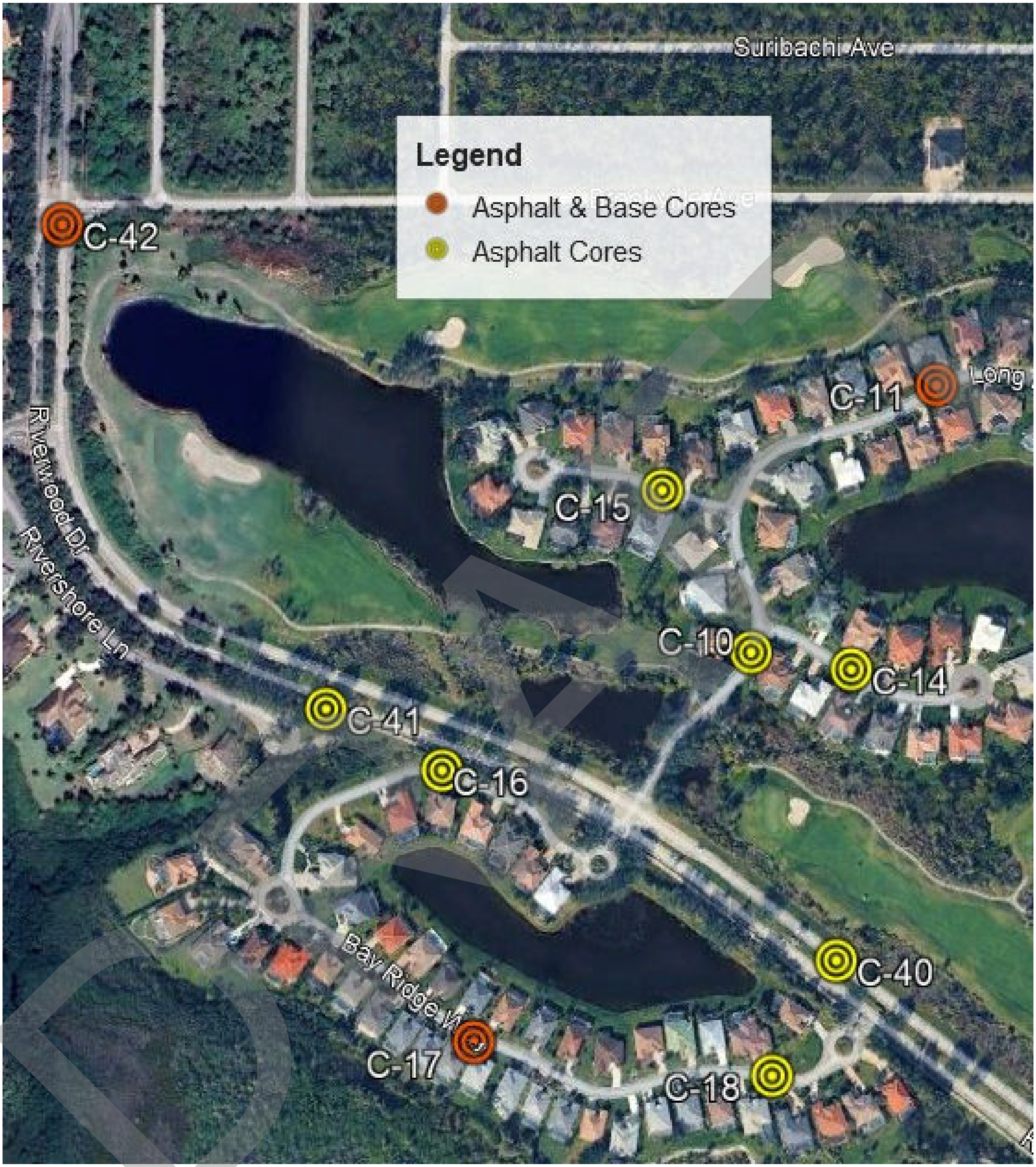
FIGURE 1b — CORE LOCATION PLAN

Riverwood CDD—Paving

4250 Riverwood Drive

Port Charlotte, Charlotte County, Florida

Velocity Project Number: 25-561

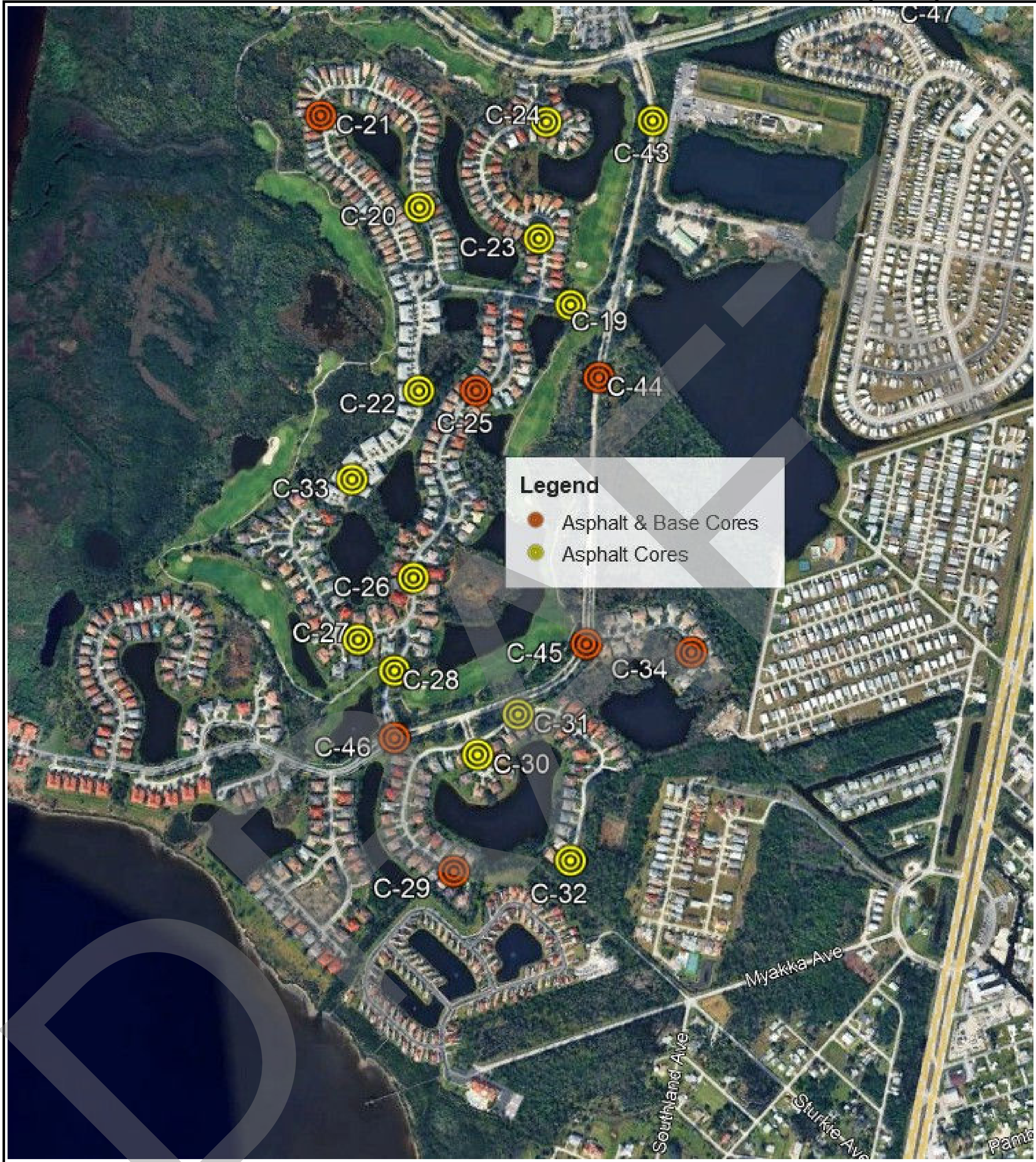


Velocity ENGINEERING SERVICES

FIGURE 1c — CORE LOCATION PLAN

Riverwood CDD—Paving

4250 Riverwood Drive



Velocity ENGINEERING SERVICES

FIGURE 1d — CORE LOCATION PLAN

Riverwood CDD—Paving

4250 Riverwood Drive

Port Charlotte, Charlotte County, Florida

Velocity Project Number: 25-561

Velocity ENGINEERING SERVICES

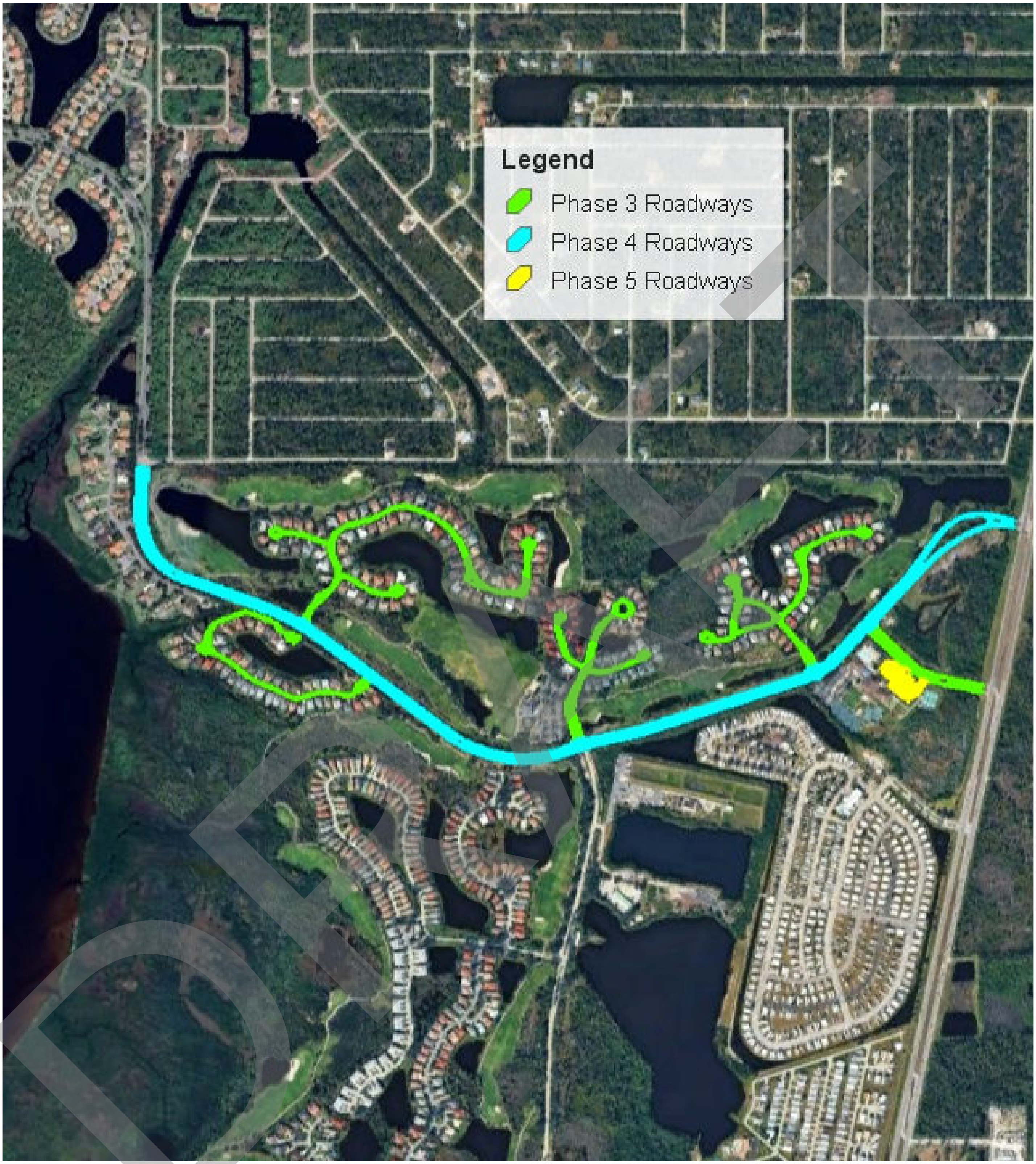
FIGURE 2a — PHASING PLAN

Riverwood CDD—Paving

4250 Riverwood Drive

Port Charlotte, Charlotte County, Florida

Velocity Project Number: 25-561



Velocity ENGINEERING SERVICES

FIGURE 2c — PHASING PLAN

Riverwood CDD—Paving

4250 Riverwood Drive

Port Charlotte, Charlotte County, Florida

Velocity Project Number: 25-561

Typical Alligator Cracking & Raveling – Grande Vista Court

Typical Alligator Cracking – Bay Ridge Way

Typical Alligator Cracking – Lakes Ct

Typical Alligator Cracking – Pennyroyal Rd

Typical Alligator Cracking – SW Parking lot

Typical Alligator Cracking – Village Ln

Appendix A


Typical Alligator Cracking – Club Dr S


Typical Alligator Cracking – Bay Ridge Way


Typical Alligator Cracking - Bay Ridge Way


Typical Asphalt Damage – Bay Ridge Way


Typical Asphalt Damage – Willow Bend Dr


Typical Asphalt Depression – Pennyroyal Rd

Appendix A


Typical Asphalt Depression – SW Parking Lot


Typical Asphalt Raveling – Bay Ridge Way


Typical Asphalt Raveling – Club Dr S


Typical Asphalt Raveling – Grand Vista Ct


Typical Asphalt Raveling – Palmetto Point Ct


Alligator & Edge Cracking - Palmetto Point Ct

Appendix A


Typical Edge Cracking – Long Lake Ln


Typical Edge Cracking & Root Damage – Willow Bend Dr


Typical Edge Cracking & Root Damage - Riverwood Dr


Typical Longitudinal Cracking – Bay Ridge Way


Typical Longitudinal Cracking – Club Dr S


Typical Longitudinal Cracking – Long Lake Ln

Appendix A

Typical Longitudinal Cracking – Riverwood Dr

Typical Transverse Cracking – Reserve Ct

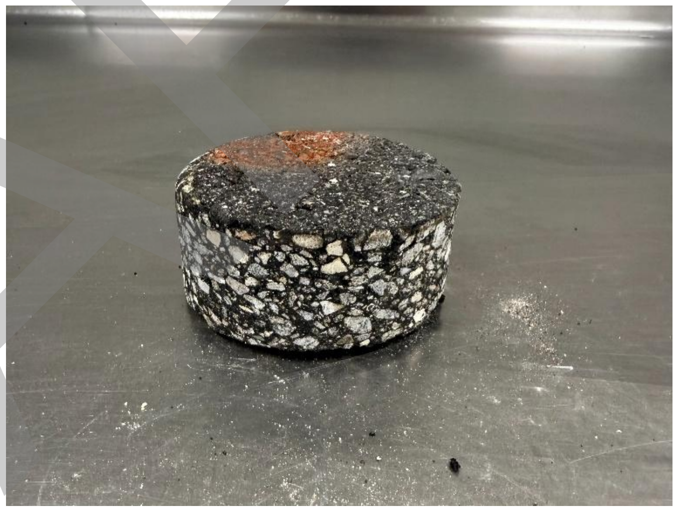
Typical Transverse Cracking – Silkwood Ln

Appendix A

Core 1 – Bridgeview Ln

Core 2 - Bridgeview Ln

Core 3 – Silkwood Ln



Core 4 - Bridgeview Ln

Core 5 – Stonebridge Ln

Core 6 – Willow Glen Ct

Appendix A

Core 7 – Club Dr. N

Core 8 – Willow Glen Ct

Core 9 – Willow Glen Ct

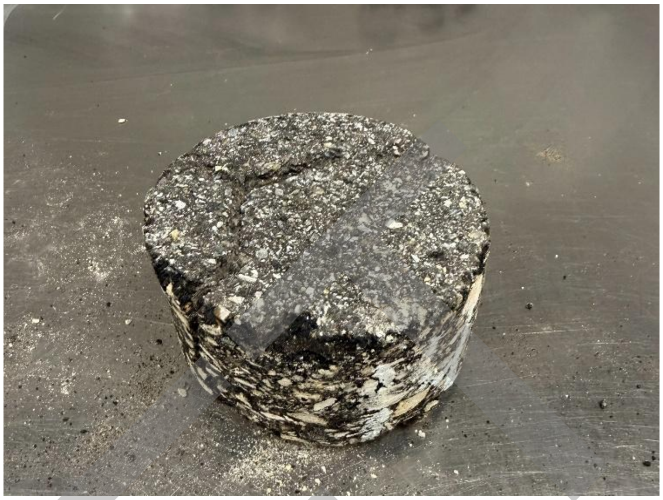
Core 10 – Long Lake Ln

Core 11 - Long Lake Ln

Core 12 - Long Lake Ln

Appendix A


Core 13 - Long Lake Ln


Core 14 – Palmetto Point Ct


Core 15 – Lake Point Ct


Core 16 – Bay Ridge Way


Core 17 – Bay Ridge Way


Core 18 – Bay Ridge Way

Core 19 - Rivermarsh Dr

Core 20 – Osprey Ln

Core 21 – Osprey Ln

Core 22 – Grand Vista Ct

Core 23 – Village Ln

Core 24 – Village Ln

Appendix A

RCDD Sidewalk Inspection Notes 05.19.2026

Purpose: Field Inspection – Engineer's Preliminary Concept

Attendees:

District Engineer – Chris Beers (Johnson Engineering)

RCDD Board Supervisor – Bob Sims

Review and Observations:

During the May 19th RCDD Meeting, Chris Beers and I agreed to meet in order to inspect the sidewalk and driveway skirt along Club Drive at Fisherman Frank's Lake (Lake #55). Chris and I met, at the sight, immediately after the meeting. This sidewalk is one of the busiest sidewalks in Riverwood. The meeting was to investigate, study and evaluate the existing storm drain system throughout the area and consider a preliminary engineered concept to resolve the flooding issue.

Over the years extensive flooding, as result of tropical storms, has occurred at the sidewalk along the parking lot impeding residents from utilizing the sidewalk and entrance to the picnic area on the peninsula. In addition, the flood water run off erodes the parking lot shells and washes the shell fragments from the parking lot and onto the sidewalk and driveway skirt. The slimy residue that remains after the flood water has receded creates an unsafe surface to drive through and walk upon. See figure #1.

Figure #1 *(Summer 2025)*

The purpose of the field meeting was to investigate the area in question and estimate what measures should be taken to impede the flow of water and shells from the parking lot to the sidewalk. In the past, the lowest point appeared to be where the paving block driveway skirt meets the sidewalk.

