

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

October 28, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

River Ridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889
<https://riverridgecdd.net/>

October 21, 2025

Board of Supervisors
River Ridge Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on October 28, 2025 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/85648242803>, Meeting ID: **856 4824 2803** or telephonically at **1-305-224-1968**, Meeting ID: **856 4824 2803**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)/Chairman Comments
3. Update: Premier Lakes, Inc. (Bill Kurth)
4. Discussion: Pelican Sound Traffic Violations Report 2025
5. Discussion: Speed Limit/Stop Signs
6. Presentation of NPDES Cycle 4 Year 8 Annual Report
7. Consideration of Resolution 2026-01, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of September 30, 2025
 - A. Budget Variance
 - B. Breakdown
9. Approval of September 15, 2025 Public Hearing and Regular Meeting Minutes
 - Active Action and Agenda Items
10. Staff Reports
 - A. District Counsel: *Woodward Pires & Lombardo, P.A.*

B. District Engineer: *Bowman, Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- Key Activity Dates
- NEXT MEETING DATE: November 18, 2025 at 1:00 PM

○ QUORUM CHECK:

SEAT 1	KEITH MERRILL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BOB SCHULTZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KURT BLUMENTHAL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	TERRY MOUNTFORD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BOB TWOMBLY	☐ IN PERSON	☐ PHONE	☐ NO

11. Supervisors' Requests and Public Comments (*5 minutes per speaker*)

12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams
District Manager

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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Pelican Sound Traffic Violations Report 2025

Tickets by Speed Range

Location name: Pelican Sound Blvd Ingress

Speed Range	30 - 35	36 - 40	41 - 45	46 - 50
January	183	24	2	0
February	181	14	2	0
March	145	8	3	0
April	246	17	4	1
May	34	16	1	0
June	9	9	1	0
July	5	10	2	0

Location name: Pelican Sound Blvd. Egress

Speed Range	30 - 35	36 - 40	41 - 45	46 - 50
February	0	12	0	0
April	41	7	0	2
May	8	3	1	0
June	3	2	1	0
July	0	0	0	0

Location name: Pelican Sound Dr. Ingress

Speed Range	30 - 35	36 - 40	41 - 45	46 - 50
February	0	4	0	0
March	58	9	0	0
April	142	15	0	0
May	35	0	0	0
June	2	2	0	0
July	1	1	0	0

Location name: Sound Way Ingress

Speed Range	30 - 35	36 - 40	41 - 45	46 - 50
April	0	0	0	0
May	0	0	0	0
June	0	0	0	0
July	0	0	0	0

Location name: Trailer

Speed Range	30 - 35	36 - 40	41 - 45	46 - 50
April	34	1	0	0
May	5	1	0	0
June	0	0	0	0
July	1	4	0	0

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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From: [Cleo Adams](#)
To: [Daphne Gillyard](#); [Ruta Viola](#)
Cc: [shane willis](#); [Madison Tappa](#)
Subject: FW: New Stop signs Issue - River Ridge
Date: Thursday, August 21, 2025 11:31:27 AM
Attachments: [image001.jpg](#)
[Flashing Light Issue Location 1.PNG](#)
[Flashing Light Issue Location 2.PNG](#)
[Flashing Light Issue Location 2.1.JPEG](#)
[Flashing Light Issue 1.2.JPEG](#)
[Flashing Light TS40 Options.PNG](#)

Hi Daphne,

Please place on the September agenda attached/below for Board's discussion.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Eric Long <elong@psgrc.org>
Sent: Wednesday, August 20, 2025 2:54 PM
To: Cleo Adams <crismond@whhassociates.com>
Cc: AV-Tech Chris <chris@myav-tech.com>; Ivo Nedelchev <inedelchev@psgrc.org>; shane willis <willis@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>; Bob Schultz <bob@wyeknotschultz.com>; Bob Twombly <gtbtwombly@aol.com>; ckrebs@bowman.com; Chuck Adams <adamsc@whhassociates.com>; kujoblum@gmail.com
Subject: New Stop signs Issue

Cleo,

We are receiving repeated complaints regarding the new flashing stop signs from residents Lisa Giolia and Susan Ryan within Hammock Greens IV, as well as from NVR representative Eric Glassman. Mr. Glassman has requested that the flashing stop signs be removed.

The concerns raised include:

- The biggest concern the lights shine directly into nearby units at night, creating a nuisance.
- The signs are perceived as looking “tacky,” resembling railroad crossing signals.
- The concern was why these 4 stops signs and not in other locations.
- Also lack of communication on why this area is an issue.

We would like to work collaboratively with the neighbors to address their concerns. Several potential issues and solutions include:

1. **Sign Positioning** – The current placement appears to direct the lights toward the homes. Adjusting the angle or position could help reduce this direct impact.
2. **Lack of Shields** – The lights do not currently have shields, causing illumination to extend beyond the necessary area. Installing shields could help contain the light.
3. **Timer Adjustment** – Modifying the system to limit or disable the flashing lights at night may alleviate much of the disturbance.
4. **Motion/Car Sensor** – An alternative option would be installing a sensor, so the lights only activate when a vehicle approaches, reducing unnecessary nighttime illumination.

For reference, we have included images showing examples of the area on concern and current setup.

By addressing positioning, shielding, timing, or sensor-based activation, we believe we can work toward a resolution that balances safety with residents’ quality of life.

Here is a video from Pelican Bay. It seems that the one they have included a sensor as a car approaches.

[IMG_8377.MP4](#)

PS. I believe Chris is working on a couple of options based on speaking with Ivo about the concerns.

Eric Long
 General Manager/COO, CAM
 Pelican Sound Golf & River Club
 4569 Pelican Sound Blvd.
 Estero, FL 33928
 Ofc. 239.948.5232
 Cell 239.289.5580
www.pelicansoundgrc.com
 Email elong@psgrc.org

From: [Cleo Adams](#)
To: [Eric Long](#); [Daphne Gillyard](#); [Ruta Viola](#)
Cc: [Chuck Adams](#); [shane willis](#); [ckrebs@bowman.com](#); [Bob Schultz](#); [mdugan@americanexecutivecenters.com](#); [Anthony Pires](#)
Subject: RE: Speed Limit Signs - River Ridge Agenda Item
Date: Tuesday, July 1, 2025 11:43:36 AM
Attachments: [image001.jpg](#)

Hi Daphne/Ruta,

Please include the below email in the July meeting agenda for Board discussion.

Mr. Dugan,

That meeting will be held on Tuesday, July 22nd at 1:00 PM – 4561 Pelican Sound Blvd, Estero, FL 2nd floor should you wish to attend.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Eric Long <elong@psgrc.org>
Sent: Monday, June 30, 2025 12:40 PM
To: Cleo Adams <crismond@whhassociates.com>
Cc: Chuck Adams <adamsc@whhassociates.com>; shane willis <williss@whhassociates.com>; ckrebs@bowman.com; Bob Schultz <bob@wyeknotschultz.com>
Subject: FW: Speed Limit Signs

See request below.

Eric Long
General Manager/COO, CAM
Pelican Sound Golf & River Club
4569 Pelican Sound Blvd.
Estero, FL 33928
Ofc. 239.948.5232

Cell 239.289.5580

www.pelicansoundgrc.com

Email elong@psgrc.org



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From: Mike Dugan <mdugan@americanexecutivecenters.com>

Sent: Sunday, June 29, 2025 6:19 PM

To: Eric Long <elong@psgrc.org>

Subject: Speed Limit Signs

I spoke to Denise last week because there are new technology developments which have degraded our traffic security. I would be happy to discuss these at length but this is how I see these issues today and my recommendations for improvement.

New Issues:

- the new security badges affixed to car windshields open the security gates 20 yards before the gate, allowing cars to pass through the gates into Pelican Sound at 15 mph+ if they choose. Previously, cars slowed to 5 mph or slower to gain entry.
- Self driving cars are having problems seeing the gates on the Corkscrew entrance/exit because of their small size which makes them hard for these cars to see, at 25 mph, increasing the risk that they will drive through a closed gate. I do not know if this is a problem at US 41 or Williams road entrances.

Existing Issues:

- There is no speed limit sign from the traffic light at Corkscrew and route 41 until you are about 30 yards outside of the gatehouse. At that point there is a sign which reads "Speed Limit 25 mph".
- There is no "speed limit 25 mph" sign anywhere near the inside of the security gates at Corkscrew, US 41 or Williams road.

Recommendations:

Ask Lee county or Estero to install a "30 mph" sign westbound on Corkscrew (to match the Eastbound speed limit sign) about 100 yards past the traffic light, going toward Pelican Sound. While 30 mph is the legal limit for an unposted, two lane, non rural road, few people are aware of this and some PS people have gotten ticketed (not me).

There needs to be a "Speed Limit 5 mph" sign about 15 yards outside the Corkscrew, US 41 and Williams road entrances.

There needs to be a "speed limit 25 mph" sign immediately inside of the Corkscrew, US 41 and Williams road entrances. Specifically at the Corkscrew entrance this sign needs to be just inside of the gate before the traffic circle (I can explain why). The current "Yield to cars on your left" can be removed as it is redundant.

I am available, if you wish, to discuss this at your convenience.

Mike Dugan

Mike Dugan

[610.715.5506](tel:610.715.5506) Cell

888.848.2126 Fax



School Zone Crossing Sign (S1-1)



Stop Sign (R1-1)

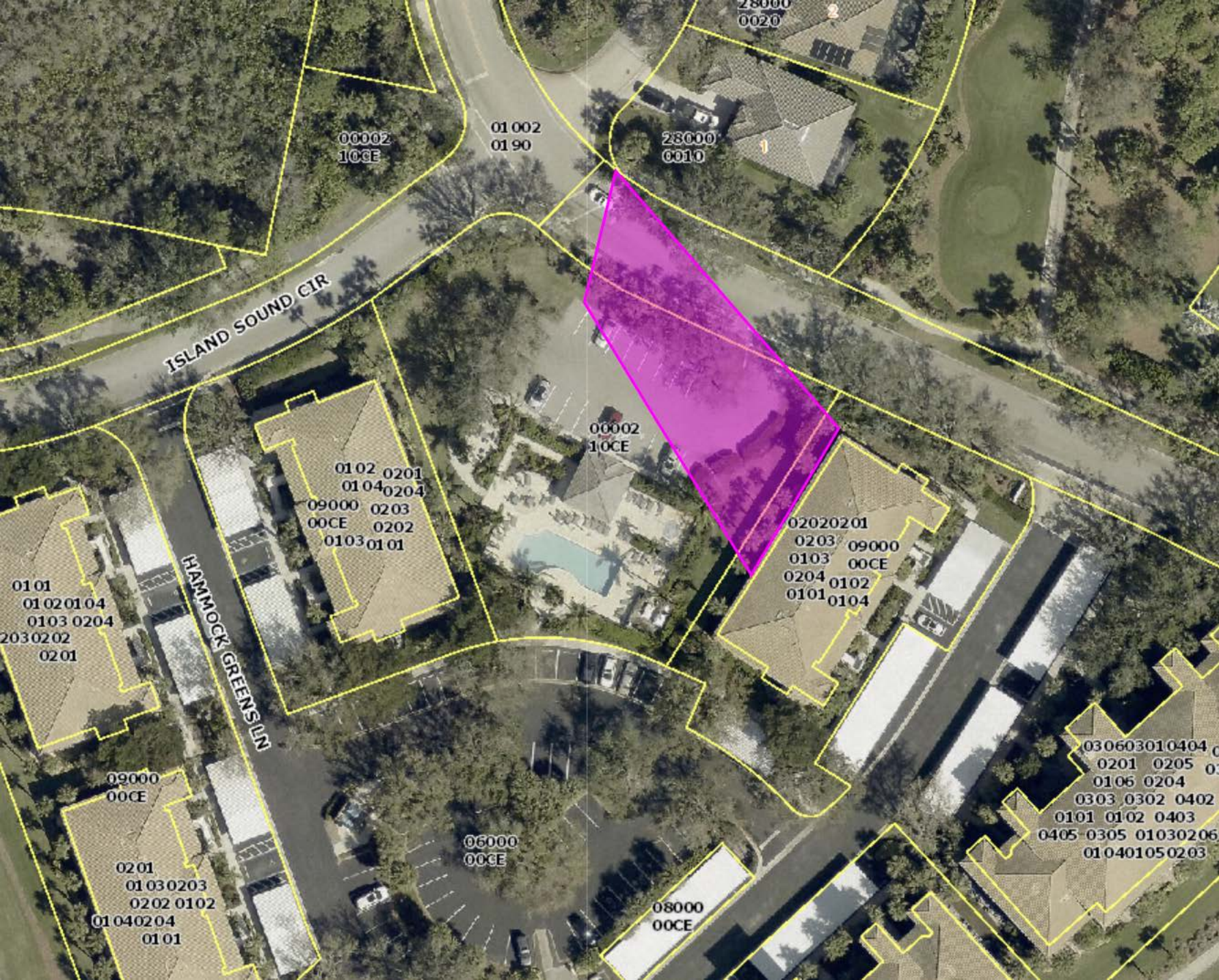
Solar TS40

A solar powered TS40 is available that features off-grid power generation and independent flashing control.