The initial idea would be to install a new catch basin at the lowest point between the existing catch basin that is approximately 100 feet north of the parking lot and the driveway skirt. This approach would require removing, reinstalling and leveling the paving blocks. In addition, the possibility of adding a concrete curb where the sidewalk meets the parking lot was considered in order to contain the shells within the parking lot. This approach could create a tripping hazard and restrict the turning radius of

Figure 2 RCA, RCDD & GOLF CLUB Lines of Demarcation (red lines)

vehicles in the parking lot. A detailed review is required to determine the extent of the installation and required safety features.

What complicates this approach is the ownership of the individual properties that are within the limits of the potential new drainage system. The ownership of the land is divided into three independently maintained budgets: First, east of the sidewalk, the RCA owns the land from approximately 25 feet from the north of the parking lot, southward through to and including the peninsula and the land south of the parking lot. The Charlotte County (CC) parcel I.D. is #402121377001. Second, starting from the approximate 25-foot mark north of the parking lot and continuing northward, is CC parcel I.D. #402121328004 that is owned by the Riverwood Golf Club. This ownership includes Lake #55. Third, the sidewalk parallel to Club Drive, the driveway skirt and the shoulder of Club Drive is CC parcel I.D. #402121328001 and is owned by the RCDD. Refer to figure #2. The red lines mark the borders. The blue line is the existing storm drain.

The sidewalk flooding is the result of the adjoining areas in need of an improved drainage system.

Potential Drainage System Options:

Figure 3 Sidewalk Looking South

1- Add a storm drain system with a new catch basin and grate adjacent to the driveway skirt eastward across the sidewalk and northward 150 feet towards and install a new catch basin grate to the existing concrete storm drainpipe. Refer to driveway skirt as viewed in Figure 3 and north end connection in Figure 4. This approach would require an agreement between the RCDD, RCA and the Riverwood Golf Club, in accordance with the CC Riverwood parcel identifications. This should be addressed as a Joint Venture Project.

Figure 4 Lake bank looking north

2- Add a new catch basin and grate adjacent to the north side of the driveway skirt and extend the drainage system northward from beneath the driveway skirt directly to the existing catch basin and grate. This approach would confine the work within the boundaries of RCDD property; but this approach will interfere with the existing oak trees roots along the shoulder of Club Drive. Too much excavation could kill the oak trees. Referring to Figures 5 and 6. However, precast concrete drainage channels installed at grade could be an option to preserve the oak trees roots and reduce excavation costs.

Figure 5 Shoulder Looking North

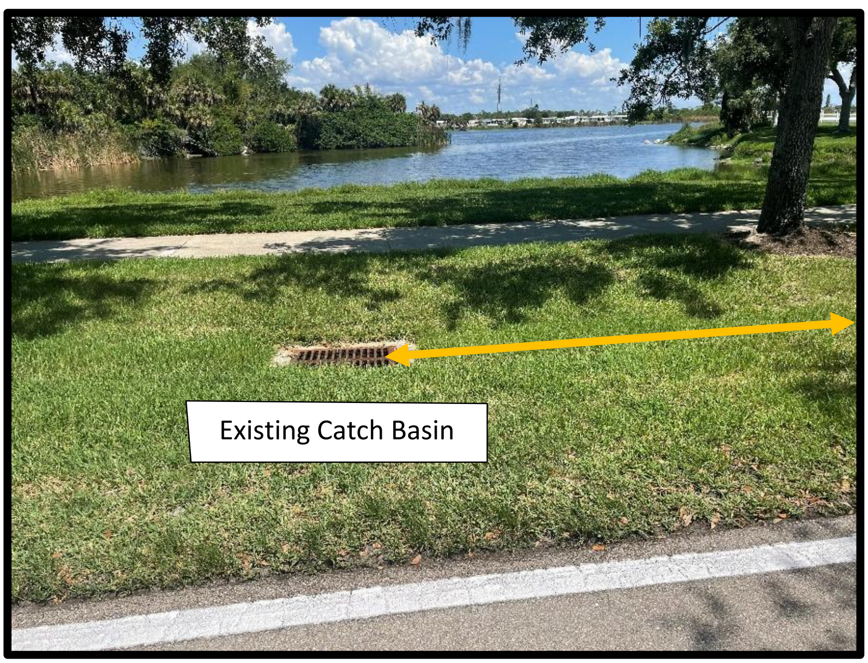


Figure 6 Looking eastward toward Lake #55

Additional Discovery:

To our surprise, the field investigation revealed serious lake bank erosion. The littoral along the west bank of Lake #55, both north and south of the peninsula, revealed severe erosion that has exposed what appears to be a 2-inch PVC irrigation water main. The bank erosion is due to its maximum exposure to the prevailing winds during most storms. The PVC pipeline is exposed and becoming unsupported along the lake bank, along with deteriorating pipe connections. The bank viewed in the photo was not included in the Dredge Sox Project of 2019. The most reliable approach would be to backfill the entire bank and extend the existing rip rap northward throughout the backfilled area. If not addressed, a broken water pipe under pressure will cause additional erosion and loss of irrigation. Refer to Figure 7.

Figure 7 Westside (windward) Banks of Lake #55

In addition, as viewed in Figure 8, the headwall leading to and supporting the concrete conduit is separating and should be realigned to its original plum position before continued erosion eventually will cause the concrete conduit to collapse and interrupt the water flow to the adjacent lake. It appears as though the bank has receded approximately 15 feet from the headwall over the last 30 years. The area needs backfill and riprap to secure the bank and preserve the concrete conduit.

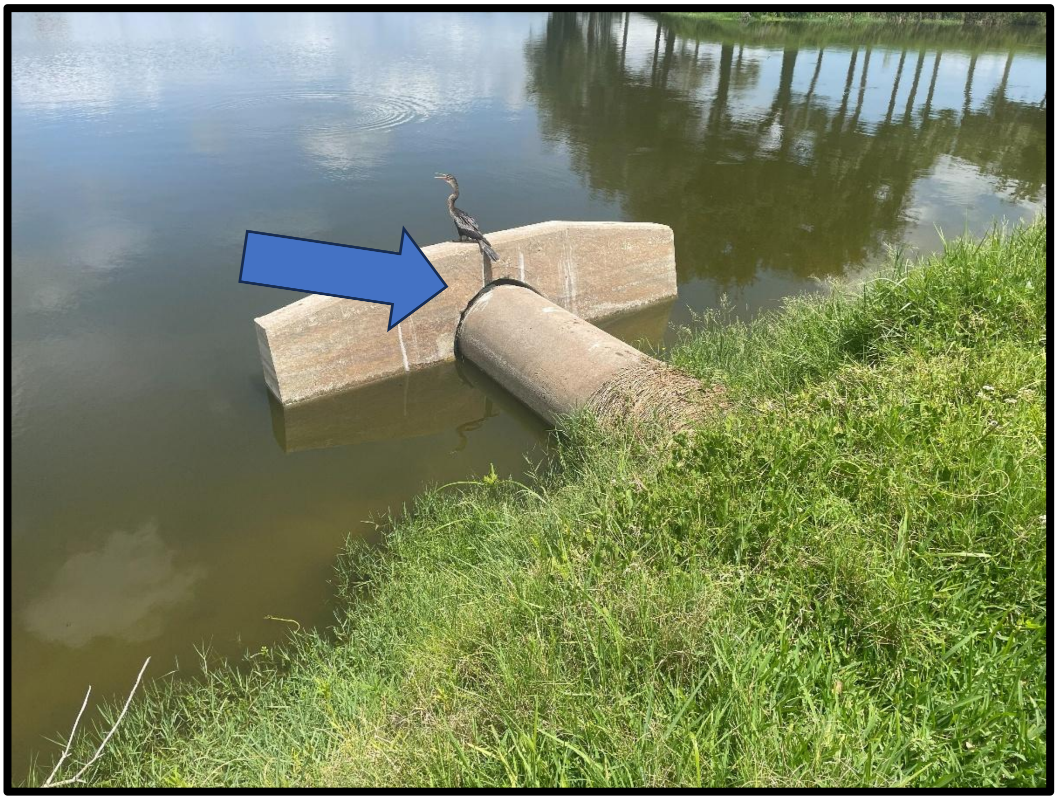


Figure 8 West Bank of Lake #55

Assessment:

This is not a new problem, and it will not fix itself. Each of the three owners, in a joint effort, must participate in resolving the flooding and erosion issue. Following a presentation by Hans Wilson, P.E. of Hans Wilson & Associates (HWA), during the 5/29/2026 RCA meeting, their services were outlined and submitted to the RCA to investigate the status of the RCA lakes. This is an approach that should be considered by the RCDD.

It is suggested that the review of this issue be added to the agenda for the next RCDD Board meeting to discuss a stabilization process.

Charlotte County Map of Jurisdictions

Bob Sims – RCDD Supervisor


Core 25 – Pennyroyal Rd


Core 26 – Pennyroyal Rd


Core 27 – Pennyroyal Rd


Core 28 – Eagle Trace Dr


Core 29 – Silver Lakes Cir


Core 30 – Lakes Ct

Appendix A


Core 31 – Silver Lakes Cir


Core 32 – Silver lakes Cir


Core 33 – Grand Vista Ct


Core 34 – Reserve Ct


Core 35 – Willow Bend Rd


Core 36 – Willow Bend Rd

Core 37 – Riverwood Dr

Core 38 – Riverwood Dr

Core 39 – Riverwood Dr

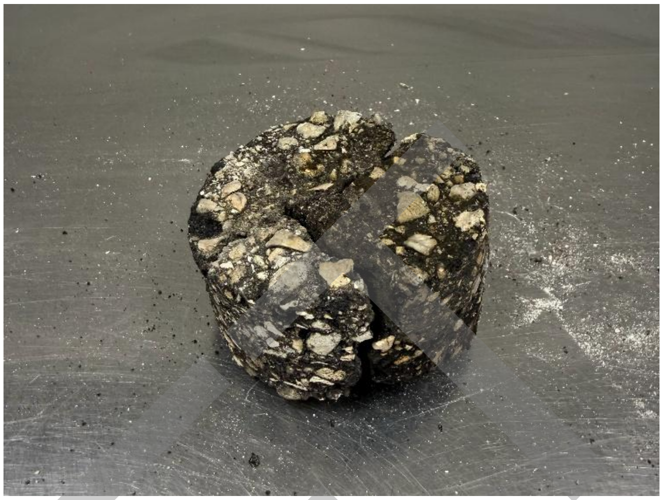
Core 40 – Riverwood Dr

Core 41 – Riverwood Dr

Core 42 – Riverwood Dr

Appendix A

Core 43 – Club Dr. S



Core 44 – Club Dr. S

Core 45 – Club Dr. S

Core 46 – Club Dr. S

Core 47 - Clubhouse SW Parking Lot

Core 48 – Clubhouse SW Parking Lot


Core 49 – Clubhouse NE Parking Lot


Core 50 – Clubhouse NE Parking Lot

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwood Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this **21ST** day of **July** 2026.

ATTEST:	**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: July 21, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Riverwood Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management Services Agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: ____________________
Printed Name: ________________________________
Riverwood Community Development District

District Manager: ______________________________ Date: ____________________
Printed Name: ________________________________
Riverwood Community Development District

RIVERWOOD CDD

May Monthly Client Report

June 16th, 2026

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

- 4.16 million gals of wastewater received in May

Water Treatment

- 3.952 million gals of water metered at Riseley Ave between 4/22/26-5/21/26
- 3.837 million gals of water billed from CCU between 4/22/26-5/21/26

- 158 thousand gals of water metered at Proude St. between 4/22/26-5/21/26
- 179 thousand gals of water billed from CCU between 4/22/26-5/21/26

Reuse

- 30.023 MG of reuse received from Charlotte County Utilities
- 3.53 million gals of reuse produced by Riverwood discharged into the pond
- Irrigation pump station pumped 24.226 million gallons

Performance Metrics	Current Month May 2026	Prior Month April 2026	Prior Year May 2025
Wastewater treated	3,592,163	4,870,148	6,225,000
Sludge produced and disposed	48,000	48,000	0
Reclaimed Water Produced (irrigation)	24,226,474	18,474,933	34,882,000
Number of line breaks	1	2	0
Hydrants flushed	7	8	8
Valves Exercised	7	7	7
Meters Read	1,134	1,134	1,134
Consumables	**Current Month**	**Prior Month**	**Current Month**
Chlorine Usage - WWTP	1,521	1,956	2,146
Chlorine Usage – Irrigation	0	0	0

Maintenance and Repair

- Received low pressure complaint from N Marsh Lane. Confirmed low pressure was coming from the main. Augered the main and restored pressure.
- Irrigation break at Riverwood and Club Drive located in the median. Dug up leak, fixed broken male adapter at solenoid valve, backfilled and tested. Re-mulched area to restore the presentation.
- Broken backflow pipe and meter at Hawks Point that also leaked into and filled up resident's meter box. Fixed leak to meter. Meter was replaced and leak was rectified.
- Minor irrigation leak at 3111 Rivershore Lane. Turned off water, reattached pvc pieces with fresh glue and put back together. Tested and working as intended with no leaks present.

Preventive Maintenance

- Performed maintenance checks on all lift stations.
- Inspected all grease fittings on pumps to ensure none of the zerks were dry or overgreased.
- Oiled chemical tubes to prevent them drying out, cracking and leaking due to heat and humidity

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, Taran Brown– Certified Operators
- Florida Utility Solutions rotates service technician weekly at Riverwood
- Ashley Arnold- Compliance Coordinator
- Matt Gillispie-Utility Manager

Community Involvement

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

HydroGuard Flushing Update

Location	# Times Flushed	Gallons Flushed May	Gallons Flushed April
S. Silver Lakes CT	10	11,400	8600
N. Silver Lake CT	10	33,000	28000
Club Drive	10	46,380	46840
Scrub Jay CT.	10	24,492	21439
Creekside Lane	10	61,074	32590
North Marsh Dr.	10	104,453	99296
Mill Creek	10	19,600	17500
Preserve Ct.	10	18,00	15200
Total Flushed		318,400	269,466

Monthly Report

Week	S.Silver lak	Gallons	CL2	N.Silver Lal	Gallons	CL2	Club Drive	Gallons	CL2	Scrub Jay CT	Gallons	CL2	Creekside Lane	Gallons	CL2	North Marsh [	Gallons	CL2	Mill Creek	Gallons	CL2	Presrve Ct.	Gallons	CL2
Last Week of Previous Month	11915			15672			58600			14781741			287107070	11332.4		24021020			50974			22031		1
							121960																	
							78680																	
							133800																	
							74620																	
Week 1	11938	2300	0.7	15679	7000	1.1	59870	1270	1.2	15292691	5109.5	0.9	288240310	11081	1	24042308	21288	1.1	51017	4300	1	22069	3800	1
							124770	2810																
							80260	1580																
							135580	1780																
							76240	1620																
Week 2	11961	2300	1.1	15685	6000	0.8	61160	1290	0.7	15662760	3700.69	1.1	289348410	11081	1.2	24063418	21110	1	51046	2900	1.1	22098	2900	0.9
							127660	2890																
							81800	1540																
							139740	4160																
							77770	1530																
Week 3	11984	2300	1.1	15692	7000	1.1	62490	1330	1	16173947	5111.87	0.9	290662030	13136.2	1	24083692	20274	1.1	51086	4000	1	22136	3800	0.9
							130540	2880																
							83440	1640																
							143100	3360																
							79460	1690																
Week 4	12006	2200	0.9	15699	7000	0.9	63780	1290	0.9	16698788	5248.41	0.9	291986620	13245.9	1.1	24099461	15769	1.3	51127	4100	0.9	22173	3700	1.1
							133500	2960																
							85020	1580																
							146410	3310																
							81070	1610																
Week 5	12029	2300	1.2	15705	6000	1.2	65090	1310	1	17231026	5322.38	1.3	293310510	1197.53	0.8	24125473	26012	1.1	51170	4300	1.1	22211	3800	0.9
							136450	2950																
							86530	1510																
							149610	3200																
							82680	1610																
	MAX	2300	1.2	MAX	7000	1.2	MAX	4160	1.2	MAX	5322.38	1.3	Max	13245.9	1.2	MAX	26012	1.3	MAX	4300	1.1	MAX	3800	1.1
	MIN	2200	0.7	MIN	6000	0.8	MIN	1270	0.7	MIN	3700.69	0.9	Min	1197.53	0.8	MIN	15769	1	MIN	2900	0.9	MIN	2900	0.9
	AVERAGE	2280	1	AVERAGE	6600	1.02	AVERAGE	2068.095	0.96	AVERAGE	4898.57	1.02	Average	10179.01	1.02	AVERAGE	20890.6	1.12	AVERAGE	3920	1.02	AVERAGE	3600	0.96
	Total Used	11400		Total Used	33000		Total Used	46380		Total Used	24492.85		Total Used	61074.03		Total Used	104453		Total Used	19600		Total Used	18000	
	Total Used	318399.9																						