Solar TS40 Features

- Solar powered with battery backup, no AC power required
- Autonomy after full charge, up to 12 days flashing 24/7
- MUTCD section 2A.07 and 2A.08 compliant
- Installs easily onto any new or existing sign post
- At night, automatic LED dimming reduces glare for motorists and extends battery life
- High intensity LEDs flash in unison, once per second, commanding the attention of drivers day and night
- Activation options: Continuous 24/7 Flashing, Programmable Timer, or Wireless Push-button





ISLAND SOUND CIR

HAMMOCK GREENS LN

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0190

28000
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0103 0101

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0203 09000
0103 00CE
0204 0102
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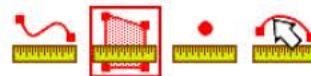
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0106 0204
0303 0302 0402
0101 0102 0403
0405 0305 01030206
010401050203

start

ISLAND SOUND CIR

HAMMOCK GREENS LN

Measure Map



Measure an area.

PERIMETER: 608.32 Feet
AREA: 13877.31 Sq. Ft. (0.32 Acres)

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01002
0190

28000
0020

28000
0010

00002
10CE

0030

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0104 0204
09000 0203
00CE 0202
0103 0101

0101
0102 0104
0103 0204
0203 0202
0201

09000
00CE

0103 00CE
0204 0102
0101 0104

030603010404 02
0201 0205 030
0106 0204
0303 0302 0402





**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

2300 Glades Road, Suite 410W; Boca Raton, FL 33431

September 2, 2025

Anna Lomasney
NPDES Stormwater Program
Florida Department of Environmental Protection
2600 Blair Stone Road, MS 3585,
Tallahassee, FL 32399

Re: Lee County NPDES Permit FLS000035-004
River Ridge Community Development District Cycle 4 Year 8 Annual Report

Dear Ms. Lomasney:

This letter is an attachment to the approved Annual Report form for Year 8 and is intended to address the items listed below:

- Any changes to Responsible Authority and Designated Stormwater Management Program Contact
- Identification of previously unidentified waterbodies receiving discharges
- Summary of pollutant loading reductions due to changes in stormwater system
- Revisions to SWMP in response to past 2 permit cycle pollutant loading increases
- Existing Monitoring Plan
- TMDL Implementation for prioritized waterbodies with a nutrient TMDL

River Ridge Community Development District (RR CDD) became a Lee County NPDES permit co-permittee in 2004 when Cycle 2 of FLS000035 became effective. RR CDD has fully participated to the extent of its stormwater structural controls ownership allows and intends to continue as needed to meet future Cycle 5 permit requirements.

Both the Responsible Authority and Designated Stormwater Management Program contacts remain the same as recent Year 5 and 6 annual reports. The Responsible Authority and Designated Stormwater Management Contact has been the District Manager and would be subject to change by Board of Supervisor decision in the future.

RR CDD is a completed commercial and residential development with all discharges limited to unchanged waterbodies since becoming a co-permittee.

The RR CDD stormwater system remains unchanged with regular operation and maintenance activities only to maintain the established stormwater ponds and other structural controls that provide pollutant reduction benefits.

Pollutant loading calculations included in Cycle 3 and 4 permits remain essentially the same due to no changes in land uses within RR CDD.

For the previous cycles and Cycle 4 of the permit, RR CDD has used the Lee County Monitoring Station 47A-4GR and intends to continue this reliance on Lee County Monitoring Plan.

RR CDD does not discharge into a nutrient prioritized waterbody and monitors the development of prioritized water bodies by Lee County.

Sincerely,



Chesley E. Adams, Jr.

District Manager

River Ridge Community Development District



Annual Report Form For Individual NPDES Permits For Municipal Separate Storm Sewer Systems (RULE 62-624.600(2), F.A.C.)

- This Annual Report Form must be completed and submitted to the Department to satisfy the annual reporting requirements established in Rule 62-624.600, F.A.C.
- Submit this fully completed and signed form and any REQUIRED attachments by email to the NPDES Stormwater Program Administrator or to the MS4 coordinator (<http://www.dep.state.fl.us/water/stormwater/npdes/contacts.htm>). Files larger than 10MB may be placed on the FTP site at: ftp://ftp.dep.state.fl.us/pub/NPDES_Stormwater/. After uploading files, email the MS4 coordinator or NPDES Program Administrator to notify them the report is ready for downloading; or by mail to the address in the box at right.
- Refer to the Form Instructions for guidance on completing each section.
- **Please print or type information in the appropriate areas below.**

Submit the form and attachments to:
Florida Department of Environmental
Protection
Mail Station 3585
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

SECTION I. BACKGROUND INFORMATION

A.	Permittee Name: River Ridge Community Development District		
B.	Permit Name: Lee County MS4		
C.	Permit Number: FLS000035-004 (Cycle 4)		
D.	Annual Report Year: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 ☒ Other, specify Year: 8		
E.	Reporting Time Period (month/year): 05/2024 through 04/2025		
F.	Name of the Responsible Authority: Chesley E Adams, Jr.		
	Title: District Manager		
	Mailing Address: 9220 Bonita Beach Rd, Suite 214		
	City: Bonita Springs	Zip Code: 34135	County: Lee
	Telephone Number: 239-464-7114		Fax Number: n/a
	E-mail Address: adamsc@whassociates.com		
G.	Name of the Designated Stormwater Management Program Contact (if different from Section I.F above):		
	Title:		
	Department:		
	Mailing Address:		
	City:	Zip Code:	County:
	Telephone Number:		Fax Number:
	E-mail Address:		

SECTION II. MS4 MAJOR OUTFALL INVENTORY (Not Applicable In Year 1)

A.	Number of outfalls ADDED to the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? ☐ Yes ☐ No ☒ Not Applicable)
B.	Number of outfalls REMOVED from the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? ☐ Yes ☐ No ☒ Not Applicable)
C.	Is the change in the total number of outfalls due to lands annexed or vacated? ☐ Yes ☐ No ☒ Not Applicable

SECTION III. PART V.B. ASSESSMENT PROGRAM

A.	Provide a brief statement as to the status of water quality monitoring plan implementation. Status may include sampling frequency changes, monitoring location changes, or sampling waiver conditions. <u>DEP Note:</u> If permittee participates in a collaborative monitoring plan, permittee may refer to a joint response as defined by the interlocal agreement. Name and date of the approved plan: Lee County Water Monitoring Program, 1992 Status: Water quality monitoring for River Ridge CDD uses data from the Lee County Water Monitoring Program since implementation in 1992. Lee County's 47A-4GR water quality monitoring station on Estero River is used to monitor the water quality from River Ridge CDD to U.S. Waters. Monitoring typically occurs monthly for the following constituents: Chlorophyll-a, Biochemical Oxygen Demand, Cadmium, Chloride, Color, Specific Conductance, Copper, Dissolved Oxygen, Fecal Coliform, Enterococci, Ammonia, Nitrite, Nitrate, Nitrate+Nitrite, Ortho-Phosphorus, Lead, pH, Silica, Temperature, Total Kjeldahl Nitrogen, Total Nitrogen, Total Phosphorus, Total Suspended Solids, Turbidity, and Zinc.
B.	Provide a brief discussion of the monitoring and loading results to date which includes a summary of the water quality monitoring data and / or stormwater pollutant loading changes from the reporting year. <u>DEP Note:</u> Results must be specific to the permittee's SWMP. See Attachment #1
C.	Attach a monitoring data summary as required by the permit. An analysis of the data discussing changes in water quality and/or stormwater pollutant loading from previous reporting years. <u>DEP Note:</u> Analysis must be specific to the permittee's SWMP. See Attachment #1

SECTION IV. FISCAL ANALYSIS

A.	Total expenditures for the NPDES stormwater management program for the current reporting year: \$363,000
B.	Total budget for the NPDES stormwater management program for the subsequent reporting year: \$363,000
C.	Did subsequent program resources decrease from the current reporting period? NO If program resources decreased, provide a discussion of the impacts on the implementation of the SWMP.

SECTION V. MATERIALS TO BE SUBMITTED WITH THIS ANNUAL REPORT FORM

Only the following materials are to be submitted to the Department along with this fully completed and signed Annual Report Form (check the appropriate box to indicate whether the item is attached or is not applicable):

Attached	N/A	Required Attachments	Permit Citation	Attachment Number/Title
☐	☒	Any additional information required to be submitted in this current annual reporting year in accordance with Part III.A of your permit that is not otherwise included in Section VII below.	Part III.A	
☐	☒	If program resources have decreased from the previous year, a discussion of the impacts on the implementation of the SWMP.	Part II.F	
☐	☒	An explanation of why the minimum inspection frequency in Table II.A.1.a. was not met, if applicable.	Part II.A.1	
☐	☒	A list of the flood control projects that did not include stormwater treatment and an explanation for each of why it did not (if applicable).	Part III.A.4	
☒	☐	A monitoring data summary as directed in Section III.C above and in accordance with Rule 62-624.600(2)(c), F.A.C.	Part VI.B.2.	1
☐	☒	YEAR 1 ONLY: An inventory of all known major outfalls and a map depicting the location of the major outfalls (hard copy or CD-ROM) in accordance with Rule 62-624.600(2)(a), F.A.C.	Part III.A.1	
☐	☒	YEAR 2: A summary review of codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
☐	☒	Year 3 ONLY: The estimates of pollutant loadings and event mean concentrations for each major outfall or each major watershed in accordance with Rule 62-624.600(2)(b), F.A.C.	Part V.A	
☐	☒	YEAR 3: Summary of TMDL Monitoring Results (if applicable).	Part VIII.B.2	
☐	☒	YEAR 3: Bacteria Pollution Control Plan (if applicable).	Part VIII.B.3	
☐	☒	YEAR 4: A follow-up report on plan implementation of changes to codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
☐	☒	YEAR 4: A report on any amendments to the applicable legal authority (if applicable).	Part III.A.7.a	
☐	☒	YEAR 4: Permit re-application information in accordance with Rule 62-624.420(2), F.A.C. - The monitoring plan (with revisions, if applicable). - If the total annual pollutant loadings have not decreased over the past two permit cycles, revisions to the SWMP, as appropriate.	Part V.B.3 Part V.A.3	
☐	☒	YEAR 4: TMDL Supplemental SWMP (if applicable).	Part VIII.B.3	

DO NOT SUBMIT ANY OTHER MATERIALS

(such as records and logs of activities, monitoring raw data, public outreach materials, etc.)

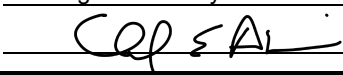
SECTION VI. CERTIFICATION STATEMENT AND SIGNATURE

The Responsible Authority listed in Section I.F above must sign the following certification statement, as per Rule 62-620.305, F.A.C.:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name of Responsible Authority (type or print): Chesley E. Adams Jr.

Title: Manager/Secretary

Signature:  Date: 9 / 2 / 2025

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE									
A.	B.					C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity					Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.1	Structural Controls and Stormwater Collection Systems Operation								
	Report the current known inventory.								
	Report the number of inspection and maintenance activities conducted for each applicable type of structure included in Table II.A.1.a, and the percentage of the total inventory of each type of structure inspected and maintained.								
	<i>Note: Delete structures that are not in your MS4's inventory. The permittee may choose its own unit of measurement for each structural control to be consistent with the unit of measurement in the documentation. Unit options include: miles, linear feet, acres, etc.</i>								
	Type of Structure	Number of Structures	Number of Inspections	Percent Inspected	Number of Maintenance Activities	Percent Maintained			
	Wet retention systems	18	18	100	18	100	Lake Reports	Premier	
	Major outfalls	2	2	100	0		Cycle 4, Year 8 Weir Inspection	Johnson Engineering	Inspected YR 8
	Weirs or other control structures	5	5	100	0				
	pipes / culverts (feet)	5924	1	100	1	100	Management Report	District Management	Inspected YR 8
	Inlets / catch basins / grates	135	1	100	1	100			Inspected YR 8
	Ditches / conveyance swales (miles)	2.2	1	100	1	100			Inspected YR 8
	If the minimum inspection frequencies set forth in Table II.A.1.a. were not met, provide as an attachment an explanation of why they were not and a description of the actions that will be taken to ensure that they will be met.								