DAYS	CCU Drinking Water Meter Reads							May 1, 2026				
	Meter Reading	Flow Mgd	Meter Reading High	Flow Mgd	Meter Reading Low	Flow Mgd	Remote Cl2	Riseley Cl2	Proude Cl2	Riseley PSI	Proude PSI	Proude St.
	Riseley Ave.		Proude St.		Proude St.							Flow %
1	182170683	0.157	21648324	0.00001	12793696	0.00630	3.20	3.20	3.20	62	62	3.9%
2	182327598	0.119	21648332	0.00002	12799991	0.00462	3.20	3.20	3.20	60	60	3.7%
3	182446757	0.115	21648348	0.00000	12804613	0.00149	3.40	3.40	3.40	62	62	1.3%
4	182562071	0.162	21648348	0.00004	12806100	0.00452	3.40	3.40	3.40	62	62	2.7%
5	182724467	0.112	21648384	0.00000	12810617	0.00638	3.40	3.20	3.20	60	60	5.4%
6	182836415	0.140	21648372	0.00001	12816993	0.00972	3.20	3.20	3.20	62	62	6.5%
7	182976045	0.126	21648380	0.00000	12826710	0.00441	3.20	3.20	3.20	60	62	3.4%
8	183102150	0.166	21648380	0.00000	12831117	0.00773	3.20	3.20	3.20	62	62	4.4%
9	183268340	0.102	21648380	0.00009	12838846	0.00525	3.00	3.20	3.20	64	64	4.9%
10	183370820	0.081	21648468	0.00095	12844091	0.01152	2.60	2.80	2.80	60	62	13.3%
11	183452116	0.163	21649414	0.00007	12855608	0.00114	3.10	3.00	3.00	62	62	0.7%
12	183614797	0.083	21649482	0.00000	12856747	0.00327	3.00	3.00	2.80	60	60	3.8%
13	183697942	0.145	21649398	0.00000	12860021	0.00933	3.20	3.20	3.00	62	62	6.0%
14	183843051	0.130	21649398	0.00000	12869350	0.00277	3.00	3.00	3.00	62	62	2.1%
15	183973370	0.111	21649398	0.00002	12872116	0.00349	3.20	3.20	3.20	64	64	3.1%
16	184084681	0.118	21649414	0.00000	12875608	0.00114	3.20	3.20	3.20	62	62	1.0%
17	184203160	0.120	21649414	0.00000	12876747	0.00085	3.00	3.00	2.80	62	62	0.7%
18	184322759	0.102	21649414	0.00000	12877593	0.00475	2.80	3.00	3.00	60	60	4.5%
19	184424536	0.161	21649414	0.00000	12882345	0.00395	2.80	2.80	3.00	64	64	2.4%
20	184585943	0.037	21649414	0.00002	12886294	0.00180	2.60	2.80	2.60	62	62	4.7%
21	184622570	0.123	21649438	0.00078	12888096	0.00233	3.20	3.00	3.20	64	64	2.5%
22	184745891	0.140	21650216	0.00001	12890430	0.00321	3.00	3.00	3.00	62	62	2.3%
23	184885694	0.100	21650224	0.00000	12893641	0.00227	3.00	3.00	3.20	64	64	2.2%
24	184985798	0.139	21650224	0.00000	12895915	0.00403	3.20	3.20	3.20	62	62	2.8%
25	185124368	0.148	21650224	0.00000	12899942	0.00028	3.00	3.00	3.00	60	60	0.2%
26	185272282	0.042	21650224	0.00011	12900221	0.00461	3.20	3.20	3.20	60	60	10.1%
27	185314187	0.096	21650336	0.00000	12904835	0.00325	3.00	3.00	2.80	62	62	3.3%
28	185410355	0.092	21650336	0.00000	12908088	0.00249	2.80	2.80	3.00	60	60	2.6%
29	185502319	0.119	21650336	0.00001	12910578	0.00298	2.80	3.00	3.00	62	62	2.4%
30	185621269	0.093	21650344	0.00000	12913556	0.00176	2.60	2.80	2.80	62	62	1.9%
31	185714472	0.107	21650344	0.00000	12915314	0.00218	3.00	3.00	3.20	60	60	2.0%
	AVERAGE	0.118	AVERAGE	0.00007	AVERAGE	0.00399	3.0	3.1	3.1	61.7	61.8	0.03627
	TOTAL FLOW	3.651	TOTAL FLOW	0.00212	TOTAL FLOW	0.12380						3.3%
	MAX	0.166	MAX	0.00095	MAX	0.01152	3.4	3.4	3.4	64	64	
	MIN	0.037	MIN	0.00000	MIN	0.00028	2.6	2.8	2.6	60	60	
			Total Riesley and Proude Flow			3.8	MG					

RIVERWOOD CDD

June Monthly Client Report

July 21st, 2026

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

  - 3.54 million gals of wastewater received

  Water Treatment

  - 3.488 million gals of water metered at Riseley Ave between 5/21/26-6/22/26
  - 3.570 million gals of water billed from CCU between 5/21/26-6/22/26

  - 102 thousand gals of water metered at Proude St. between 5/21/26-6/22/26
  - 100 thousand gals of water billed from CCU between 5/21/26-6/22/26

  Reuse

  - 24.24 MG of reuse received from Charlotte County Utilities
  - 3.53 million gals of reuse produced by Riverwood discharged into the pond
  - Irrigation pump station pumped 23.65 million gallons

Performance Metrics	Current Month June 2026	Prior Month May 2026	Prior Year June 2025
Wastewater treated	3,544,131	3,592,163	6,219,000
Sludge produced and disposed	24,000	48,000	0
Reclaimed Water Produced (irrigation)	23,652,467	24,226,474	23,309,000
Number of line breaks	1	1	0
Hydrants flushed	7	7	8
Valves Exercised	7	7	7
Meters Read	1,134	1,134	1,134
Consumables	**Current Month**	**Current Month**	**Current Month**
Chlorine Usage - WWTP	1,460	1,521	2,412
Chlorine Usage – Irrigation	0	0	0

Maintenance and Repair

- Leak between backflow and residence on Pennyroyal. Meter was removed to replace faulty fittings and repair the leak. New meter was installed due to age and condition.
- Leaking backflow preventer at Myakka Creek Ct. Installed new repair care kit to rectify leak.
- Installed new backflow preventer on Scrub Jay.
- Leak due to cracked pvc on Eagle Trace. Replaced pvc with a brass union for durability and reliability. Water restored to resident.
- Leak at Pennyroyal on a pvc 90. Installed 2 new 90's and resolved leak.
- Adapter to service line from backflow was leaking on Heron Pointe Drive. Installed new pvc parts to fix leak.
- Installed temporary water line on Wax Myrtle due to a leak being found. Resident needs to have tree removed so water line was diverted in the meantime for the resident.

Preventive Maintenance

- Designed and began implementing regularly scheduled flushes to "dead end" mains on the reuse distribution system to ensure water does not become stagnant at the end of the lines.
- Installed new 4" cam lock on Scrub Jay for dead end main flushing point.
- Performed maintenance checks on all lift stations
- Oiled chemical tubes to prevent them from drying out, cracking and leaking due to summer heat and humidity

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, Taran Brown– Certified Operators
- Florida Utility Solutions rotates service technicians weekly
- Ashley Arnold- Compliance Coordinator
- Matt Gillispie-Utility Manager

Community Involvement

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

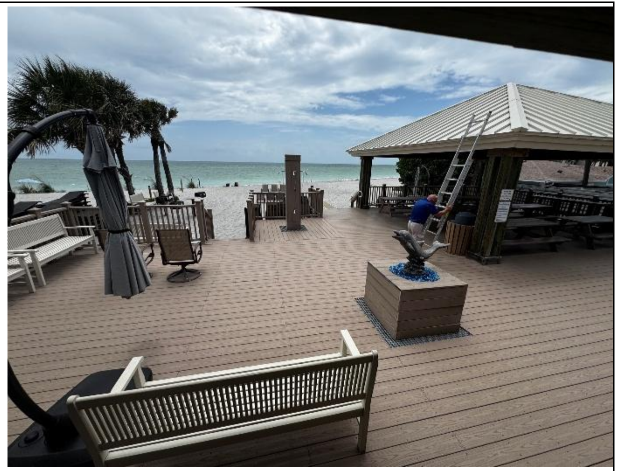
HydroGuard Flushing Update

Location	# Times Flushed	Gallons Flushed June	Gallons Flushed May
S. Silver Lakes CT	10	9,600	9100
N. Silver Lake CT	10	22,000	27000
Club Drive	10	44,460	42,120
Scrub Jay CT.	10	20,790	19,170
Creekside Lane	10	50,048	61,074
North Marsh Dr.	10	81,893	78441
Mill Creek	10	16,900	19600
Preserve Ct.	10	14,700	14200
Total Flushed		260,391	270,705

Monthly Report

Week	11829	Gallons	CL2	N.Silver Lake CT	Gallons	CL2	Club Drive	Gallons	CL2	Scrub Jay CT.	Gallons	CL2	Creekside Lane	Gallons	CL2	North Marsh Dr	Gallons	CL2	Mill Creek	Gallons	CL2	Preserve Ct.	Gallons	CL2
Last Week of Previous Month	12029		1.2	15705		1.2	65090		1	17231026		1.3	293310510	1197.53	0.8	24125473		1.1	51170	4300	1.1	22211		0.9
							136450																	
							86530																	
							149610																	
							82680																	
Week 1	12053	2400	9	15711	6000	0.9	66800	1710.00	0.9	17742134	5,111	1.1	294638499	13,280	1.1	24145529	20,056	1.2	51213	4,300	0.9	22248	3700	0.9
							138870	2420.00																
							88590	2060.00																
							152730	3120.00																
							84160	1480.00																
Week 2	12078	2500	0.9	15717	6000	0.9	68060	1260.00	0.8	18297326	5,552	1	295895248	12,567	1.1	24165772	20,243	1.2	51257	4,400	1.0	22289	4100	
							140990	2120.00																
							90020	1430.00																
							155750	3020.00																
							85220	1060.00																
Week 3	12100	2200	0.8	15723	6000	0.8	69100	1040.00	0.8	18808242	5,109	0.9	297226549	13,313	1.1	24186899	21,127	1.2	51299	4,200	0.9	22321	3200	
							143410	2420.00																
							91220	1200.00																
							159260	3510.00																
							86580	1360.00																
Week 4	12125	2500	0.9	15727	4000	0.9	72200	3100.00	0.9	19310024	5,018	0.9	298315317	10,888	1.0	24207366	20,467	1.2	51339	4,000	0.9	22358	3700	
							146980	3570.00																
							94940	3720.00																
							163110	3850.00																
							87590	1010.00																
Week 5																								
	MAX	2500	9	MAX	6000	1.2	MAX	3850	0.9	MAX	5552	1.1	Max	13313	1.1	MAX	21127	1.2	MAX	4400	1.1	MAX	4100	0.9
	MIN	2200	0.8	MIN	4000	0.8	MIN	1010	0.8	MIN	5018	0.9	Min	1197.53	0.8	MIN	20056	1.1	MIN	4000	0.9	MIN	3200	0.9
	AVERAGE	2400	2.9	AVERAGE	5500	0.875	AVERAGE	2223	0.85	AVERAGE	5197	1.0	Average	10249	1.075	AVERAGE	20473	1.2	AVERAGE	4240	0.9	AVERAGE	3675	0.9
	Total Used	9600		Total Used	22000		Total Used	44460		Total Used	20790		Total Used	50048.07		Total Used	81893		Total Used	16900		Total Used	14700	
	Total Used	260391.05																						

DAYS	CCU Drinking Water Meter Reads							June 1, 2026				
	Meter Reading	Flow Mgd	Meter Reading High	Flow Mgd	Meter Reading Low	Flow Mgd	Remote Cl2	Riseley Cl2	Proude Cl2	Riseley PSI	Proude PSI	Proude St.
	Riseley Ave.		Proude St.		Proude St.							Flow %
1	185899807	0.008	21650344	0.00001	12916738	0.00316	3.20	3.20	3.20	64	64	29.5%
2	185907375	0.138	21650352	0.00003	12919898	0.00382	3.20	3.20	3.20	62	62	2.7%
3	186045293	0.116	21650385	0.00067	12923719	0.00602	3.20	3.20	3.20	60	60	5.4%
4	186161535	0.122	21651058	0.00028	12929739	0.00473	3.20	3.20	3.20	62	62	3.9%
5	186283976	0.017	21651339	0.00000	12934465	0.00406	3.20	3.20	3.20	60	60	19.6%
6	186300585	0.214	21650005	0.00135	12938526	0.00618	3.00	3.00	3.00	62	62	3.4%
7	186514937	0.098	21651355	0.00000	12944710	0.00257	3.20	3.00	3.00	64	64	2.5%
8	186613034	0.115	21651355	0.00001	12947276	0.00202	3.00	3.00	3.00	62	62	1.7%
9	186727603	0.103	21651363	0.00002	12949291	0.00141	2.80	2.80	2.80	64	64	1.4%
10	186830224	0.108	21651387	0.00000	12950703	0.00594	2.40	2.60	2.60	62	62	5.2%
11	186938323	0.066	21651387	0.00000	12956641	0.00125	2.20	2.40	2.40	60	60	1.9%
12	187004612	0.190	21651387	0.00000	12957892	0.00153	2.60	2.60	2.60	64	64	0.8%
13	187194632	0.068	21651387	0.00017	12959421	0.00060	2.40	2.40	2.40	62	62	1.1%
14	187262816	0.108	21651555	0.00000	12960021	0.00335	2.60	2.60	2.60	66	66	3.0%
15	187371149	0.122	21651555	0.00071	12963375	0.00392	2.80	2.80	2.80	64	64	3.7%
16	187492678	0.093	21652261	0.00002	12967294	0.00515	2.60	2.60	2.60	62	62	5.3%
17	187585433	0.116	21652277	0.00000	12972448	0.00589	2.40	2.40	2.40	60	60	4.8%
18	187701826	0.133	21652277	0.00001	12978338	0.00183	2.60	2.60	2.60	62	62	1.4%
19	187834784	0.126	21652285	0.00001	12980164	0.00176	2.60	2.60	2.60	68	68	1.4%
20	187960415	0.103	21652293	0.00000	12981927	0.00144	2.40	2.40	2.40	60	60	1.4%
21	188062955	0.125	21652293	0.00000	12983370	0.00200	2.00	2.00	2.00	66	66	1.6%
22	188188381	0.106	21652293	0.00002	12985374	0.00385	2.20	2.20	2.20	60	60	3.5%
23	188294438	0.123	21652309	0.00003	12989228	0.00506	2.60	2.60	2.62	66	66	4.0%
24	188417593	0.119	21652341	0.00061	12994289	0.01064	2.20	2.20	2.20	64	64	8.7%
25	188536286	0.118	21652951	0.00000	13004927	0.00255	2.40	2.40	2.40	62	62	2.1%
26	188654696	0.094	21652951	0.00001	13007477	0.00104	2.40	2.40	2.40	66	66	1.1%
27	188748309	0.001	21652959	0.00000	13008512	0.00029	2.40	2.40	2.40	64	64	26.7%
28	188749098	0.218	21652959	0.00000	13008800	0.00183	2.40	2.40	2.40	64	64	0.8%
29	188967332	0.114	21652959	0.00000	13010629	0.00259	2.20	2.20	2.20	62	62	2.2%
30	189081553	0.104	12652959	0.00000	13013222	0.00461	2.20	2.20	2.20	60	60	4.2%
	AVERAGE	0.110		0.000		0.10109	2.6	2.6	2.6	62.8	62.8	0.05172
	TOTAL FLOW	3.286		0.004		0.20219						5.9%
	MAX	0.218		0.001		0.10109	3.2	3.2	3.2	68	68	
	MIN	0.001		0.000		0.00029	2	2	2	60	60	
			Total Riesley and Proude Flow			3.5	MG					

Field Inspection Summary – Existing Deck Structure
Date of Inspection: June 1, 2026
Inspectors: Bob Humberstone and Christopher Beers

Based on the field inspection conducted on June 1, 2026, the overall condition of the existing deck structure is considered satisfactory and serviceable. The structure appears to have performed well following the significant weather events associated with Hurricanes Helene and Milton in 2024. This can be attributed to the ongoing maintenance and service performed at the Beach Club. At the time of inspection, no structural deficiencies, safety hazards, or conditions were observed that would warrant closure of the facility or restriction of public access.

Minor undulations and localized waviness were observed in portions of the deck surface. However, these conditions appear to be cosmetic in nature and do not presently indicate any structural distress or immediate maintenance concern requiring corrective action.

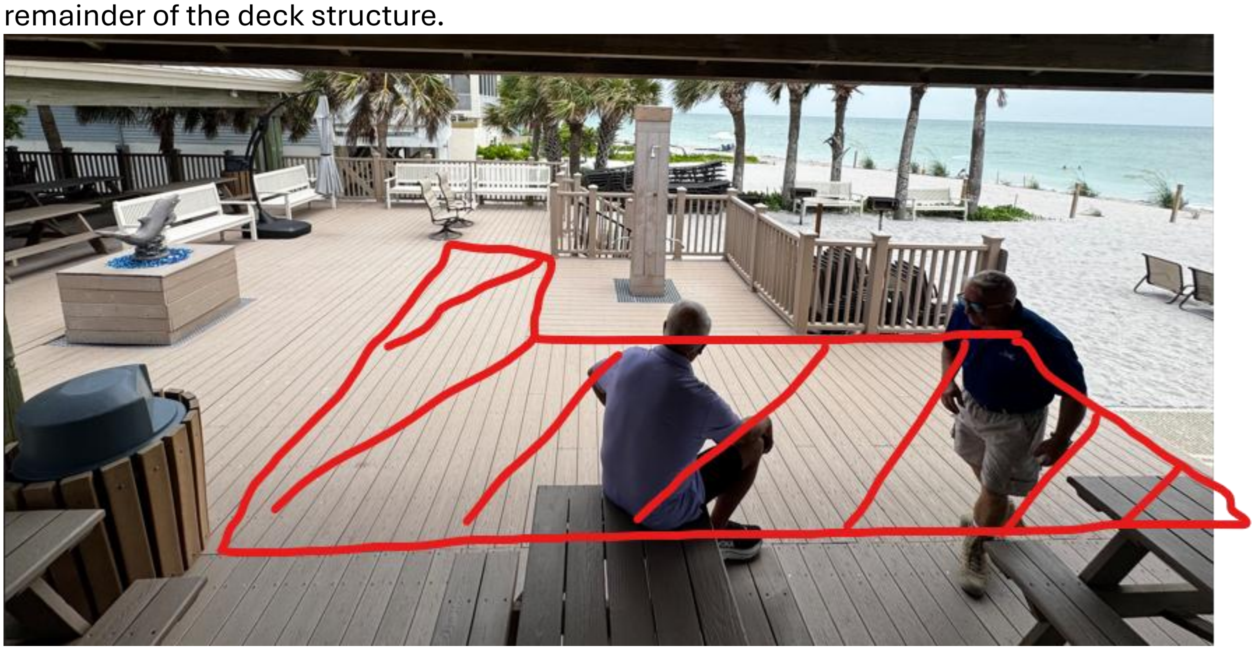
A localized area of settlement was observed adjacent to the existing statue display cabinet, which is positioned over a grated section of the deck. The settlement appears limited to this specific location and may be attributable to the concentrated loading imposed by the structure. While this condition does not currently present a safety concern, periodic monitoring is recommended to determine whether additional movement occurs over time. It was discussed that this cabinet could be removed, the deck substructure renovated and the deck brought back to a level/flush surface.

Accessibility was reviewed during the inspection. ADA-compliant access is currently provided from the parking area to the main deck through an existing ramp system. The restroom facilities and primary deck areas also appear to generally conform to applicable accessibility requirements. However, no ADA-accessible route currently exists between the deck elevation and the beach/sand area.

Two stairways provide access from the deck level to the beach. The first stairway consists of an approximately 36-inch-wide stairwell equipped with handrails on both sides. The second stairway is an open-ended >6-ft wide stairway consisting of three (3) risers and provides direct access to the sand. This stairway includes a handrail on the north side only, with the opposite side remaining open. Pursuant to the 2023 Florida Building Code, Building (8th Edition), stairways with four (4) or more risers, or those exceeding 30 inches in elevation above adjacent grade, generally require handrails and guards on both sides. Since the existing stairway contains only three risers and the elevation differential is less than 30 inches, continuous handrails and guardrails on both sides are not explicitly required under the applicable code provisions. Nevertheless, installation of an additional handrail could be considered as a voluntary safety enhancement.

The deck surface has been routinely maintained through the application of protective coatings and paint systems. Visual inspection did not reveal any evidence of deteriorated, rotted, loose, or otherwise compromised deck components. Overall, the deck surface remains generally level and appears to be performing within acceptable serviceability tolerances.

During the inspection, discussion focused on potential future refurbishment efforts should capital improvements be considered. Based on observed conditions, the highest-priority area for rehabilitation would be the section identified on the attached exhibit (red-hatched area). Rehabilitation of this area would likely involve removal of the existing deck boards, replacement of deteriorated or deficient joists as necessary, adjustment and trimming of framing members to achieve proper elevations, installation of appropriate connectors and hurricane-resistant hardware, and application of protective coatings consistent with the remainder of the deck structure.



In summary, the deck structure is presently considered safe for continued use and occupancy. No immediate repairs or restrictions are recommended; however, the localized settlement area and future refurbishment needs should be monitored and incorporated into long-term maintenance planning.

RIVERWOOD CDD FINANCIAL REPORT

June 30, 2026

Cash Balances	Jun 26	May 26
Operating Account	$2,710,587	$2,895,093
Money Market	$4,269,980	$4,258,367
Govt. Obligation Fund	$582,644	$577,847
Total	$7,563,211	$7,731,307

Current Revenues/Expenses - YTD 9 Months Ending June 30, 2026

General Fund: Tax Revenues - 99% collected

Operating Expenses $82,923 over budget through June 30, 2026 8%

Enterprise Fund:	Revenues	$1,840,027	5.4% over budget
	Expenses	$1,706,888	.8% under budget
	Net	$133,139	under budget

Reserve Accounts

Fully funded through June per Budget

Current Balances:

Enterprise Fund:	Water	$468,957	
	Sewer	$1,815,244	
	Irrigation	$569,556	
	Underground	$269,960	$3,123,717
General Fund:	Environ.	$494,346	
	Activity Ctr.	$294,382	
	Roads	$957,984	
	RV Park	$65,606	$1,812,318

Risks

Storm Water System, Ponds, Interest Rates

Riverwood Community Development District

Financial Report

June 30, 2026

Table of Contents

Balance Sheet
June 30, 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,710,587	$ -	$ -	$ 2,710,587
Equity in Pooled Cash	940,369	1,812,349	122,543	74,040	-	-	907,550	3,123,717	(6,980,567)	-	-	1
Accounts Receivable	-	-	187	-	-	-	174,785	-	-	-	-	174,972
Accounts Receivable > 120	-	-	-	-	-	-	2,656	-	-	-	-	2,656
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	-	-	-	-	-	-	-	-	4,269,980	-	-	4,269,980
Reserve Fund	-	-	-	-	-	131,302	-	-	-	-	-	131,302
Revenue Fund	-	-	-	-	-	451,342	-	-	-	-	-	451,342
Prepaid Items	3,411	-	1,705	-	-	-	6,253	-	-	-	-	11,369
Total Current Assets	1,058,029	1,812,349	124,435	74,040	-	582,644	1,091,394	3,123,717	-	-	-	7,866,608
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	-	-	-	-	-	-	-	-	-	-	582,644	582,644
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	3,450,356	3,450,356
Total Noncurrent Assets	-	-	-	-	-	-	6,245,068	-	-	37,301,004	4,033,000	47,579,072
Total Assets	**$ 1,058,029**	**$ 1,812,349**	**$ 124,435**	**$ 74,040**	**$ -**	**$ 582,644**	**$ 7,336,462**	**$ 3,123,717**	**$ -**	**$ 37,301,004**	**$ 4,033,000**	**$ 55,445,680**