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.	C.	D.	E.	F.	
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments	
Part III.A.1 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: Active storm water maintenance program in place					
	Limitations: None					
	SWMP revisions implemented to address limitations: N/A					
Part III.A.2	Areas of New Development and Significant Redevelopment					
Part III.A.3	Roadways					
	Report on the litter control program, including the frequency of litter collection, an estimate of the total number of road miles cleaned or amount of area covered by the activities, and an estimate of the quantity of litter collected. <i>Note: If the permittee does not contract activities, delete CONTRACTOR activities.</i>					
	PERMITTEE Litter Control: Frequency of litter collection	0			Landscape Contractor Blower	
	PERMITTEE Litter Control: Estimated amount of area maintained (lf)	0				
	PERMITTEE Litter Control: Estimated amount of litter collected (cy)	0				
	CONTRACTOR Litter Control: Frequency of litter collection	Weekly	Contracted	Greenscapes		
	CONTRACTOR Litter Control: Estimated amount of area maintained (lf)	31,620	District Map			
	CONTRACTOR Litter Control: Estimated amount of litter collected (cy)	7.7	Contractor Log		52 x 30-gal bags	
	OPTIONAL: If an Adopt-A-Road or similar program is implemented, report the total number of road miles cleaned and an estimate of the quantity of litter collected. If you do not participate in an Adopt-A-Road program, report "0".					
	Trash Pick-up Events: Total miles cleaned	0			Landscape contractors in neighborhoods pick-up litter	
	Trash Pick-up Events: Estimated amount of litter collected (cy)	0				
	Adopt-A-Road: Total miles cleaned	0				
	Adopt-A-Road: Estimated amount of litter collected (cy)	0				
	Report on the street sweeping program, including the frequency of the sweeping, total miles swept, an estimate of the quantity of sweepings collected, and the total nitrogen and total phosphorus loadings that were removed by the collection of sweepings. If no street sweeping program is implemented, provide the explanation of why not in column F.					
	Frequency of street sweeping	Bi-weekly	Sweeping log	Precision Sweeping District Mgmt		
	Total miles swept	26	Road map			
	Estimated quantity of sweeping material collected (cy)	6.5	Sweeping log			
	Total phosphorous loadings removed (pounds)	5			FSA Calculator	
	Total nitrogen loadings removed (pounds)	9				
	Report the equipment yards and maintenances shops that support road maintenance activities, and the number of inspections conducted for each facility.					
	Name of Facility		Number of Inspections			
	None on site		n/a			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.3 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Active street sweeping program in-place				
	Limitations: None				
	SWMP revisions implemented to address limitations: N/A				
Part III.A.4	Flood Control Projects				
	Report the total number of flood control projects that were constructed by the permittee during the reporting period and the number of those projects that did NOT include stormwater treatment. The permittee shall provide a list of the projects where stormwater treatment was not included with an explanation for each of why it was not.				
	Report on any stormwater retrofit planning activities and the associated implementation of retrofitting projects to reduce stormwater pollutant loads from existing drainage systems that do not have treatment BMPs.				
	Flood control projects completed during the reporting period	0			No projects or stormwater system modifications within District
	Flood control projects completed that did <u>not</u> include stormwater treatment	0			
	Stormwater retrofit projects planned/under construction	0			
	Stormwater retrofit projects completed	0			
If there were projects that did not include stormwater treatment, provide as an attachment a list of the projects and an explanation for each of why it did not.					
Part III.A.4 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Entire stormwater system constructed to SFWMD ERP criteria with finished floors above 100-year, 3-day storm event				
	Limitations: None				
	SWMP revisions implemented to address limitations: N/A				
Part III.A.5	Municipal Waste Treatment, Storage, and Disposal Facilities Not Covered by an NPDES Stormwater Permit				
	Report the facilities and the number of the inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
	None on site	n/a			
Part III.A.5 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: None				
	Limitations: None				
	SWMP revisions implemented to address limitations: N/A				
Part III.A.6	Pesticides, Herbicides, and Fertilizer Application				
	Report the number of permittee personnel applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified / licensed.				
	Report the number of permittee personnel who have been trained through the Green Industry BMP Program and the number of contracted commercial applicators of fertilizer who are FDACS certified / licensed.				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	PERSONNEL: FDACS public applicators of pesticides/herbicides	0	Copies of licenses and certifications		Contracted
	CONTRACTORS: FDACS certified / licensed applicators of fertilizer	2			
	CONTRACTORS: FDACS commercial applicators of pesticides/ herbicides	2		River Ridge CDD/Master HOA	
	PERSONNEL: Green Industry BMP Program training completed	2			
	CONTRACTORS: Green Industry BMP Program training completed	2			contracted
	Year 2 ONLY: Attach copy of adopted Florida-friendly ordinance		Not applicable to CDDs, WCDs, and DD		
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage citizens to reduce their use of pesticides, herbicides and fertilizers including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable). Refer to Lee County's Annual Report for FYN information.				
	Brochures/Flyers/Fact sheets distributed				
	Public displays (e.g., kiosks, storyboards, posters, etc.)				
	Radio or television Public Service Announcements (PSAs)				
	WETPLAN Special events: Number conducted				
Number of visitors to stormwater-related pages					
FYN: Brochure/Flyers/Fact sheets distributed					
FYN: Newspapers & newsletters: Number of articles/notices published					
FYN: Newsletters: Number of newsletters distributed					
FYN: Seminars/Workshops: Number conducted					
FYN: Seminars/Workshops: Number of participants					
FYN: Special events: Number conducted					
FYN: Special events: Number of participants					

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.6 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Contractors operating within District Boundaries need Lee County licensing/certifications				
	Limitations: None				
	SWMP revisions implemented to address limitations: N/A				
Part III.A.7.a	Illicit Discharges and Improper Disposal — Inspections, Ordinances, and Enforcement Measures				
	Report amendments in Year 4.				
	Year 4 ONLY: Attach a report on amendments to applicable legal authority				
Part III.A.7.c	Illicit Discharges and Improper Disposal — Investigation of Suspected Illicit Discharges and/or Improper Disposal				
	Report on the proactive inspection program, including the number of inspections conducted by the permittee, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Proactive inspections for suspected illicit discharges Inspections performed by Lee County SQG Program Illicit discharges found during a proactive inspection NOV/WL/citation/fines issued for illicit discharges found during proactive inspection		SOLitude and Premier		
	Report on the reactive investigation program as it relates to responding to reports of suspected illicit discharges, including the number of reports received, the number of investigations conducted, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Reports of suspected illicit discharges received Reactive investigations of reports of suspected illicit discharges etc. Illicit discharges etc. found during reactive investigation NOV/WL/citation/fines issued for illicit discharges etc. found during reactive investigation		Lake inspection report		None reported
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained				No on site District personnel
	Contractors trained				SOLitude and Premier
	Part III.A.7.d	Illicit Discharges and Improper Disposal — Spill Prevention and Response			
	Report on the spill prevention and response activities, including the number of spills addressed.				
	Hazardous and non-hazardous material spills responded to	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained				No on-site District personnel
	Contractors trained				Estero Fire District On-site Golf Course Maintenance first responders with containment kit
Part III.A.7.e	Illicit Discharges and Improper Disposal — Public Reporting				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the public reporting of suspected illicit discharges and improper disposal of materials, including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).				
	Publicize the Lee County Complaint Hotline	1	District Website	District Manager	
	Brochures/Flyers/Fact sheets distributed	0			
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	0			
	Newsletters: Number of newsletters distributed	0			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			
	School presentations: Number conducted	0			
	School presentations: Number of participants	0			
	Seminars/Workshops: Number conducted	0			
	Seminars/Workshops: Number of participants	0			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Number of visitors to stormwater-related pages	0			Not tracked
Part III.A.7.f	Illicit Discharges and Improper Disposal — Oils, Toxics, and Household Hazardous Waste Control				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the proper use and disposal of oils, toxics, and household hazardous waste, including the type and number of activities conducted, the type and number of materials distributed, the amount of waste collected / recycled / properly disposed, and the number of Web site visits (if applicable).				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Publicize the Lee County Home Chemical Collection Program	1	District Website	District Manager	
	Brochures/Flyers/Fact sheets distributed	0			ILA with Lee County for Public Education and Outreach
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	0			
	Newsletters: Number of newsletters distributed	0			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			
	School presentations: Number conducted	0			
	School presentations: Number of participants	0			
	Seminars/Workshops: Number conducted	0			
	Seminars/Workshops: Number of participants	0			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Storm sewer inlets newly marked/replaced	0			
	Number of visitors to stormwater-related pages	0			Not Tracked
Part III.A.7.g	Illicit Discharges and Improper Disposal — Limitation of Sanitary Sewer Seepage				
	Report on the type and number of activities undertaken to reduce or eliminate SSOs and inflow/ infiltration, the number of SSOs or inflow / infiltration incidents found and the number resolved, and the name of the owner of the sanitary sewer system within the permittee's jurisdiction. Report only the SSOs and inflow / infiltration incidents into the MS4.				
	Owner of the sanitary sewer system				
	Activity to reduce/eliminate SSOs and I&I: (Sanitary sewer pipe inspected for infiltration (linear feet))				Owned and operated by Lee County Utilities
	Activity to reduce/eliminate SSOs and I&I: (Sanitary sewer pipe sealed, lined, and / or replaced (linear feet))				
	Activity to reduce/eliminate SSOs and I&I: (Sanitary sewer line breaks repaired)				
	Activity to reduce/eliminate SSOs and I&I: (Septic systems removed)				
	SSO incidents discovered		CDD Management log	CDD Management	
	SSO incidents resolved				
	Inflow / infiltration incidents discovered				
	Inflow / infiltration incidents resolved				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE							
A.	B.		C.		D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed		Documentation / Record	Entity Performing the Activity	Comments
Part III.A.7 Summary	For activities required by Part III.A.7: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.						
	Strengths: Gated entrances reduce risk						
	Limitations: None						
	SWMP Revisions implemented to address limitations: N/A						
Part III.A.8.a	Industrial and High-Risk Runoff — Identification of Priorities and Procedures for Inspections						
	Report on the high risk facilities inventory, including the type and total number of high risk facilities and the number of facilities newly added each year.						
	Report on the high risk facilities inspection program, including the number of inspections conducted and the number and type of enforcement actions taken.						
	Type of Facility	0	Number of Inspections	Enforcement Actions			
	Operating municipal landfills	0					None in District
	Hazardous waste treatment, storage, disposal and recovery (HWTSDR) facilities	0					
	EPCRA Title III, Section 313 facilities (TRI)	0					
	Facilities determined as high risk by the permittee	0					
	Part III.A.8.b	Industrial and High-Risk Runoff — Monitoring for High Risk Industries					
	Report the number of high risk facilities sampled.						
	High risk facilities sampled	0					None in district
Part III.A.8 Summary	For activities required by Part III.A.8: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.						
	Strengths: None						
	Limitations: None						
	SWMP revisions implemented to address limitations: N/A						
Part III.A.9.a	Construction Site Runoff — Site Planning and Non-Structural and Structural Best Management Practices <i>Not applicable to CDDs, WCDs, and DD</i>						
Part III.A.9.b	Construction Site Runoff — Inspection and Enforcement						
	Report on the inspection program for privately-operated and permittee-operated construction sites, including the number of active construction sites during the reporting year, the number of inspections of active construction sites, the percentage of active construction sites inspected, and the number and type of enforcement actions / referrals taken.						
	PERMITTEE SITES: Active construction sites	0					District Substantially built-out, No
	PERMITTEE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs	0					

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.		C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	PERMITTEE SITES: Percentage of active construction sites inspected		0			District project sites
	PRIVATE SITES: Active construction sites		0			
	PRIVATE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs		0			
	PRIVATE SITES: Percentage of active construction sites inspected		0			
	Enforcement Action		0			
Part III.A.9.c	Construction Site Runoff — Site Operator Training					
	Report the type of training activities, the number of inspectors, site plan reviewers and site operators trained (both in-house and outside training).					
		DEP Certification	Annual Training			
	Permittee construction site inspectors					2 previously certified
	Permittee construction site plan reviewers	0				No District project sites
	Permittee construction site operators	0				
Part III.A.9 Summary	For activities required by Part III.A.9: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: Construction 100% complete					
	Limitations: None					
	SWMP revisions implemented to address limitations: N/A					

SECTION VIII. CHANGES TO THE STORMWATER MANAGEMENT PROGRAM (SWMP) ACTIVITIES (Not Applicable In Year 4)		
A.	Permit Citation/ SWMP Element	Proposed Changes to the Stormwater Management Program Activities Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change) — REQUIRES DEP APPROVAL PRIOR TO CHANGE IF PROPOSING TO REPLACE OR DELETE AN ACTIVITY.
B.	Permit Citation/ SWMP Element	Changes to the Stormwater Management Program Activities NOT Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change)

SECTION IX. TMDL Status Report

A.	YEAR 1 Provide a table summarizing the status of the TMDL process. Include a list of prioritized TMDLs and their monitoring and implementation schedule; and include the Identification number of the outfall prioritized for TMDL monitoring.								
	WBID Number	Segment/ Waterbody/ Basin	Pollutant of Concern	TMDL DEP / EPA	Percent Reduction (WLA)	Priority Rank	Priority Outfall	Monitoring Summary / BPCP Due Date	Supplemental SWMP Due Date
	No TMDL Waterbody			☐ / ☐		1		(Year 4 AR)	(Year 4 AR; N/A if BPCP)
				☐ / ☐					
B.	YEAR 3 and annually thereafter, provide a summary of the estimated load reductions that have occurred for the pollutant(s) of concern being discharged from the MS4 to the TMDL water body during the reporting period and cumulatively since the date the Supplemental SWMP was implemented. Year 3: Submit a Monitoring data summary or BPCP (if applicable). Year 4: Submit a Supplemental SWMP (if applicable).								
	WBID Number	Pollutant of Concern	Monitoring Summary / BPCP Submitted	Supplemental SWMP Submitted	Projected load reductions OR Actual load reductions to date				
	No TMDL Waterbody		Year 4 AR)	(Year 4 AR; N/A if BPCP)					
C.	(Provide a brief statement as to the status of TMDL implementation according to Part VIII.B. of the permit (e.g. status of monitoring to validate WLA): The receiving water for River Ridge Community Development District stormwater system is the Estero River. A review of the web links contained in the NPDES permit to assist in the identification of local EPA established or FDEP adopted TMDLs was conducted and the Estero River is not listed. Therefore, it is our understanding that River Ridge Community Development District needs take no further action at this time.								