Balance Sheet
June 30, 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	$ 22,568	$ -	$ -	$ -	$ -	$ -	$ 17,224	$ -	$ -	$ -	$ -	$ 39,792
Accrued Expenses	1,012	-	-	-	-	-	74,248	-	-	-	-	75,260
Sales Tax Payable	2	31	149	-	-	-	-	-	-	-	-	182
Deposits	-	-	-	-	-	-	262,431	-	-	-	-	262,431
Bonds Payable	-	-	-	-	-	-	-	-	-	-	4,033,000	4,033,000
Loan Due to General Fund	-	-	-	-	94,641	-	-	-	-	-	-	94,641
Total Current Liabilities	23,582	31	149	-	94,641	-	353,903	-	-	-	4,033,000	4,505,306
Total Liabilities	**23,582**	**31**	**149**	**-**	**94,641**	**-**	**353,903**	**-**	**-**	**-**	**4,033,000**	**4,505,306**
Fund Balances / Net Position												
Nonspendable:												
Prepaid Items	3,411	-	-	-	-	-	-	-	-	-	-	3,411
Restricted for:												
Debt Service	-	-	-	-	-	582,644	-	-	-	-	-	582,644
Assigned to:												
Operating Reserves	350,000	-	-	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	294,382	-	-	-	-	-	-	-	-	-	294,382
Environmental Services	-	494,346	-	-	-	-	-	-	-	-	-	494,346
Reserves - Roadways	-	957,984	-	-	-	-	-	-	-	-	-	957,984
Reserves - RV Park	-	65,606	-	-	-	-	-	-	-	-	-	65,606
Reserves - Beach Club	-	-	-	74,040	-	-	-	-	-	-	-	148,080
Unassigned:	681,036	-	124,286	-	(94,641)	-	-	-	-	-	-	710,681
Net Investment in capital assets	-	-	-	-	-	-	6,245,068	-	-	-	-	6,245,068
Reserves - Sewer System	-	-	-	-	-	-	-	1,815,244	-	-	-	1,815,244
Reserves - Water System	-	-	-	-	-	-	-	468,957	-	-	-	468,957
Reserves - Irrigation System	-	-	-	-	-	-	-	569,556	-	-	-	569,556
Reserves - Underground Infrastructure	-	-	-	-	-	-	-	269,960	-	-	-	269,960
Unrestricted/Unreserved	-	-	-	-	-	-	737,491	-	-	37,301,004	-	38,038,495
Total Fund Balances / Net Position	**1,034,447**	**1,812,318**	**124,286**	**74,040**	**(94,641)**	**582,644**	**6,982,559**	**3,123,717**	**-**	**37,301,004**	**-**	**50,866,334**
Total Liabilities & Fund Balances / Net Position	**$ 1,058,029**	**$ 1,812,349**	**$ 124,435**	**$ 74,040**	**$ -**	**$ 582,644**	**$ 7,336,462**	**$ 3,123,717**	**$ -**	**$ 37,301,004**	**$ 4,033,000**	**$ 55,445,680**

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Revenue / Other Sources								
Special Assmnts- Tax Collector	$ 7,094	$ -	$ 7,094	$ 1,554,279	$ 1,565,188	$ (10,909)	-0.7%	$ 1,565,188
Special Assmnts- Discounts	-	-	-	(51,852)	(64,188)	12,336	-19.2%	(64,188)
Non-Resident Members	-	333	(333)	243	3,000	(2,757)	-91.9%	4,000
Other Miscellaneous Revenues	301	42	259	1,799	378	1,421	375.8%	500
Interest - Investments	2,991	2,917	75	29,525	26,250	3,275	12.5%	35,000
Interest - Tax Collector	-	-	-	1,619	-	1,619	0.0%	-
Total Revenue / Other Sources	**10,387**	**3,292**	**7,095**	**1,535,612**	**1,530,628**	**4,984**	**0.3%**	**1,540,500**
Expenditures								
Administration								
P/R-Board of Supervisors	-	300	300	2,409	2,700	291	10.8%	3,600
Payroll-Salaries	670	1,250	580	8,158	11,250	3,092	27.5%	15,000
ProfServ-Engineering	4,956	1,000	(3,956)	11,638	9,000	(2,638)	-29.3%	12,000
ProfServ-Mgmt Consulting	3,244	3,250	6	29,578	29,250	(328)	-1.1%	39,000
ProfServ-Legal Services	1,255	1,042	(213)	27,236	9,375	(17,861)	-190.5%	12,500
ProfServ-Trustee Fees	-	-	-	4,095	4,000	(95)	-2.4%	4,000
Auditing Services	-	-	-	2,506	3,600	1,094	30.4%	3,600
Communications-Internet & Phones	920	708	(212)	7,520	6,375	(1,145)	-18.0%	8,500
Insurance	1,213	-	(1,213)	49,503	63,000	13,497	21.4%	63,000
Misc-Non Ad Valorem Taxes	-	208	208	-	1,872	1,872	n/a	2,500
Misc-Assessment Collection Cost	142	-	(142)	30,049	32,000	1,951	6.1%	32,000
Website Hosting/Email services	-	292	292	1,553	2,625	1,073	40.9%	3,500
Office Expense	786	2,083	1,297	9,188	18,750	9,562	51.0%	25,000
Amenities Website - Credit Card Fees	2	46	44	196	412	217	52.6%	550
Total Administration	**13,188**	**10,179**	**(3,009)**	**183,626**	**194,209**	**10,583**	**5.4%**	**224,750**
Community Services								
Environmental Services								
Contracts-Preserve Maintenance	3,763	11,250	7,487	89,501	101,250	11,749	11.6%	135,000
Contracts-Lakes	2,367	2,500	133	21,303	22,500	1,197	5.3%	30,000
ProfServ-Consultants	600	1,250	650	4,550	11,250	6,700	59.6%	15,000
R&M-Storm Drain Cleaning	-	4,167	4,167	78,388	37,500	(40,888)	-109.0%	50,000
R&M-Roads,Signage,Striping	-	417	417	1,525	3,750	2,225	59.3%	5,000
Misc-Contingency	6,131	3,750	(2,381)	20,305	33,750	13,445	39.8%	45,000
Total Environmental Services	**12,861**	**23,333**	**10,472**	**215,572**	**210,000**	**(5,572)**	**-2.7%**	**280,000**

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Access and Control								
Payroll-Gatehouse	23,008	24,533	1,526	207,143	220,800	13,657	6.2%	294,400
R&M-Gate	7,019	2,083	(4,936)	30,415	18,750	(11,665)	-62.2%	25,000
R&M-Gatehouse/Tech & Software	165	833	668	14,778	7,500	(7,278)	-97.0%	10,000
Op Supplies - Gatehouse	232	833	601	3,160	7,500	4,340	57.9%	10,000
Mileage Reimbursement	-	167	167	-	1,500	1,500	n/a	2,000
Total Access and Control	**30,424**	**28,450**	**(1,974)**	**255,496**	**256,050**	**554**	**0.2%**	**341,400**
Landscape Services								
Payroll - Landscape	-	7,613	7,613	1,255	68,513	67,258	98.2%	91,350
R&M - Other Landscape	(2,638)	5,000	7,638	52,932	45,000	(7,932)	-17.6%	60,000
Contracts-Landscape	-	-	-	118,250	-	(118,250)	0.0%	-
R&M-Pressure Washing	-	1,667	1,667	-	15,000	15,000	n/a	20,000
Total Landscape Services	**(2,638)**	**14,279**	**16,917**	**172,436**	**128,513**	**(43,924)**	**-34.2%**	**171,350**
Total Community Services	**40,647**	**66,063**	**25,415**	**643,505**	**594,563**	**(48,943)**	**-8.2%**	**792,750**
Activity Center Campus								
Payroll-Salaries	-	1,750	1,750	19,134	15,750	(3,384)	-21.5%	21,000
Electricity - General	5,854	5,000	(854)	44,717	45,000	283	0.6%	60,000
Utility - Water & Sewer	1,817	1,333	(483)	13,691	12,000	(1,691)	-14.1%	16,000
R&M-Pools	124	833	709	15,461	7,500	(7,961)	-106.2%	10,000
R&M-Sports Courts	6,684	2,500	(4,184)	6,684	22,500	15,816	70.3%	30,000
R&M-Fitness Equipment	-	417	417	3,243	3,750	507	13.5%	5,000
Activity Ctr Cleaning- Inside Areas	-	417	417	5,930	3,750	(2,180)	-58.1%	5,000
Pool Daily Maintenance	-	417	417	7,800	3,750	(4,050)	-108.0%	5,000
R&M-Activity Campus Buildings	35,221	2,500	(32,721)	75,352	22,500	(52,852)	-234.9%	30,000
Misc-Special Projects	9,917	4,167	(5,750)	34,244	37,500	3,256	8.7%	50,000
Tools and Equipment	527	1,250	724	4,588	11,250	6,662	59.2%	15,000
Operating Supplies	540	417	(123)	5,426	3,750	(1,676)	-44.7%	5,000
Misc-Contingency	325	1,750	1,425	13,043	15,750	2,707	17.2%	21,000
Total Activity Center Campus	**61,008**	**22,750**	**(38,258)**	**249,313**	**204,750**	**(44,563)**	**-21.8%**	**273,000**
Total Expenditures	**114,843**	**98,991**	**(15,852)**	**1,076,445**	**993,522**	**(82,923)**	**-8.3%**	**1,290,500**

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Transfers Out								
Reserve - Activty Center Campus	4,167	4,167	(0)	37,501	37,500	(1)	0.0%	50,000
Reserve - Roadways	16,667	16,667	-	150,000	150,000	-	0.0%	200,000
Total Transfers Out	**20,833**	**20,833**	**(0)**	**187,501**	**187,500**	**(1)**	**0.0%**	**250,000**
Total Expenditures & Transfers	**135,677**	**119,825**	**(15,852)**	**1,263,946**	**1,181,022**	**(82,924)**	**-7.0%**	**1,540,500**
Net Surplus (Deficit)	**$ (125,290)**	**$ (116,533)**	**$ (8,757)**	271,667	349,606	(77,939)		-
Fund balance as of Oct 01, 2025				762,781	762,781	-		762,781
Fund Balance as of Jun 30, 2026				**$ 1,034,448**	**$ 1,112,387**	**$ (77,939)**		**$ 762,781**

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Revenue / Other Sources								
RV Parking Lot Revenue	438	3,667	(3,229)	32,799	33,000	(201)	-0.6%	44,000
Transfer In - Roadways	16,667	16,667	-	150,000	150,000	-	0.0%	200,000
Transfer In - Activity Center Campus	4,167	4,167	(0)	37,501	37,503	(2)	0.0%	50,000
Other Miscellaneous Revenues	1	-	1	34	-	34	n/a	-
Interest - Investments	5,257	5,000	257	56,694	45,000	11,694	26.0%	60,000
Total Revenue / Other Sources	**26,529**	**29,500**	**(2,971)**	**277,028**	**265,503**	**11,525**	**4.3%**	**354,000**
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	4,167	4,167	-	37,500	37,500	100.0%	50,000
Materials & Supplies	-	-	-	36,597	-	(36,597)	n/a	-
Capital Projects	-	-	-	108,625	-	(108,625)	n/a	-
R&M-Sports Courts	-	-	-	75,465	-	(75,465)	n/a	-
R&M-Gate	-	-	-	71,429	-	(71,429)	n/a	-
R&M-Activity Center	29,979	-	(29,979)	37,479	-	(37,479)	n/a	-
Total Activity Center Campus	**29,979**	**4,167**	**(25,812)**	**329,594**	**37,500**	**(292,094)**	**-778.9%**	**50,000**
Roadways								
R&M - Roads	18,460	-	(18,460)	119,020	-	(119,020)	n/a	-
Capital Projects	-	-	-	43,000	-	(43,000)	n/a	-
Reserve - Roadways	-	16,667	16,667	-	150,000	150,000	100.0%	200,000
Total Roadways	**18,460**	**16,667**	**(1,793)**	**162,020**	**150,000**	**(12,020)**	**-8.0%**	**200,000**
RV Park								
Payroll- RV Park	223	-	(223)	1,996	-	(1,996)	n/a	-
Materials & Supplies	394	417	23	39,387	3,753	(35,634)	-949.5%	5,000
Capital Projects	5,095	-	(5,095)	39,194	-	(39,194)	n/a	-
Credit Card Fees	15	108	93	786	972	186	19.2%	1,300
Total RV Park	**5,728**	**525**	**(5,203)**	**81,364**	**4,725**	**(76,639)**	**-1622.0%**	**6,300**
Environmental Services								
Prof. Services - Engineering	-	-	-	13,610	-	(13,610)	n/a	-
Operating Supplies	-	-	-	108,268	-	(108,268)	n/a	-
Total Environmental Services	**-**	**-**	**-**	**121,878**	**-**	**(121,878)**	**n/a**	**-**
Total Expenditures	**54,167**	**21,358**	**(32,808)**	**694,856**	**192,225**	**(502,631)**	**-261.5%**	**256,300**
Net Surplus (Deficit)	**$ (27,638)**	**$ 8,142**	**$ (35,780)**	(417,829)	73,278	(491,107)		97,700
Fund balance as of Oct 01, 2025				2,230,147	2,230,147	-		2,230,147
Fund Balance as of Jun 30, 2026				**$ 1,812,318**	**$ 2,303,425**	**$ (491,107)**		**$ 2,327,847**