Attachment #1

Part V.B.3 – Monitoring Data Summary

Provide a brief statement as to the status of monitoring plan implementation:

Water quality monitoring for River Ridge CDD uses data from the Lee County Water Monitoring Program at station 47A-4GR. This station is located along the tidal Estero River in Lee County, Florida. That tidal segment of the river is within Water Body Identification (WBID) boundary 3258D1, which is designated as “marine” by the Florida Department of Environmental Protection (FDEP). Monitoring at this station occurs monthly and is analyzed for Chlorophyll-a, Biochemical Oxygen Demand (BOD), Cadmium, Chloride, Color, Specific Conductance, Copper, Dissolved Oxygen (DO), Fecal Coliform, Enterococci, Ammonia, Nitrite, Nitrate, Nitrate+Nitrite, Ortho-Phosphorus, Lead, pH, Silica, Temperature, Total Kjeldahl Nitrogen, Total Nitrogen (TN), Total Phosphorus (TP), Total Suspended Solids (TSS), Turbidity, and Zinc.

Reporting year summary:

River Ridge CDD uses data from Lee County monitoring station 47A-4GR to determine water quality. 47A-4GR is located near the community along the tidal section of the Estero River. Total nitrogen (TN), total phosphorus (TP), chlorophyll-a, and biochemical oxygen demand (BOD) data have been analyzed to summarize water quality. The wet and dry season concentrations were reviewed for the reporting period and include the 2024 wet season (July, August, and September) and the 2025 dry season (January, February, and March).

The average TN concentrations observed during the reporting year for the wet season and dry season were 0.87 mg/L and 1.12 mg/L, respectively. The wet season value is similar to the previous year but above the Estuary-Specific Numeric Nutrient Criteria (NNC) threshold value of 0.63 mg/L for Estero Bay, the dry season sample was higher than the previous year and above the NNC threshold. The NNC value represents an annual mean not to be exceeded more than once in a consecutive three-year period.

The average TP concentrations observed during the reporting year for the wet season and dry season were 0.02 mg/L and 0.05 mg/L, respectively. Both values are below the applicable NNC threshold value of 0.07 mg/L. The NNC value represents an annual mean not to be exceeded more than once in a consecutive three-year period.

The average Chlorophyll-a concentrations observed during the reporting year for the wet season and dry season were 1.2 µg/L and 2.4 µg/L, respectively. The wet season value is similar to the previous year and is below the applicable NNC threshold value of 5.9 µg/L, the dry season value was much lower than the previous year and below the NNC threshold. The NNC value represents an annual mean not to be exceeded more than once in a consecutive three-year period.

The average BOD concentrations observed during the reporting year for the wet season and dry season were 0.02 mg/L and 1.3 mg/L, respectively. Both values are moderate and similar to the previous year. There are no NNC water quality thresholds for BOD.

Long-term summary:

Water quality for River Ridge was analyzed using samples collected from nearby Lee County monitoring station 47A-4GR along the tidal Estero River. That tidal segment of the river is within WBID 3258D1, which is designated as “marine” by FDEP. Water quality data for TN, TP, Chl-a, and BOD was plotted and evaluated over a 10-year period from the dry season of 2015 through the dry season of 2025.

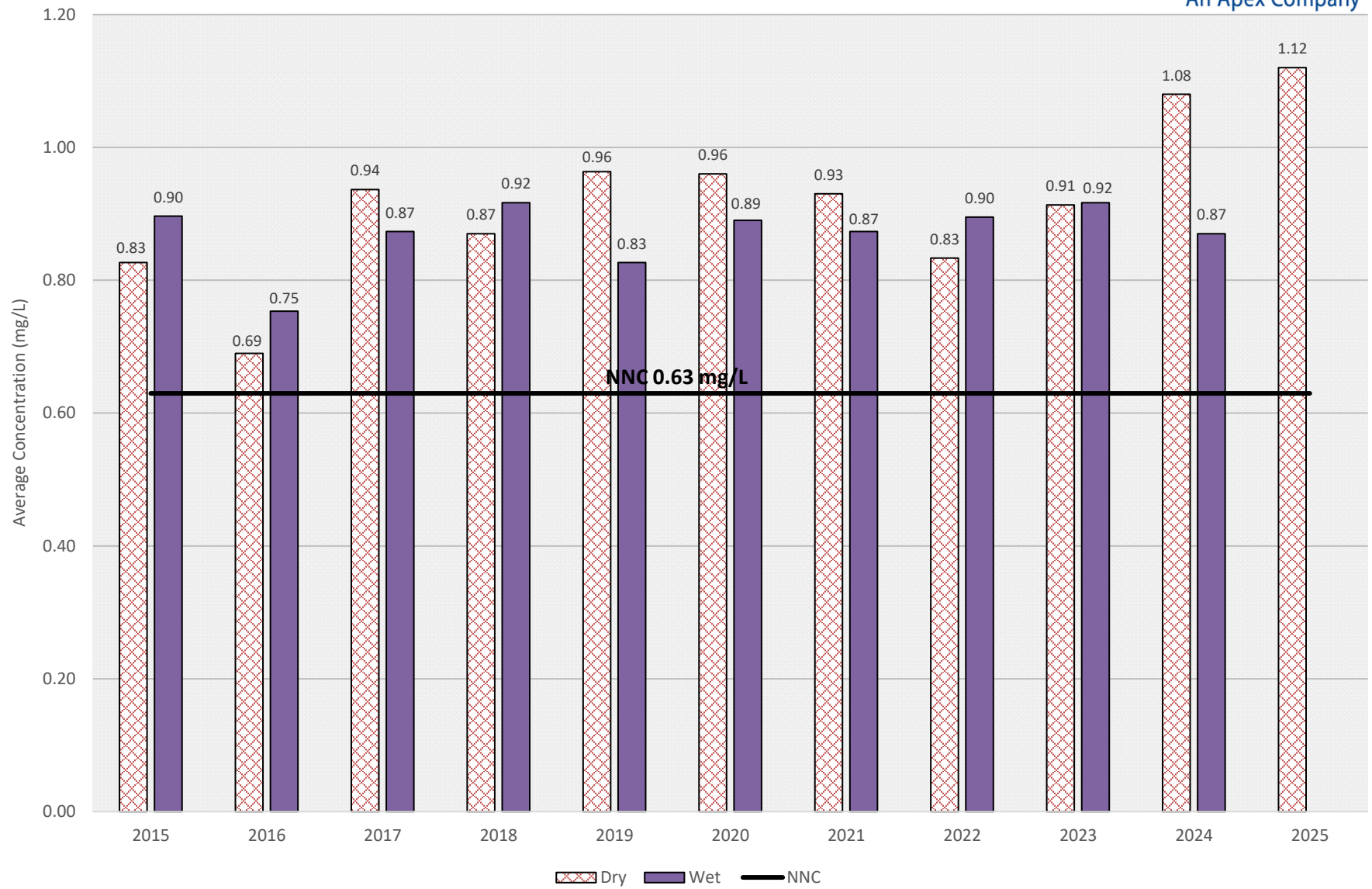
Average TN concentrations reported from samples collected in the wet seasons have remained relatively steady since 2015 but have remained above the NNC threshold value of 0.63 mg/L for Estero Bay. Average TN concentrations reported from samples collected in the dry seasons also remained relatively steady from 2015 through 2023 but have been slightly higher in 2024 and 2025. The average TN concentrations for the dry seasons have also remained above the NNC threshold value of 0.63 mg/L for Estero Bay.

Average TP concentrations reported from samples collected in both the wet and dry seasons have been relatively steady and have consistently remained below the NNC threshold value of 0.07 mg/L for Estero Bay, except for the average dry season concentration in 2024, which was at the threshold value.

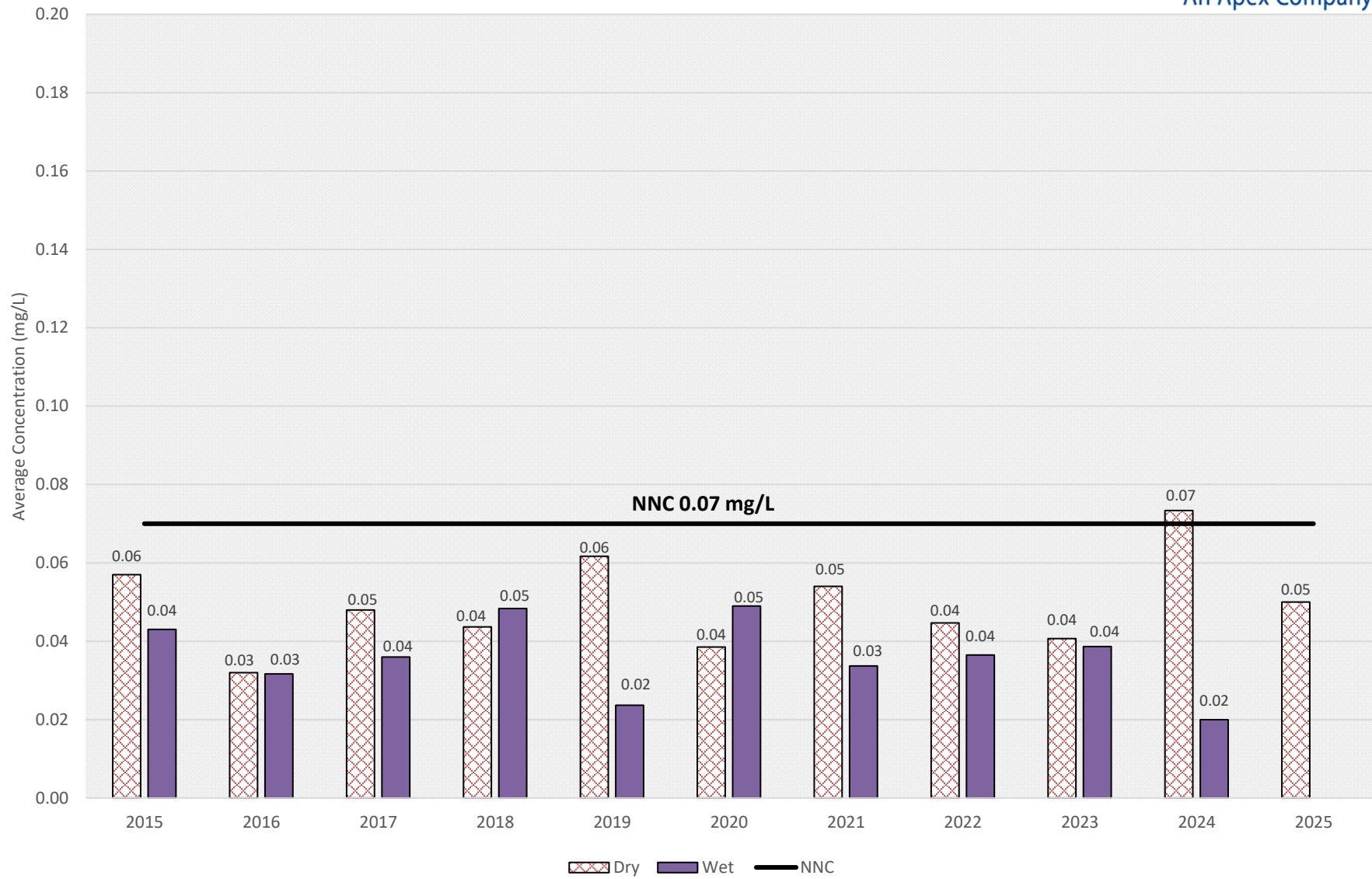
Average Chlorophyll-a concentrations reported from samples collected in the wet seasons have fluctuated but most have been below the NNC threshold value of 5.9 µg/L for Estero Bay. Average Chlorophyll-a concentrations reported from samples collected in the dry seasons have also fluctuated with reported values above and below the NNC threshold value of 5.9 µg/L for Estero Bay, with a high exceedance in 2024 due to a high concentration in February.

Average BOD concentrations reported from samples collected in both the wet and dry seasons have fluctuated but have been relatively low to moderate. There are no NNC water quality thresholds for BOD.

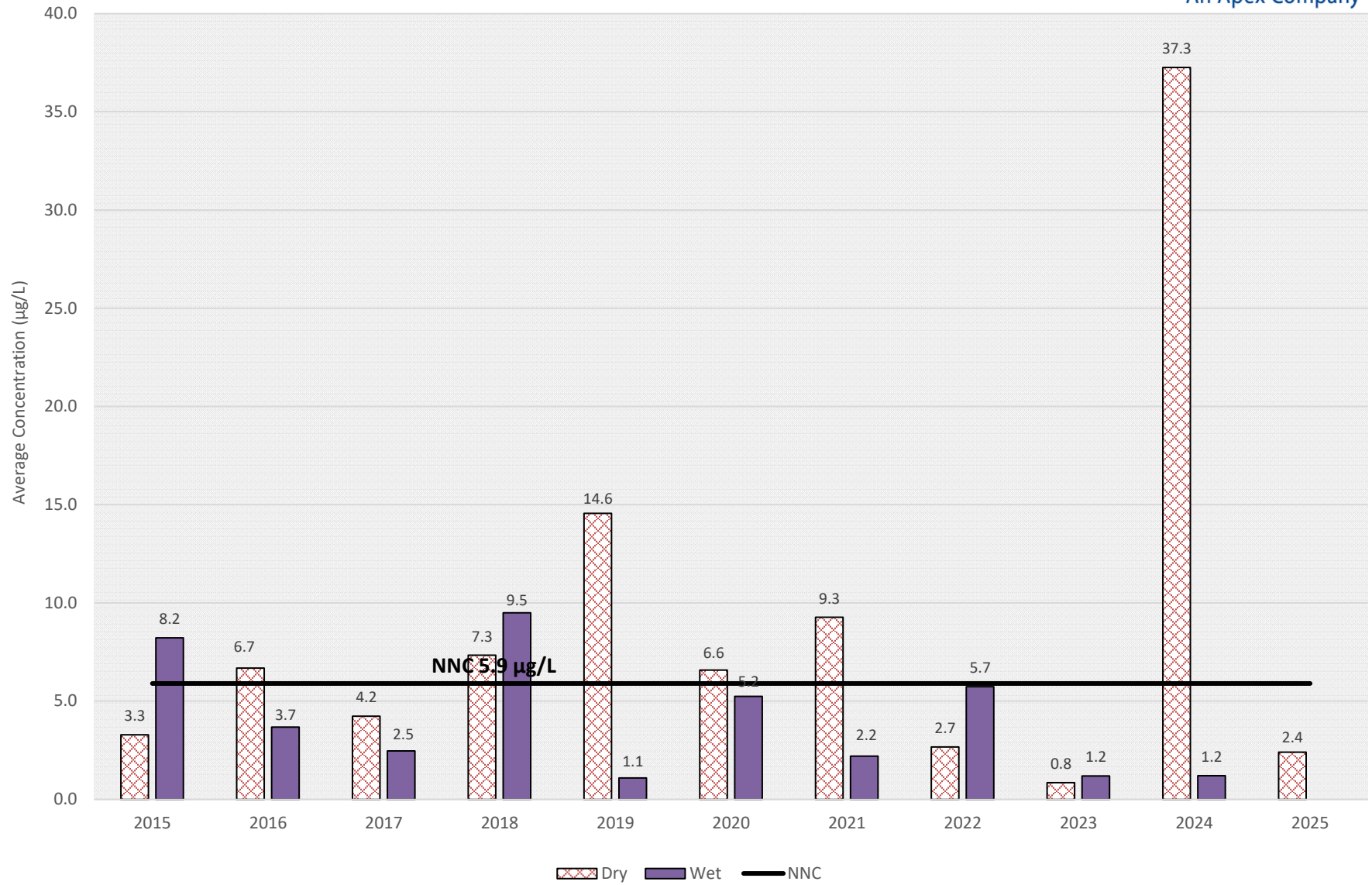
River Ridge (Estero River 47A-4GR)
Total Nitrogen (TN)
2015-2025



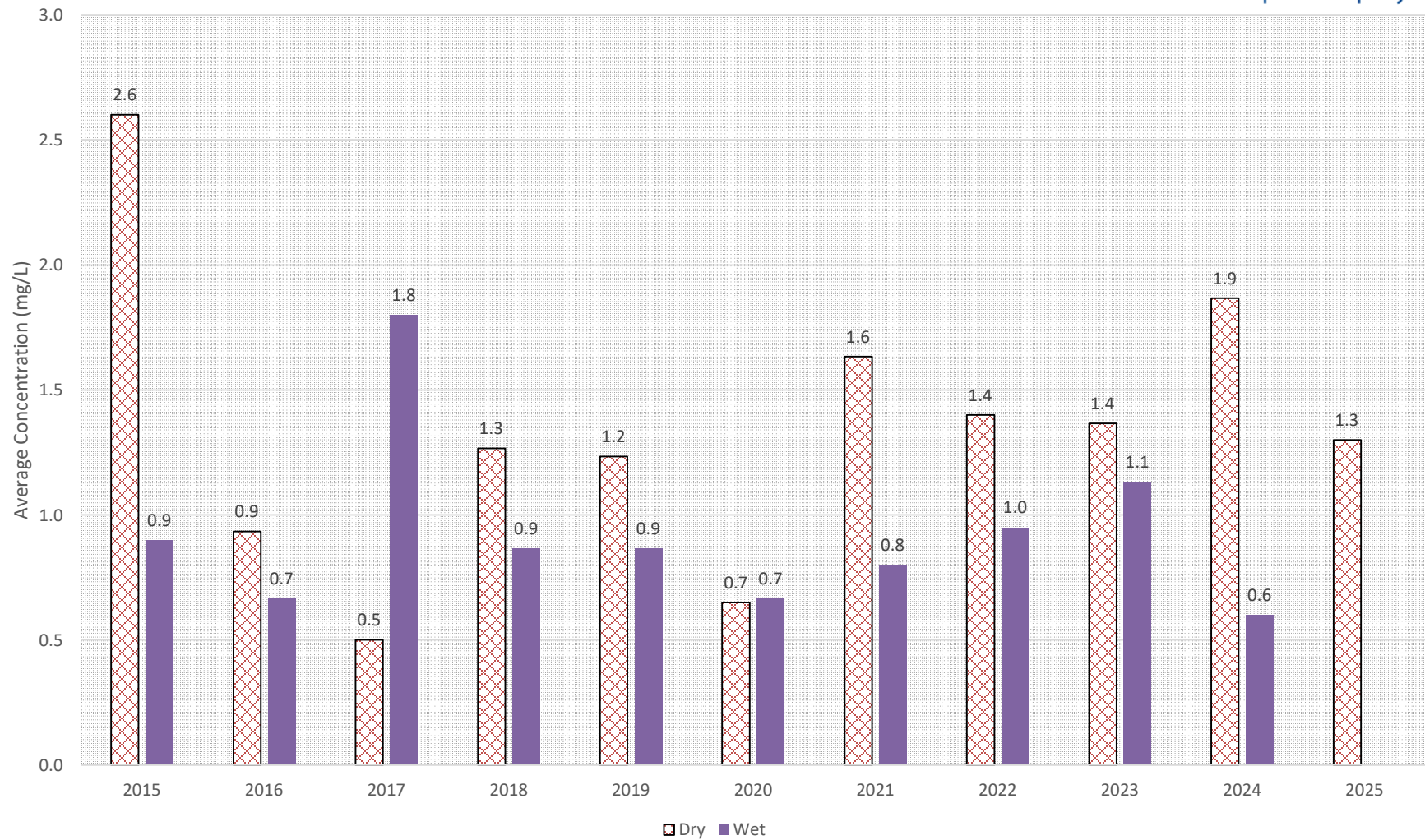
River Ridge (Estero River 47A-4GR)
Total Phosphorus (TP)
2015-2025



River Ridge (Estero River 47A-4GR)
Chlorophyll-a (CHL-A)
2015-2025



River Ridge (Estero River 47A-4GR)
Biochemical Oxygen Demand (BOD)
2015-2025



**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER
RIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO
THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL
YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER
30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on August 27, 2024, the Board of Supervisors (“Board”) of the River Ridge Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT:**

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 28th day of October, 2025.

ATTEST:

**RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy	\$ 240,766	\$ 237,478	\$ (3,288)	\$ 3,288	\$ 240,766
Interest & miscellaneous	902	750	(152)	152	902
Total revenues	<u>241,668</u>	<u>238,228</u>	<u>(3,440)</u>	<u>3,440</u>	<u>241,668</u>
EXPENDITURES					
Administrative					
Supervisors	10,140	10,918	778	(778)	10,140
Management/accounting	51,408	51,408	-	-	51,408
Audit	4,544	7,100	2,556	(2,556)	4,544
Assessment fees	3,250	3,250	-	-	3,250
Legal fees	13,387	10,000	(3,387)	3,387	13,387
Engineering	16,501	7,500	(9,001)	9,001	16,501
NPDES reporting filing	6,860	13,000	6,140	(6,140)	6,860
Telephone	400	400	-	-	400
Postage	5,685	1,000	(4,685)	4,685	5,685
Insurance	8,862	9,106	244	(244)	8,862
Printing & binding	750	750	-	-	750
Legal advertising	-	1,000	1,000	(1,000)	-
Contingencies	1,165	1,000	(165)	165	1,165
Subscriptions & memberships	175	175	-	-	175
Website maintenance	705	705	-	-	705
ADA website compliance	-	210	210	(210)	-
Property taxes	10	9	(1)	1	10
Total administrative	<u>123,842</u>	<u>117,531</u>	<u>(6,311)</u>	<u>6,311</u>	<u>123,842</u>
Field services					
Other contractual - field management					
Q & A	2,601	2,601	-	-	2,601
Contingencies	-	1,000	1,000	49,000	50,000
Other contractual	68,559	45,000	(23,559)	23,559	68,559
Street lighting	6,417	4,500	(1,917)	1,917	6,417
Plant replacement	-	4,000	4,000	(4,000)	-
Debt service (prin & int) 2022 note	38,314	36,283	(2,031)	2,031	38,314
Street sweeping	34,635	34,200	(435)	435	34,635
Roadway repairs	-	2,500	2,500	(2,500)	-
Aquascaping	-	20,000	20,000	(20,000)	-
Total field services	<u>150,526</u>	<u>150,084</u>	<u>(442)</u>	<u>50,442</u>	<u>200,526</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
Other fees and charges					
Property appraiser	1,571	1,725	154	(154)	1,571
Tax collector	2,891	2,588	(303)	303	2,891
Total other fees and charges	4,462	4,313	(149)	149	4,462
Subtotal expenditures: general	278,830	271,928	(6,902)	56,902	328,830
Total expenditures	278,830	271,928	(6,902)	56,902	328,830
Excess/(deficiency) of revenues over/(under) expenditures	(37,162)	(33,700)	3,462	(53,462)	(87,162)
Fund balances - beginning					
Unassigned	110,758	179,117	68,359	(68,359)	110,758
Fund balances - ending					
Assigned					
Working capital	63,557	63,557	-	-	23,596
Unassigned	10,039	81,860	71,821	(31,197)	-
Fund balances - ending	<u>\$ 73,596</u>	<u>\$ 145,417</u>	<u>\$ 71,821</u>	<u>\$ (31,197)</u>	<u>\$ 23,596</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND AMENDED BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2025**