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

(75% Yr Complete)

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

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Environmental Services Reserve	$601,439	$0	$14,786	$121,878	$494,347
Activity Center Campus Reserve	$574,179	$37,535	$12,262	$329,594	$294,381
Roadways Reserve	$943,018	$150,000	$26,986	$162,020	$957,983
RV Park Reserve	$111,510	$32,799	$2,661	$81,364	$65,606
Total	**$2,230,146**	**$220,334**	**$56,694**	**$694,856**	**$1,812,317**

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
Revenue / Other Sources								
Membership Dues	$ 554	$ 15,833	$ (15,279)	$ 193,623	$ 142,500	$ 51,123	35.9%	$ 190,000
Initiation Fees	725	250	475	4,575	2,250	2,325	103.3%	3,000
Amenities Revenue	150	83	67	1,050	747	303	40.6%	1,000
Summer Membership	700	708	(8)	9,806	6,372	3,434	53.9%	8,500
Other Miscellaneous Revenues	7	42	(35)	458	378	80	21.2%	500
Interest - Investments	361	17	344	3,773	153	3,620	2366.2%	200
Total Revenue / Other Sources	**2,496**	**16,933**	**(14,437)**	**213,286**	**152,400**	**60,886**	**40.0%**	**203,200**
Expenditures								
Beach Club Operations								
P/R-Board of Supervisors	-	0	0	1,204	-	(1,204)	n/a	-
Payroll-Administrative	670	833	163	5,685	7,500	1,815	24.2%	10,000
Payroll-Attendants	7,651	7,167	(484)	68,471	64,500	(3,971)	-6.2%	86,000
ProfServ-Mgmt Consulting	1,622	521	(1,101)	14,789	4,687	(10,102)	-215.5%	6,250
Auditing Services	-	-	-	835	1,200	365	30.4%	1,200
Contracts-Landscape	-	250	250	-	2,250	2,250	100.0%	3,000
Communication - Telephone	258	208	(50)	2,310	1,872	(438)	-23.4%	2,500
Utility - General	133	116	(17)	840	1,044	204	19.5%	1,400
Utility - Refuse Removal	81	75	(6)	653	675	22	3.2%	900
Utility - Water & Sewer	166	167	1	912	1,503	591	39.3%	2,000
Insurance	607	-	(607)	27,607	30,000	2,393	8.0%	30,000
R&M-Buildings	94	167	73	637	1,503	866	57.6%	2,000
R&M-Equipment	-	167	167	1,590	1,503	(87)	-5.8%	2,000
Preventative Maint-Security Systems	-	146	146	1,164	1,314	150	11.4%	1,750
Misc-Special Projects	-	167	167	10,500	1,503	(8,997)	-598.6%	2,000
Misc-Web Hosting	550	46	(504)	550	414	(136)	-32.9%	550
Misc-Taxes	-	-	-	991	1,000	9	0.9%	1,000
Misc-Contingency	-	1,426	1,426	12,110	12,837	727	5.7%	17,115
Credit Card Fees	75	500	425	6,044	4,500	(1,544)	-34.3%	6,000
Office Supplies	-	17	17	50	153	103	67.3%	200
Op Supplies - General	228	42	(186)	1,048	378	(670)	-177.3%	500
Total Beach Club Operations	**12,133**	**12,015**	**(118)**	**157,991**	**140,336**	**(17,654)**	**-12.6%**	**176,365**

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
Debt Service								
Principal Debt Retirement	-	-	-	-	-	-	n/a	23,617
Interest Expense	-	-	-	-	-	-	n/a	3,218
Total Debt Service	**-**	**-**	**-**	**-**	**-**	**-**	**n/a**	**26,835**
Total Expenditures	**12,133**	**12,015**	**(118)**	**157,991**	**140,336**	**(17,654)**	**-12.6%**	**203,200**
Total Expenditures & Transfer	**12,133**	**12,015**	**(118)**	**157,991**	**140,336**	**(17,654)**	**-12.6%**	**203,200**
Net Surplus (Deficit)	**$ (9,637)**	**$ 4,918**	**$ (14,555)**	55,295	12,064	43,232		-
Fund balance as of Oct 01, 2025				68,992	68,992	-		68,992
Fund Balance as of Jun 30, 2026				**$ 124,287**	**$ 81,055**	**$ 43,232**		**$ 68,992**

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
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 Jun 30, 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 June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
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 Jun 30, 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 June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Revenue / Other Sources								
Special Assmnts- Tax Collector	$ 3,313	$ -	$ 3,313	$ 693,331	$ 698,412	$ (5,081)	-0.7%	$ 698,412
Special Assmnts- Discounts	-	-	-	(23,577)	(27,936)	4,359	-15.6%	(27,936)
Interest - Investments	1,550	42	1,508	19,698	378	19,320	5111.0%	500
Interest - Tax Collector	-	-	-	756	-	756	n/a	-
Total Revenue / Other Sources	**4,863**	**42**	**4,821**	**690,208**	**670,854**	**19,354**	**2.9%**	**670,976**
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	66	-	(66)	13,395	13,968	573	4.1%	13,968
Principal Debt Retirement	-	-	-	493,000	493,000	-	0.0%	493,000
Interest Expense	-	-	-	171,762	171,762	0	0.0%	171,762
Total Debt Service	**66**	**-**	**(66)**	**678,157**	**678,730**	**573**	**0.1%**	**678,730**
Total Expenditures	**66**	**-**	**(66)**	**678,157**	**678,730**	**573**	**0.1%**	**678,730**
Net Surplus (Deficit)	**$ 4,797**	**$ 42**	**$ 4,755**	12,051	(7,876)	19,927		(7,754)
Fund balance as of Oct 01, 2025				570,592	570,592	-		570,592
Fund Balance as of Jun 30, 2026				**$ 582,643**	**$ 562,716**	**$ 19,927**		**$ 562,838**

Enterprise Fund - Breakdown by Utility Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Utility Services Water	Utility Services Sewer	Utility Services Irrigation	Total YTD Actuals	Total YTD Budget	Variance Fav (Unfav)	% Variance	Adopted Budget
Revenue / Other Sources								
Base Charges for Services	$ 382,933	$ 984,640	$ 213,870	$ 1,581,444	$ 1,526,250	$ 55,194	3.6%	$ 2,035,000
Usage Charges for Services	192,998	-	-	192,998	180,000	12,998	7.2%	240,000
Standby Fees	-	4,996	-	4,996	4,500	496	11.0%	6,000
Connection Fees - W/S	-	5,000	-	5,000	-	5,000	0.0%	-
Backflow Fees	30,912	-	-	30,912	20,250	10,662	52.7%	27,000
Other Miscellaneous Revenues	1,122	4,997	-	6,119	8,997	(2,879)	-32.0%	12,000
Interest - Investments	5,882	10,597	2,080	18,559	5,247	13,312	253.7%	7,000
Total Revenue / Other Sources	**613,847**	**1,010,230**	**215,950**	**1,840,027**	**1,745,244**	**94,783**	**5.4%**	**2,327,000**
Expenses								
Administration	51,336	190,096	37,758	279,190	315,828	36,638	11.6%	380,400
Utility Services	457,582	652,318	92,798	1,202,698	1,179,141	(23,557)	-2.0%	1,572,200
Transfers Out	7,500	187,500	30,000	225,000	225,000	(0)	0.0%	300,000
Total Expenses	**516,418**	**1,029,914**	**160,556**	**1,706,888**	**1,719,969**	**13,081**	**0.8%**	**2,252,600**
Net Profit (Loss)	**$ 97,429**	**$ (19,684)**	**$ 55,394**	133,139	25,275	107,864		74,400
Net Position as of Oct 01, 2025				6,849,419	6,849,419	-		6,849,419
Net Position as of Jun 30, 2026				**$ 6,982,559**	**$ 6,874,694**	**$ 107,864**		**$ 6,923,819**

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Revenue / Other Sources								
Water-Base Rate	$ 42,497	$ 40,417	$ 2,080	$ 382,933	$ 363,750	$ 19,183	5.3%	$ 485,000
Water-Usage	14,191	20,000	(5,809)	192,998	180,000	12,998	7.2%	240,000
Backflow Fees	-	2,250	(2,250)	30,912	20,250	10,662	52.7%	27,000
Other Miscellaneous Revenues	(243)	167	(409)	1,122	1,500	(378)	-25.2%	2,000
Interest - Investments	682	250	432	5,882	2,250	3,632	161.4%	3,000
Total Revenue / Other Sources	**57,127**	**63,083**	**(5,956)**	**613,847**	**567,750**	**46,097**	**8.1%**	**757,000**
Administration								
P/R-Board of Supervisors	-	200	200	803	1,800	997	55.4%	2,400
Payroll-Project Manager	-	625	625	124	5,625	5,501	97.8%	7,500
Payroll-Administrative	2,108	1,533	(575)	18,262	13,800	(4,462)	-32.3%	18,400
ProfServ-Engineering	-	417	417	4,720	3,753	(967)	-25.8%	5,000
ProfServ-Legal Services	-	625	625	92	5,625	5,533	98.4%	7,500
ProfServ-Mgmt Consulting	1,081	2,167	1,085	9,859	19,500	9,641	49.4%	26,000
Auditing Services	-	-	-	835	1,200	365	30.4%	1,200
Postage and Freight	-	25	25	-	225	225	100.0%	300
Insurance	404	-	(404)	16,501	21,000	4,499	21.4%	21,000
Printing and Binding	-	25	25	-	225	225	100.0%	300
Legal Advertising	-	42	42	-	375	375	100.0%	500
Miscellaneous Services	-	83	83	140	750	610	81.3%	1,000
Office Supplies	-	17	17	-	150	150	100.0%	200
Total Administration	**3,594**	**5,759**	**2,165**	**51,336**	**74,028**	**22,692**	**30.7%**	**91,300**
Utility Services								
ProfServ-Utility Billing	1,411	1,375	(36)	12,398	12,375	(23)	-0.2%	16,500
Contracts-Other Services	4,829	4,750	(79)	43,334	42,750	(584)	-1.4%	57,000
Utility - Base Rate	12,764	13,750	986	140,766	123,750	(17,016)	-13.8%	165,000
Utility - Water-Usage	22,003	25,000	2,997	183,204	225,000	41,796	18.6%	300,000
Utility-CCU Admin Fee	4	8	4	38	72	34	46.9%	100
R&M-General	21,251	4,583	(16,667)	77,741	41,250	(36,491)	-88.5%	55,000
Misc-Licenses & Permits	-	25	25	100	225	125	55.6%	300
Back Flow Preventors	-	2,250	2,250	-	20,250	20,250	100.0%	27,000
Misc-Contingency	-	833	833	-	7,500	7,500	100.0%	10,000
Total Utility Services	**62,262**	**52,575**	**(9,687)**	**457,582**	**473,172**	**15,590**	**3.3%**	**630,900**
Total Expenses	**65,855**	**58,333**	**(7,522)**	**508,918**	**547,200**	**38,282**	**7.0%**	**722,200**

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position
For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Transfers Out								
Reserve - Water System	833	833	(0)	7,500	7,500	(0)	0.0%	10,000
Total Transfers Out	**833**	**833**	**(0)**	**7,500**	**7,500**	**(0)**	**0.0%**	**10,000**
Total Expenses & Transfers	**66,689**	**59,167**	**(7,522)**	**516,418**	**554,700**	**38,282**	**6.9%**	**732,200**
Net Profit (Loss)	**$ (9,562)**	**$ 3,917**	**$ (13,478)**	**$ 97,429**	**$ 13,050**	**$ 84,378**		**$ 24,800**

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
Revenue / Other Sources								
Sewer Revenue	$ 109,785	$ 108,333	$ 1,452	$ 984,640	$ 975,000	$ 9,640	1.0%	$ 1,300,000
Standby Fees	555	500	55	4,996	4,500	496	11.0%	6,000
Connection Fees - W/S	5,000	-	5,000	5,000	-	5,000	n/a	-
Other Miscellaneous Revenues	(1,106)	833	(1,939)	4,997	7,497	(2,501)	-33.4%	10,000
Interest - Investments	1,222	250	972	10,597	2,250	8,347	371.0%	3,000
Total Revenue / Other Sources	**115,456**	**109,916**	**5,540**	**1,010,230**	**989,247**	**20,983**	**2.1%**	**1,319,000**
Expenses								
Administration								
P/R-Board of Supervisors	-	350	350	3,212	3,150	(62)	-2.0%	4,200
Payroll-Project Manager	-	1,042	1,042	161	9,375	9,214	98.3%	12,500
Payroll-Administrative	4,439	3,067	(1,372)	38,390	27,600	(10,790)	-39.1%	36,800
ProfServ-Engineering	7,090	833	(6,257)	38,765	7,497	(31,268)	-417.1%	10,000
ProfServ-Legal Services	-	2,292	2,292	-	20,625	20,625	100.0%	27,500
ProfServ-Mgmt Consulting	4,325	3,792	(533)	39,438	34,125	(5,313)	-15.6%	45,500
Auditing Services	-	-	-	2,923	4,200	1,277	30.4%	4,200
Postage and Freight	39	167	127	342	1,500	1,158	77.2%	2,000
Insurance	1,618	-	(1,618)	66,004	84,000	17,996	21.4%	84,000
Printing and Binding	-	67	67	-	600	600	100.0%	800
Miscellaneous Services	251	250	(1)	861	2,250	1,389	61.7%	3,000
Office Supplies	-	25	25	-	225	225	100.0%	300
Total Administration	**17,762**	**11,883**	**(5,879)**	**190,096**	**195,147**	**5,051**	**2.6%**	**230,800**
Utility Services								
ProfServ-Utility Billing	7,735	7,333	(402)	65,546	66,000	454	0.7%	88,000
Electricity - General	6,529	5,000	(1,529)	39,550	45,000	5,450	12.1%	60,000
Utility - Water & Sewer	391	417	26	3,757	3,750	(7)	-0.2%	5,000
Communication - Telephone	468	542	74	3,912	4,878	966	19.8%	6,500
Contracts-Other Services	25,756	25,333	(423)	231,117	228,000	(3,117)	-1.4%	304,000
R&M-Sludge Hauling	7,018	4,167	(2,851)	78,980	37,500	(41,480)	-110.6%	50,000
Maintenance - Security Systems	-	167	167	-	1,500	1,500	100.0%	2,000
R&M-General	21,331	14,583	(6,747)	186,538	131,250	(55,288)	-42.1%	175,000
Misc-Licenses & Permits	-	17	17	-	150	150	100.0%	200
Misc-Bad Debt	-	83	83	350	747	397	53.1%	1,000
Misc-Contingency	587	1,000	413	5,841	9,000	3,159	35.1%	12,000
Op Supplies - Chemicals	4,837	7,083	2,246	36,728	63,750	27,022	42.4%	85,000
Total Utility Services	**74,652**	**65,725**	**(8,927)**	**652,318**	**591,525**	**(60,793)**	**-10.3%**	**788,700**
Total Expenses	**92,414**	**77,608**	**(14,806)**	**842,414**	**786,672**	**(55,742)**	**-7.1%**	**1,019,500**

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Transfers Out								
Reserve - Sewer System	20,833	20,833	(0)	187,500	187,500	(0)	0.0%	250,000
Total Transfers Out	**20,833**	**20,833**	**(0)**	**187,500**	**187,500**	**(0)**	**0.0%**	**250,000**
Total Expenses & Transfers	**113,247**	**98,441**	**(14,806)**	**1,029,914**	**974,172**	**(55,742)**	**-5.7%**	**1,269,500**
Net Profit (Loss)	**$ 2,209**	**$ 11,475**	**$ (9,266)**	**$ (19,684)**	**$ 15,075**	**$ (34,759)**		**$ 49,500**

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
Revenue / Other Sources								
Irrigation-Base Rate	$ 23,780	$ 20,833	$ 2,946	$ 213,870	$ 187,500	$ 26,370	14.1%	$ 250,000
Interest - Investments	235	83	152	2,080	747	1,333	178.4%	1,000
Total Revenue / Other Sources	**24,015**	**20,916**	**3,098**	**215,950**	**188,247**	**27,703**	**14.7%**	**251,000**
Expenses								
Administration								
P/R-Board of Supervisors	-	100	100	401	900	499	55.4%	1,200
Payroll-Project Manager	-	417	417	25	3,750	3,725	99.3%	5,000
Payroll-Administrative	2,108	1,533	(575)	18,262	13,800	(4,462)	-32.3%	18,400
ProfServ-Engineering	-	417	417	5,054	3,750	(1,304)	-34.8%	5,000
ProfServ-Legal Services	-	208	208	-	1,875	1,875	100.0%	2,500
ProfServ-Mgmt Consulting	541	1,083	543	4,930	9,750	4,820	49.4%	13,000
Auditing Services	-	-	-	835	1,200	365	30.4%	1,200
Postage and Freight	-	17	17	-	153	153	100.0%	200
Insurance	202	-	(202)	8,251	10,500	2,250	21.4%	10,500
Printing and Binding	-	17	17	-	153	153	100.0%	200
Legal Advertising	-	42	42	-	375	375	100.0%	500
Miscellaneous Services	-	42	42	-	375	375	100.0%	500
Office Supplies	-	8	8	-	72	72	100.0%	100
Total Administration	**2,851**	**3,884**	**1,033**	**37,758**	**46,653**	**8,895**	**19.1%**	**58,300**
Utility Services								
ProfServ-Utility Billing	414	458	44	4,040	4,125	85	2.1%	5,500
Electricity - General	6,073	2,500	(3,573)	33,284	22,500	(10,784)	-47.9%	30,000
Contracts-Other Services	1,610	1,583	(26)	14,445	14,250	(195)	-1.4%	19,000
Utility - Water-Usage	1,000	4,000	3,000	39,052	36,000	(3,052)	-8.5%	48,000
Utility-CCU Admin Fee	4	8	4	38	72	34	46.9%	100
R&M-General	-	3,333	3,333	1,939	30,000	28,061	93.5%	40,000
Misc-Contingency	-	833	833	-	7,497	7,497	100.0%	10,000
Total Utility Services	**9,102**	**12,716**	**3,614**	**92,798**	**114,444**	**21,646**	**18.9%**	**152,600**
Total Expenses	**11,952**	**16,600**	**4,647**	**130,556**	**161,097**	**30,541**	**19.0%**	**210,900**

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position
For the Period Ending June 30, 2026

(75% Yr Complete)

	Current Month			Year-to-Date				
Description	**Actual**	**Budget**	**Variance Fav (Unfav)**	**Actual**	**Budget**	**Variance Fav (Unfav)**	**% Variance**	**Adopted Budget**
Transfers Out								
Reserves - Irrigation System	3,333	3,333	(0)	30,000	30,000	(0)	0.0%	40,000
Total Transfers Out	**3,333**	**3,333**	**(0)**	**30,000**	**30,000**	**(0)**	**0.0%**	**40,000**
Total Expenses & Transfers	**15,286**	**19,933**	**4,647**	**160,556**	**191,097**	**30,541**	**16.0%**	**250,900**
Net Profit (Loss)	**$ 8,729**	**$ 983**	**$ 7,746**	**$ 55,394**	**$ (2,850)**	**$ 58,244**		**$ 100**

Riverwood Community Development District — *Financial Statements*

Enterprise Fund - Reserves

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Current Month Actual	Current Month Budget	Current Month Variance Fav (Unfav)	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance Fav (Unfav)	% Variance	Adopted Budget
Revenue / Other Sources								
Transfer In - Water Services	$ 833	$ 833	$ 0	$ 7,500	$ 7,500	$ 0	0.0%	$ 10,000
Transfer In - Sewer Services	20,833	20,833	0	187,500	187,500	0	0.0%	250,000
Transfer In - Irrigation Services	3,333	3,333	0	30,000	30,000	0	0.0%	40,000
Interest - Investments	9,059	5,000	4,059	83,947	45,000	38,947	86.5%	60,000
Total Revenue / Other Sources	**34,059**	**30,000**	**4,059**	**308,947**	**270,000**	**38,947**	**14.4%**	**360,000**
Expenses								
Sewer Services								
R&M-General	-	-	-	251,613	-	(251,613)	n/a	-
Reserve - Sewer System	-	8,500	8,500	-	76,500	76,500	100.0%	102,000
Total Sewer Services	**-**	**8,500**	**8,500**	**251,613**	**76,500**	**(175,113)**	**-228.9%**	**102,000**
Total Expenses	**-**	**8,500**	**8,500**	**251,613**	**76,500**	**(175,113)**	**-228.9%**	**102,000**
Net Profit (Loss)	**$ 34,059**	**$ 21,500**	**$ 12,559**	57,334	193,500	(136,166)		258,000
Net Position as of Oct 01, 2025				3,066,383	3,066,383	-		3,066,383
Net Position as of Jun 30, 2026				**$ 3,123,717**	**$ 3,259,883**	**$ (136,166)**		**$ 3,324,383**

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	$449,001	$7,500	$12,456	$0	$468,957
Sewer Services Reserve	$1,829,956	$187,500	$49,401	$251,613	$1,815,244
Irrigation Services Reserve	$524,691	$30,000	$14,864	$0	$569,556
Underground Infrastructure Reserve	$262,735	$0	$7,225	$0	$269,960
Total	**$3,066,383**	**$225,000**	**$83,947**	**$251,613**	**$3,123,717**

Riverwood

Community Development District

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			
Date Received	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**
Assessments Levied				$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
02/09/26	$ 138,456	$ 2,826	$ 2,826	$ 144,108	$ 33,456	$ 683	$ 683	$ 34,821
03/05/26	$ 21,375	$ 216	$ 436	$ 22,028	$ 9,982	$ 101	$ 204	$ 10,286
04/09/26	$ 41,116	$ -	$ 839	$ 41,955	$ 19,200	$ -	$ 392	$ 19,592
04/23/26	$ 29,625	$ -	$ 605	$ 30,230	$ 13,834	$ -	$ 282	$ 14,116
05/08/26	$ 6,914	$ -	$ 141	$ 7,056	$ 3,229	$ -	$ 66	$ 3,295
06/05/26	$ 6,952	$ -	$ 142	$ 7,094	$ 3,247	$ -	$ 66	$ 3,313
TOTAL	**$ 1,472,379**	**$ 51,852**	**$ 30,049**	**$ 1,554,279**	**$ 656,359**	**$ 23,577**	**$ 13,395**	**$ 693,331**
% COLLECTED				99%				99%
TOTAL OUTSTANDING				**$ 10,908**				**$ 5,081**

Riverwood
Community Development District

Cash and Investment Report
June 30, 2026

Fund	Account	Prior Month Balance	Current Balance	Interest Rate	Financial Institution	Description
206	#6003 2018 Reserve	$131,302	$131,302	3.25%	US Bank	First American Govt. Obligation Fund
206	#6000 2018 Revenue	$446,545	$451,342	3.25%	US Bank	First American Govt. Obligation Fund
	Total Fund 206	$577,847	$582,644			
800	#9701 Pooled Cash Checking	$2,895,093	$2,710,587	3.56%	Valley	Checking
800	#9952 General Fund MMA	$2,910,736	$2,918,674	3.37%	Bank United	Money Market Account
800	#2203 Water & Sewer MMA	$1,347,631	$1,351,306	3.37%	Bank United	Money Market Account
	Total Fund 800	$7,153,460	$6,980,567			