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy: Pelican Sound	\$ 1,085,863	\$ 1,083,972	\$ (1,891)	\$ 1,891	\$ 1,085,863
Interest & miscellaneous: Pelican Sound	10,609	500	(10,109)	10,109	10,609
Total revenues	<u>1,096,472</u>	<u>1,084,472</u>	<u>(12,000)</u>	<u>12,000</u>	<u>1,096,472</u>
EXPENDITURES					
Professional services					
Audit	2,556	3,400	844	(844)	2,556
Legal	-	5,000	5,000	(5,000)	-
Engineering	94,738	26,000	(68,738)	68,738	94,738
Contingencies	-	600	600	(600)	-
Total professional services	<u>97,294</u>	<u>35,000</u>	<u>(62,294)</u>	<u>62,294</u>	<u>97,294</u>
Other contractual					
Field management	5,000	5,000	-	-	5,000
Lake/wetland operations	103,477	110,000	6,523	(6,523)	103,477
Drainage pipe annual inspection and cleaning	70,900	60,000	(10,900)	10,900	70,900
Drainage pipe repair	3,000	100,000	97,000	(97,000)	3,000
Lake bank remediation/dry retention enhance	23,480	55,000	31,520	(31,520)	23,480
Debt service (prin & int) 2022 note	344,051	342,115	(1,936)	1,936	344,051
Debt service (prin & int) 2024 note	136,865	134,065	(2,800)	2,800	136,865
Capital outlay	795,841	135,410	(660,431)	660,431	795,841
Roadway RM/traffic calming	105,507	50,000	(55,507)	55,507	105,507
Aeration repair	2,172	-	(2,172)	2,172	2,172
Contingencies	-	35,000	35,000	55,000	90,000
Total other contractual	<u>1,590,293</u>	<u>1,026,590</u>	<u>(563,703)</u>	<u>653,703</u>	<u>1,680,293</u>
Total expenditures	<u>1,687,587</u>	<u>1,061,590</u>	<u>(625,997)</u>	<u>715,997</u>	<u>1,777,587</u>
Net change in fund balances	(591,115)	22,882	613,997	(703,997)	(681,115)
Fund balances - beginning					
Unassigned	1,347,061	315,657	(1,031,404)	1,031,404	1,347,061
Fund balances - ending					
Assigned					
Working capital	271,118	271,118	-	-	271,118
Unassigned	484,828	67,421	(417,407)	417,407	484,828
Fund balances - ending	<u>\$ 755,946</u>	<u>\$ 338,539</u>	<u>\$ (417,407)</u>	<u>\$ 327,407</u>	<u>\$ 665,946</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Special Revenue Fund	Series 2022A Note	Total Governmental Funds
ASSETS				
Cash				
SunTrust				
Operating	\$ 76,663	\$ 38,181	\$ -	\$ 114,844
Bank United - MMA	5,000	30,000	-	35,000
Bank United - ICS	21,539	291,587	-	313,126
Synovus - Note account 2019	-	10,006	-	10,006
Synovus - Note account 2024 CPF	-	317,768	-	317,768
Synovus - Note account 2024	-	75,316	-	75,316
Synovus - Note account 2024 - reserve	-	10,000	-	10,000
Total assets	<u>\$ 103,202</u>	<u>\$ 772,858</u>	<u>\$ -</u>	<u>\$ 876,060</u>
LIABILITIES				
Accounts payable	\$ 29,606	\$ 16,912	\$ -	\$ 46,518
Total liabilities	<u>29,606</u>	<u>16,912</u>	<u>-</u>	<u>46,518</u>
FUND BALANCE				
Assigned				
Working capital	63,557	271,118	-	334,675
Unassigned	10,039	484,828	-	494,867
Total fund balance	<u>73,596</u>	<u>755,946</u>	<u>-</u>	<u>829,542</u>
Total liabilities and fund balance	<u>\$ 103,202</u>	<u>\$ 772,858</u>	<u>\$ -</u>	<u>\$ 876,060</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 240,766	\$ 237,478	101%
Interest & miscellaneous	68	902	750	120%
Total revenues	68	241,668	238,228	101%
EXPENDITURES				
Administrative				
Supervisors	1,744	10,140	10,918	93%
Management/accounting	4,284	51,408	51,408	100%
Audit	-	4,544	7,100	64%
Assessment fees	271	3,250	3,250	100%
Legal fees	1,560	13,387	10,000	134%
Engineering	3,087	16,501	7,500	220%
NPDES reporting filing	775	6,860	13,000	53%
Telephone	33	400	400	100%
Postage	1,916	5,685	1,000	569%
Insurance	-	8,862	9,106	97%
Printing & binding	62	750	750	100%
Legal advertising	-	-	1,000	0%
Contingencies	98	1,165	1,000	117%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	705	705	100%
ADA website compliance	-	-	210	0%
Property taxes	-	10	9	111%
Total administrative	13,830	123,842	117,531	105%
Field services				
Other contractual - field management				
Q & A	217	2,601	2,601	100%
Contingencies	-	-	1,000	0%
Other contractual	27,168	68,559	45,000	152%
Street lighting	1,452	6,417	4,500	143%
Plant replacement	-	-	4,000	0%
Debt service (prin & int) 2022 note	-	38,314	36,283	106%
Street sweeping	3,040	34,635	34,200	101%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	31,877	150,526	150,084	100%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	1,571	1,725	91%
Tax collector	-	2,891	2,588	112%
Total other fees and charges	-	4,462	4,313	103%
Total expenditures	45,707	278,830	271,928	103%
Net change in fund balances	(45,639)	(37,162)	(33,700)	
Fund balances - beginning				
Unassigned	119,235	110,758	179,117	
Fund balances - ending				
Assigned				
Working capital	63,557	63,557	63,557	
Unassigned	10,039	10,039	81,860	
Fund balances - ending	<u>\$ 73,596</u>	<u>\$ 73,596</u>	<u>\$ 145,417</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ -	\$ 1,085,863	\$ 1,083,972	100%
Interest & miscellaneous: Pelican Sound	863	10,609	500	2122%
Total revenues	<u>863</u>	<u>1,096,472</u>	<u>1,084,472</u>	101%
EXPENDITURES				
Professional services				
Audit	-	2,556	3,400	75%
Legal	-	-	5,000	0%
Engineering	4,613	94,738	26,000	364%
Contingencies	-	-	600	0%
Total professional services	<u>4,613</u>	<u>97,294</u>	<u>35,000</u>	278%
Other contractual				
Field management	416	5,000	5,000	100%
Lake/wetland operations	15,434	103,477	110,000	94%
Drainage pipe annual inspection and cleaning	7,300	70,900	60,000	118%
Drainage pipe repair	-	3,000	100,000	3%
Lake bank remediation/dry retention enhance	-	23,480	55,000	43%
Debt service (prin & int) 2022 note	-	344,051	342,115	101%
Debt service (prin & int) 2024 note	-	136,865	134,065	102%
Capital outlay	-	795,841	135,410	588%
Roadway RM/traffic calming	148	105,507	50,000	211%
Aeration repair	-	2,172	-	N/A
Contingencies	-	-	35,000	0%
Total other contractual	<u>23,298</u>	<u>1,590,293</u>	<u>1,026,590</u>	155%
Total expenditures	<u>27,911</u>	<u>1,687,587</u>	<u>1,061,590</u>	159%
Net change in fund balances	(27,048)	(591,115)	22,882	
Fund balances - beginning				
Unassigned	782,994	1,347,061	315,657	
Fund balances - ending				
Assigned				
Working capital	271,118	271,118	271,118	
Unassigned	484,828	484,828	67,421	
Fund balances - ending	<u>\$ 755,946</u>	<u>\$ 755,946</u>	<u>\$ 338,539</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - SERIES 2022A
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
2017 Note - Roadway resurfacing	<u>-</u>	<u>8,672</u>
Total expenditures	<u>-</u>	<u>8,672</u>
 Net change in fund balances	-	(8,672)
Fund balances - beginning		
Unassigned	-	8,672
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
SEPTEMBER 2025**

10:05 AM

10/22/25

River Ridge CDD

Check Register

September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	09/08/2025	FPL	151.002 · Suntrust Operating Account		-968.32
Bill	5569...	09/08/2025		539.024 · Street Lighting	-711.20	711.20
Bill	6722...	09/08/2025		539.024 · Street Lighting	-257.12	257.12
TOTAL					-968.32	968.32
Check	DD	09/18/2025	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	09/18/2025	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	09/18/2025	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	09/18/2025	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	09/18/2025	KEITH MERRILL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	6640	09/04/2025	FL GIS SOLUTIONS, LLC	151.002 · Suntrust Operating Account		-300.00
Bill	1630	08/31/2025		519.320 · Engineering	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	6641	09/04/2025	GULFSCAPES LANDSCAPE MANAGEMENT SERVIC...	151.002 · Suntrust Operating Account		-7,718.00

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River Ridge CDD Check Register September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	348271	09/04/2025		538.335 · Other Contractual-Field Mgmt	-4,032.00	4,032.00
Bill	348151	08/31/2025		538.340 · Other Contractual Services	-3,686.00	3,686.00
TOTAL					-7,718.00	7,718.00
Bill Pmt -Check	6642	09/04/2025	JOHNSON ENGINEERING, LLC	151.002 · Suntrust Operating Account		-1,100.00
Bill	6366	08/31/2025		538.300 · NPDES Program	-625.00	625.00
Bill	6676	09/04/2025		538.300 · NPDES Program	-475.00	475.00
TOTAL					-1,100.00	1,100.00
Bill Pmt -Check	6643	09/04/2025	PRECISION CLEANING, INC.	151.002 · Suntrust Operating Account		-3,040.00
Bill	87616	08/31/2025		538.500 · Street Sweeping	-1,520.00	1,520.00
Bill	87682	09/04/2025		538.500 · Street Sweeping	-1,520.00	1,520.00
TOTAL					-3,040.00	3,040.00
Bill Pmt -Check	6644	09/04/2025	PRESSTIGE PRINTING	151.002 · Suntrust Operating Account		-2,002.96
Bill	203720	08/31/2025		519.410 · Postage	-2,002.96	2,002.96
TOTAL					-2,002.96	2,002.96
Bill Pmt -Check	6645	09/04/2025	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-330.00
Bill	53505	08/31/2025		514.310 · Legal Fees	-330.00	330.00
TOTAL					-330.00	330.00
Bill Pmt -Check	6646	09/04/2025	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,950.56
Bill	2025-...	08/31/2025		513.311 · Management	-3,946.20	4,284.00
				519.411 · Telephone	-30.70	33.33
				519.470 · Printing and Binding	-57.57	62.50
				539.020 · Field Management	-383.81	416.67
				538.336 · Q & A	-199.66	216.75
Bill	2025-...	08/31/2025		513.310 · Assessment Roll Services	-249.47	270.83
				519.410 · Postage	-83.15	83.15
TOTAL					-4,950.56	5,367.23
Bill Pmt -Check	6647	09/04/2025	COLLIER PAVING AND CONCRETE	151.003 · SRF - Pelican Sound		-3,005.75

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River Ridge CDD Check Register September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	13689	08/31/2025		539.466 · Roadway RM/Traffic Calming	-3,005.75	3,005.75
TOTAL					-3,005.75	3,005.75
Bill Pmt -Check	6648	09/04/2025	HOLE MONTES, INC.	151.003 · SRF - Pelican Sound		-3,051.00
Bill	507689	08/31/2025		539.012 · Engineering	-3,051.00	3,051.00
TOTAL					-3,051.00	3,051.00
Bill Pmt -Check	6649	09/04/2025	M.R.I. UNDERWATER SPECIALISTS, INC.	151.003 · SRF - Pelican Sound		-57,800.00
Bill	45717	08/31/2025		539.022 · Drainage Pipe Annual Inspection	-57,800.00	57,800.00
TOTAL					-57,800.00	57,800.00
Bill Pmt -Check	6650	09/04/2025	PARAMOUNT ASPHALT SEALCOATING CORPORAT...	151.003 · SRF - Pelican Sound		-4,375.00
Bill	6399	08/31/2025		539.466 · Roadway RM/Traffic Calming	-4,375.00	4,375.00
TOTAL					-4,375.00	4,375.00
Bill Pmt -Check	6651	09/04/2025	PREMIER LAKES	151.003 · SRF - Pelican Sound		-11,856.00
Bill	2607	08/31/2025		539.021 · Lake/Wetland	-5,928.00	5,928.00
Bill	2710	09/04/2025		539.021 · Lake/Wetland	-5,928.00	5,928.00
TOTAL					-11,856.00	11,856.00
Bill Pmt -Check	6652	09/04/2025	UNIVEST CAPITAL INC	151.003 · SRF - Pelican Sound		-3,577.62
Bill	288439	08/31/2025		539.021 · Lake/Wetland	-1,788.81	1,788.81
Bill	297331	09/04/2025		539.021 · Lake/Wetland	-1,788.81	1,788.81
TOTAL					-3,577.62	3,577.62
Bill Pmt -Check	6653	09/04/2025	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2025-...	08/31/2025		513.311 · Management	-337.80	4,284.00
				519.411 · Telephone	-2.63	33.33
				519.470 · Printing and Binding	-4.93	62.50
				539.020 · Field Management	-32.86	416.67
				538.336 · Q & A	-17.09	216.75

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River Ridge CDD Check Register September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				513.310 · Assessment Roll Services	-21.36	270.83
TOTAL					-416.67	5,284.08
Check	6654	09/22/2025	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-1,840.65
				514.310 · Legal Fees	-1,840.65	1,840.65
TOTAL					-1,840.65	1,840.65
Bill Pmt -Check	6655	09/22/2025	SCHULTZ, R.	151.002 · Suntrust Operating Account		-667.17
Bill	0912...	09/12/2025		511.00 · Supervisor's Fees	-667.17	667.17
TOTAL					-667.17	667.17
Bill Pmt -Check	6656	09/22/2025	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-480.00
Bill	54191	09/12/2025		514.310 · Legal Fees	-480.00	480.00
TOTAL					-480.00	480.00
Bill Pmt -Check	6657	09/22/2025	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,867.41
Bill	2025-...	09/12/2025		513.311 · Management	-3,946.20	4,284.00
				519.411 · Telephone	-30.70	33.33
				519.470 · Printing and Binding	-57.57	62.50
				539.020 · Field Management	-383.81	416.67
				538.336 · Q & A	-199.66	216.75
				513.310 · Assessment Roll Services	-249.47	270.83
TOTAL					-4,867.41	5,284.08
Bill Pmt -Check	6658	09/22/2025	HOLE MONTES, INC.	151.003 · SRF - Pelican Sound		-218.00
Bill	512587	09/12/2025		539.012 · Engineering	-218.00	218.00
TOTAL					-218.00	218.00
Bill Pmt -Check	6659	09/22/2025	SHANE WILLIS	151.003 · SRF - Pelican Sound		-148.38
Bill	0912...	09/12/2025		539.466 · Roadway RM/Traffic Calming	-148.38	148.38
TOTAL					-148.38	148.38

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10/22/25

River Ridge CDD

Check Register

September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	6660	09/22/2025	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2025-...	09/12/2025		513.311 · Management	-337.80	4,284.00
				519.411 · Telephone	-2.63	33.33
				519.470 · Printing and Binding	-4.93	62.50
				539.020 · Field Management	-32.86	416.67
				538.336 · Q & A	-17.09	216.75
				513.310 · Assessment Roll Services	-21.36	270.83
TOTAL					-416.67	5,284.08
Bill Pmt -Check	6661	09/29/2025	FEDEX	151.002 · Suntrust Operating Account		-9.49
Bill	9-003...	09/25/2025		519.410 · Postage	-9.49	9.49
TOTAL					-9.49	9.49
Bill Pmt -Check	6662	09/29/2025	PRESSTIGE PRINTING	151.002 · Suntrust Operating Account		-1,703.62
Bill	203854	09/12/2025		519.410 · Postage	-1,703.62	1,703.62
TOTAL					-1,703.62	1,703.62
Bill Pmt -Check	6663	09/29/2025	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-202.62
Bill	2025-...	09/25/2025		519.410 · Postage	-202.62	202.62
TOTAL					-202.62	202.62
Bill Pmt -Check	6664	09/29/2025	M.R.I. UNDERWATER SPECIALISTS, INC.	151.003 · SRF - Pelican Sound		-2,500.00
Bill	45878	09/25/2025		539.022 · Drainage Pipe Annual Inspection	-2,500.00	2,500.00
TOTAL					-2,500.00	2,500.00

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS
A**

River Ridge CDD
Pelican Sound Program Expenses Forecasting Report
Updated 10/20/25

	<u>Budget</u>	<u>July 31 YTD Actual</u>	<u>Planned/ remainder FY</u>	<u>Projected Total Year end</u>	<u>Variance</u>
Audit	3,400	2,556	3,400	5,956	-2,556
Legal	5,000	0	5,000	5,000	0
Engineering	26,000	87,073	25,000	112,073	-86,073
Contingencies	600	0	600	600	0
		0	0	0	0
Field Management	5,000	4,167	5,000	9,167	-4,167
Lake/Wetland Operations	110,000	80,326	93,526	173,852	-63,852
Drainage Pipe Inspection & Cleaning	60,000	5,800	70,900	76,700	-16,700
Drainage Pipe Repair	100,000	3,000	26,480	29,480	70,520
Lake Bank Remediation/Dry Retention	55,000	23,480	4,200	27,680	27,320
Debt Service (prin&int) 2022 note	342,115	344,051	-1,936	342,115	0
Debt Service (prin&int) 2024 note	134,065	136,865	-2,800	134,065	0
Capital Outlay	135,410	795,841	30,000	825,841	-690,431
Roadway RM/traffic calming	50,000	97,978	89,140	187,118	-137,118
Aeration Repairs	0	2,172	8,323	10,495	-10,495
Contingencies	<u>35,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>35,000</u>
Totals	1,026,590	1,583,309	356,833	1,940,142	-913,552
Grand Total					
Carry Over 2024 Amended/Unassigned as of 11/30/24: <u>Net of Working Capital</u>				<u>1,685,181</u>	
Projected Year End Unassigned Fund Balance				<u>(\$254,961)</u>	
Budgeted Working Capital/Surplus 3 months Oct thru Dec				<u>271,118</u>	
Projected Year End Total Fund Balances				16,157	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS
B**

River Ridge Breakdown October 20, 2025

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- MRI, Inspections: Annual Storm Structure Inspections - \$5,800.00 (and includes Hammock Greens)
- MRI, Inspections: Storm Structure Cleaning: Approved 5.27.25 Cleaning of 30% and to include Hammock Greens: - \$57,800.00
- MRI Inspection: ROV seven catch basins to ensure no blockage to Lakes E8-C; due to flooding of 5.6 inches the weekend of August 22nd. - \$2,500.00
- MRI Inspection: Cleaning of same structures September 25th - \$4,800.00

Total: \$70,900.00

Drainage Pipe Repair:

- MRI, Inspections: Brick & mortar into box CB202 on the (24") pipe side CD210: \$3K
- MRI, Construction/Structure Repairs based off of NPDES Report: \$19,680.00 C/O \$3,800.00 due to unforeseen additional required repairs.

Total: \$26,480.00

Lake Bank Remediation/Dry Retention Enhance:

- Dry Retention Mowing 50% of Zone 1 River Course 4 and 6: \$2050.00
- Dry Retention: Removal of Willow adjacent to 20827 Gleneagles Links Drive: \$2,150.00.

Total: \$4,200.00.

Roadway Maintenance & Traffic Calming:

- AV-TECH Traffic Calming: As approved 4.23.24 final invoicing for one (1) Traffic Hawk: \$3945.00.
- Paramount Asphalt & Sealcoating: (4) 3" Round Black Fluted Posts: \$3,500.00
- Paramount Asphalt & Sealcoating (1) additional Post: \$1K
- Collier Paving: Sidewalk/Asphalt/Curb/Masters Circle Projects: - \$55,444.67
- AV-TECH Traffic Calming: As approved 5.27.25 (4) Solor Flashing Signs: \$9,280.00
- AV-TECH LLC: Annual Two Year Renewal: \$25,250.00

Total: \$89,139.67

Capital Outlay:

- MRI Phase I & II (Seaside/Masters) Drainage Improvements: \$341,096.06
- MRI Phase I & II C/O (Seaside/Masters) Drainage Improvements: \$150,786.09
- MRI Driveway Repairs due to work specific to Phase I & II Project: \$12,000.00
- MRI Dry Retention Flow-Way River Course Hole #6 thru #8: \$173,367.78
- Irrigation Concepts Irrigation Upgrades: \$6,500.00 C/O Request for additional repairs \$12,643.50
Total: \$19,143.50 (Approved 4/22/25).
- Av-Tech Traffic Calming: Mobile Traffic Sign & Camera, Three Cloud Radar Sign & 3 Traffic Cameras: \$99,023.00 (Approved 11/19/24)
- Av-Tech: Cloud device cost for 3 devices: \$1,500.00 x 3= \$4,500.00 annually
- Water Science: \$125.00

Total: \$800,041.43

Lake/Wetland:

- Current Contract: \$71,136.00 (expires 12/31/25)
- Nanno Bubbler Lease Agreement with Univest Capital Monthly Installments: \$17881.81 (October thru September of \$21,465.72) and will be paid in full July 2026.
- Premier Lakes: \$525.00 – Installation of (20) conservation signs.
- Premier Lakes: \$400.00 – Removal of dead tree located at the end of Pinehurst.

Total: \$93,526.72

Aeration Repairs:

- E8-A, H2-A & H1-B - \$2,172.00 (Semi Annual Maintenance Review October 2024).
- E1-C Installation of Zombie Box - \$2,510.00 approved 11/19/24.
- Bentley Electric: Repaired conduit and wire. Separated power from lake control box and installed new 100-amp panel to feed aeration of E1-B and H1-B: \$3,640.50.

Total: \$8,322.50

Contingencies:

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the River Ridge Community Development District held Public Hearings and a Regular Meeting on September 15, 2025 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/84761131011>, and telephonically at 1-929-205-6099, Meeting ID: 847 6113 1011 for both.

Present:

Bob Schultz (via telephone)	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Keith Merrill (via telephone)	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires (via telephone)	District Counsel
Charlie Krebs	District Engineer
Eric Long	PSGRC General Manager
Ben Steets	Grau & Associates
Ed Nowak	Resident
Jerry Weisenhower	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Mountford, Blumenthal and Twombly were present. Supervisors Schultz and Merrill attended via telephone.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, authorizing Mr. Schultz's and Mr. Merrill's attendance and full participation, via telephone/Zoom, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)/Chairman Comments

No members of the public spoke. The Chair had no comments.

Discussion ensued regarding revisions to the agenda. The following were noted:

➤ Item 9 pertains to a different CDD and will be deleted.

- 43 ➤ Mr. Long will give a presentation on monuments during the Tenth Order of Business.
- 44 ➤ The September 23, 2025 meeting will be canceled.
- 45 ➤ The Eleventh Order of Business will be deferred to the October meeting.
- 46 ➤ The Fourth Order of Business, which is the update from Premier Lakes, Inc., will be
- 47 deferred to the October meeting.
- 48 ➤ The “Active Action and Agenda Items” review will be deferred to the October meeting.

49 **On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,**

50 **amending the agenda to reflect the changes outlined, was approved.**

51

52

53 **THIRD ORDER OF BUSINESS**

**Presentation of Audited Basic Financial
Statements for the Fiscal Year Ended
September 30, 2024, Prepared by Grau &
Associates**

58 Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September

59 30, 2024 and noted the pertinent information. There were no findings, recommendations,

60 deficiencies on internal control or instances of non-compliance; it was a clean audit.

61 The following change was made:

62 Page 9: Change “Pelican sound” to “Pelican Sound”

63 Mr. Adams stated that the final Report was filed by the June 30, 2025 deadline.

64 **A. Consideration of 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal**

65 **Year Ended September 30, 2024**

66 **On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,**

67 **2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year**

68 **Ended September 30, 2024, was adopted.**

69

70

71 **FOURTH ORDER OF BUSINESS**

Update: Premier Lakes, Inc. [Bill Kurth]

72

73 This item was deferred.

74

75 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-10,
Amending Resolution 2025-05 to Reset the
Date, Time, and Location of the Public
Hearing Regarding Proposed Budget for
Fiscal Year 2025/2026, Ratifying the Actions
of the District Manager and Chairman in**

Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-10. It was necessary to reschedule the August 26, 2025 budget Public Hearing because a procedural error by the third-party contractor responsible for sending the Mailed Notices resulted in missing the 20-day notice deadline. He apologized for the inconvenience and thanked the Board for accommodating the need for an additional meeting. Because the first notices did not include both of the assessments, it was necessary to send second Mailed Notices to Pelican Sound residents, who are subject to both assessments.

Mr. Adams stated he brought one complete 39-page set of Mailed Notices; he can provide copies upon request. District Management, who engaged the mailing contractor, will pay all additional costs related to re-noticing the meeting.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, Resolution 2025-10, Amending Resolution 2025-05 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-08. The budget is unchanged since it was last presented in June. A July meeting was not held due to quorum issues, and the following meeting was rescheduled, as previously discussed. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Due to a small insurance increase, slight adjustments were made to the General Fund, which is shared by everyone in Pelican Sound, as well as The Meadows and the commercial properties outside the gate. Field services increases were related to the landscape maintenance contract and plant replacement line items. The Assessment

Summary, on Page 2, reflects a General Fund Assessment year-over-year increase from \$143.38 to \$177.21.

Mr. Adams discussed the Special Revenue Fund Budget line item increases for Engineering, lake and wetland operations, drainage pipe annual inspection and cleaning, lake bank remediation/dry retention enhancements, roadway repairs and maintenance/traffic calming, and Contingencies related to long-range capital improvements beginning in 2026. The Assessment Summary, on Page 7, reflects a Special Revenue Fund Assessment of \$1,031.71; which applies only for homeowners within the boundaries of Pelican Sound, because the gates generally prevent the public from accessing Pelican Sound. Special Revenue Fund assessments were flat for several years and this increase of approximately 20%, year-over-year, was necessitated by the capital improvements that will be undertaken over the next several years.

Mr. Mountford thinks more written detail is needed when large increases occur.

Mr. Adams stated additional capital outlay will be discussed further. He believes an informational communication should probably be sent. The writeup on Page 8 indicates the \$745,000 capital outlay related to an additional irrigation well, as well as prefunding the eventual upgrades to the gatehouses and monument signs. The projects are included in the Key Activities.

Discussion ensued regarding the desire to clarify the wording of Mailed Notices.

Mr. Adams stated the language must follow Statutory requirements. He believes the supplemental mailing to homeowners will remedy the issue.

Mr. Adams opened the Public Hearing.

Resident Ed Nowak asked about the aggregate assessment increase per \$100,000 assessed valuation. Mr. Blumenthal stated the assessment increase is applied on a per lot basis. Mr. Pires stated the CDD levies a Special Assessment that is not based on value; rather, it is based on the benefit to each parcel based on several factors. The millage rate and value are not relevant. The Property Appraiser assigns an appraised or assessed value for Ad-Valorem tax purposes, for Lee County, the Village of Estero and others. The CDD levies Non-Ad Valorem, non-value based Special Assessments, so the valuation of the property is not a factor. Mr. Blumenthal stated homeowner assessments for property in Torrey Pines, Pinehurst and Gleneagles will be the same, irrespective of the assessed property values. Mr. Nowak asked how much his assessment will increase. Mr. Adams stated if he lives in Pelican Sound, between the two funds, assessments will increase about \$186, year-over year.

Resident Jerry Weisenhower asked how much the total Pelican Sound assessment will be. Mr. Adams it will be a little over \$1,200 per home. Asked what the increase can specifically be attributed to, Mr. Adams stated the biggest item planned for the next four years is, the \$745,000 “Capital outlay” line item. Mr. Weisenhower asked if any one item represents a major increase. Mr. Adams stated it is primarily the Gatehouse and Monument Signage and the addition of another well for redundancy in irrigation supply. Another phase of stormwater management will also be discussed later in the meeting. Mr. Weisenhower asked if the stormwater management project will continue beyond Fiscal Year 2026. Mr. Adams stated the project does have an end; it has multiple phases. Asked if assessments can expect to be reduced when the project ends, Mr. Adams stated he will not make any promises but, theoretically, it is a possibility.

It was noted that assessments have not increased since 2022.

No other affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes for the General Fund and Mr. Adams has copies of these items for the Special Revenue Fund.

C. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-09. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein and directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Blumenthal and seconded by Mr. Merrill, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Continued Discussion/Update: Storm Water Management Phase III

Mrs. Adams distributed the handout and map provided by Mr. Long.

Referring to diagrams and photographs, Mr. Long gave an update on the Storm Water Management Phase III project. He discussed and noted the following:

- Multiple projects are scheduled for 2026.
- The approved Permit for Phase II of the additional well was received. Mr. Krebs was asked to start the bidding process. The target budget amount is \$285,000. The well is next to the existing community pump station by the pool in Turnberry.

Mr. Long displayed pictures, identified each area on the map and discussed the scope of work, plantings, potential issues and drainage of each location.

- The Stormwater Management Phase III project will address Turnberry Sound 1, the Oak Run Lakes 8 left side, the Seaside III Lakes 8 top left and Palmetto Dunes Sound 3.

Discussion ensued regarding lake levels and drainage.

Mr. Long discussed a new control structure where water discharges into E8-C and flows into the retention area, over the grate, into the control structure and then to the Florida Power & Light (FPL) ditch. He recommended modification of the control structure.

Discussion ensued about an eyesore off River 9 that discharges for weeks during heavy rain. Permitting will not allow tying into the drain but it is allowed to sheet flow naturally into the drain. Permitting different basin lines would be necessary to reroute water flows back to E-8C.

Mr. Long stated that is a different matter. He suggested getting lake elevation numbers to determine if it is possible to dredge and save fill dirt. Sod will be needed and, based on cost, it might be necessary to implement the project in four phases if fill dirt is needed. He suggested Mr. Krebs develop the Exhibit; bid sheets will need to be graded to facilitate the bidding process.

Discussion ensued about poor water flow in the canal and keeping the flow way cleaned.

Mr. Krebs stated that MRI was supposed to clean the pipe this time. While the water might seem to be stagnant when viewed at the pipe, it is not stagnant; water is flowing through slowly at only 2 cubic feet per second.

Mr. Krebs will ask MRI for a proposal for modification of the control structure.

Asked if the additional well is necessary given the high rain levels, Mr. Long stated some of the worst droughts have been in May. Without a redundant pump as a backup, if the pump fails during a drought and it takes 60 days to repair, there would be extensive vegetation issues . He stated the pump runs 24 hours a day, 7 days a week during drought season. He thinks it is wise to invest the \$285,000 for a redundant well to preserve the CDD's landscape assets.

NINTH ORDER OF BUSINESS

**Discussion/Consideration: Southern
Striping Proposal [Asphalt Patching]**

This item was removed.

TENTH ORDER OF BUSINESS

**Presentation: Neighborhood Monuments
Design Development**

Mr. Long presented the Neighborhood Monuments Design Development Presentation, and described initial renderings and specifications for entrance signage.

The Board and Staff discussed the locations, aesthetics and signage quantities.

Regarding line-of-sight issues, Mr. Long stated that the Pinehurst and Seaside Edgewater monuments could be set further back; adjustments to the placement of flowers can also be considered. If initial designs are acceptable, more refined designs can be presented later. Additional permitting and zoning approvals might also be required.

250 Mrs. Adams will forward Mr. Long's video to the Board.

251

252 **ELEVENTH ORDER OF BUSINESS**

**Discussion: Pelican Sound Traffic Violations
Report 2025**

253

254

255 This item was deferred.

256

257 **TWELFTH ORDER OF BUSINESS**

Discussion: Speed Limit/Stop Signs

258

259 Mrs. Adams recalled that, in response to her email, AV-Tech advised that there is nothing
260 they can do. Mr. Long turned the lighted signs off.

261 Mr. Schultz asked Mr. Krebs to ask Bowman's Traffic Engineers to seek a solution. Mr.
262 Krebs stated they can look at it. He believes residents consider the lighted signs a major failure.

263 Mr. Long stated the signs will remain off until further discussions occur.

264 This item will be included on the next meeting agenda.

265

266 **THIRTEENTH ORDER OF BUSINESS**

Discussion: Short Term Loan

267

268 Mr. Adams stated he, Mr. Blumenthal and Mr. Long met to consider additional costs and
269 updated costs for projects for the next four years. He distributed and presented a list of projects
270 with updated costs, which are grouped in the hopes of receiving a better rate than the rate
271 offered for short-term loans. This is advantageous in working with Synovus because the contact
272 retired and Synovus does not have in-house expertise or time for smaller loans. The current
273 project list, sized at just under \$1.8 million, would provide construction proceeds of \$1.73 million.
274 Repayment terms would be just under \$400,000 per year. He reviewed the Bond Estimate and
275 stated that, at 4% interest for five years, the annual principal and interest per unit would be \$308.
276 This amount partially funds the amount needed; they project that the CDD will start to go positive
277 in amounts collected in comparison to amounts spent within a couple of years. The 2022 Note
278 will be paid off in May 2027 so, at that time, those funds will be available to put towards this
279 project as well. Some projects are two-to-three years out and will be funded by a combination of
280 the proceeds of the 2026 note and funds on hand. The handout has one adjustment; the numbers
281 have been trued-up to correspond with the Fiscal Year 2026 budget amount adopted today.

282 Mr. Adams discussed the Proposed Budget 2025-2035 and Future Projects for the Series
283 2026 5-year note and Series 2026 20-year bond; the 2026 projects will begin in late spring 2026.

Mr. Schultz stated the Board will begin developing the schedule needed to bring these top-level plans to fruition.

Mr. Long estimated a decision on the monuments and signage will be made in November or December. It was noted that the project will likely exceed the bid threshold. Drawings will be compiled for bidding and permitting. Mr. Krebs will begin work on the Project Manual.

It was noted that the golf course will be closed on Mondays until October 15, 2025. Mr. Krebs will schedule the surveyors for the drainage projects.

FOURTEENTH ORDER OF BUSINESS

**Discussion: Proposed Budget 2025-2035
[10-Year Plan]/Long-Range Infrastructure
Plan**

This item was presented during the Thirteenth Order of Business.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Goals and Objectives
Reporting FY2026 [HB7013 - Special
Districts Performance Measures and
Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

• **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SIXTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2025**

A. Budget Variance**B. Breakdown**

Mr. Adams noted the following corrections to be made to the Balance Sheet:

➤ Change “Synovus – Note account 2019” to “Synovus – Note account 2022 - reserve” as this line item indicates the reserve account.

➤ Collapse the “Series 2022A Note” column, as the final payment was made and remaining funds were used earlier in the year, as referenced on Page 5. The Principal and Interest are being paid off each year and are referenced in the Special Revenue Fund.

➤ Change the “Synovus – Note account 2024” with \$75,316 to “Synovus-2022”

➤ Move the rows so they are listed in the following order: 2022 reserve, 2022 CPF, 2024 CPF, and 2022 reserve.

➤ Correct the “Due to” and “Due From” as the funds should have been swept into the General Fund.

Mr. Adams stated that a Budget Amendment will likely be presented at the November 2025 meeting, after accruals are completed.

The financials were accepted.

SEVENTEENTH ORDER OF BUSINESS**Approval of June 24, 2025 Regular Meeting Minutes**

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the June 24, 2025 Regular Meeting Minutes, as presented, were approved.

• Active Action and Agenda Items

This item was deferred.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Woodward Pires & Lombardo, P.A.****• Corkscrew Road from US 41 to Pelican Sound Property Line**

Mr. Pires stated Mr. Krebs and the Surveyor, Tom Murphy, superimposed the legal description for viewer’s road, which is Corkscrew Road west of US-41, on an aerial photograph showing the location of the viewer’s road right-of-way (ROW) vis-à-vis the paved surface, and

then the improvements. At this scale, it is difficult to see but the entire asphalt paved area is within the boundaries of the viewer's road legal description from west of US-41 to the gatehouse. Mr. Krebs will have Mr. Murphy prepare an Affidavit confirming what is on the sketch, legal description and the overlay and to send it to the Village of Estero and advise that it clearly shows that Corkscrew Road, west of US-41, is entirely within viewer's road and, therefore, based upon the Village's Agreement with Lee County, it belongs to the Village of Estero.

Viewer's roads, the decision of Lee County Board of County Commissioners to vacate that viewer's road segment, communications to the Village Attorney, etc., were discussed.

It was noted that CenturyLink has not addressed the utility line on the ground.

B. District Engineer: Bowman, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **1,421 Registered Voters in District as of April 15, 2025**

- **Key Activity Dates**

The Monthly Key Activity Dates list was included for informational purposes.

- **UPCOMING MEETING DATES:**

- **September 23, 2025 at 1:00 PM**

- **October 28, 2025 at 1:00 PM**

- **QUORUM CHECK: Discussion: Quorum Concerns**

The September 23, 2025 meeting will be canceled.

All Supervisors confirmed their attendance at the October 28, 2025 meeting.

NINETEENTH ORDER OF BUSINESS

**Supervisors' Requests and Public
Comments (5 minutes per speaker)**

There were no Supervisors' requests or public comments.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, the meeting adjourned at 2:43 p.m.

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391 _____
Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 09.15.25 Meeting – for 10.28.25 Agenda

1. **ACTION** **12.14.21** PSGRC: Send periodic e-blast communications. **ONGOING**
2. **ACTION** Mr. Long: Continue e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **ONGOING**
3. **ACTION** **04.23.24** Long/Krebs: Have Staff flag irrigation valves. Surveyors to locate & add to GIS. **05.27.25** Deferred until needed. **ONGOING**
4. **ACTION** **05.27.24** Staff/Long: Amend Restated Community Development Systems & Facilities O&M Agreement btwn CDD & PSGRC. **ONGOING**
5. **ACTION/AGENDA** **10.22.24** Mr. Long: Take lead on gatehouses & neighborhoods. Mr. Blumenthal: Serve as communication/monthly updates liaison. Info will be provided to neighborhoods, including guardhouse designs, when appropriate. **ONGOING**
6. **ACTION** **01.28.25** Mr. Krebs: Ask if Village included CDD's request to remove left turn lane at US 41 entrance in its Traffic Study. **03.25.25** Submit in writing if CDD is in favor of Traffic Study recommendation of Village for a right in and right out turn lane. **04.22.25:** Mr. Schultz suggested the Safety Committee put out an all-hands story that closing the median was investigated; a remedy is years away. **ONGOING**
7. **ACTION** **01.28.25** Mr. Pires: Send letter to Village Counsel & County affirming Village owns the road west of U.S. 41 to the Gatehouse. Supporting materials emailed to him on 11.20.24. **02.25.25** Mr. Krebs: Research permit & email to Mr. Pires to include it & road condition in letter. **03.25.25** Mr. Pires: Reply to Mr. Eschenfelder's email. Request meeting. **04.22.25:** Note: Village Council Member Mr. Jeff Hunt. Mr. Krebs: Send Mr. Pires his edits to sketch & legal description for response to City Attorney. **ONGOING**
8. **ACTION** **03.25.25** Mrs. Adams: Provide Board with updates related to the Mediterra CDD wildfire mitigation activities. **04.22.25:** Mr. Adams: Forward information related to the Dryad program to the Board and Staff. **ONGOING**
9. **ACTION** **04.22.25** Mr. Krebs: Provide an estimate of how much the Surveyors would charge to stake the field and provide Survey data. **ONGOING**
10. **ACTION** **05.27.25** Mr. Adams: Markup changes to 10-Year Long Ranch Infrastructure Plan/Critical Needs and email. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 09.15.25 Meeting – for 10.28.25 Agenda

11. **05.27.25** Mr. Kurth: Confirm Dustin's schedule includes installing 10 cordgrass plants at 20837 Gleneagles Links Dr, during rainy season **ONGOING**
12. **ACTION** **05.27.25** Mr. Krebs: Present McCullers Estimate #646 for new well later in year & build up approximately \$20,000 in contingency. **ONGOING**
13. **ACTION** **05.27.25** Mr. Krebs: Provide update on Comcast or Century Link fiber line repair. **ONGOING**
14. **ACTION** **09.15.25** Mr. Adams's comments regarding rescheduling of the budget Public Hearing to be included in the Meeting Minutes. **COMPLETED**
15. **ACTION** **09.15.25** Mr. Adams: A communication to be sent to inform the community about assessment increase. **ONGOING**
16. **ACTION** **09.15.25** Mr. Adams: Clarify the wording of Mailed Notices. **ONGOING**
17. **ACTION** **09.15.25** Mr. Krebs: Start the bidding process for Phase II of the additional well. **ONGOING**
18. **ACTION** **09.15.25** Mr. Krebs: Begin developing Exhibit & bid sheets for bidding process for modification of the control structure. **ONGOING**
19. **ACTION** **09.15.25** Mr. Krebs: Ask MRI for a proposal for modification of the control structure. **ONGOING**
20. **ACTION** **09.15.25** Mrs. Adams: Forward Mr. Long's Neighborhood Monuments Design Development video to Board. **COMPLETED after 09.15.25 mtg**
21. **ACTION/AGENDA** **09.15.25** Mr. Krebs: Ask Bowman's Traffic Engineers to seek a solution to the Speed Limit/Stop Signs issues. **ONGOING**
22. **ACTION** **09.15.25** Mr. Krebs: Schedule surveyors for drainage projects. **ONGOING**
23. **ACTION** **09.15.25** Mr. Adams: Balance sheet corrections as noted. **ONGOING**
24. **ACTION/AGENDA** **09.15.25** Mr. Adams: Present Budget Amendment at November meeting, if necessary, after accruals are completed. **ONGOING**
25. **ACTION** **09.15.25** Mr. Krebs: Ask Mr. Murphy to send Affidavit for Viewer's Road (Corkscrew Road west of US-41) to Village of Estero advising that it belongs to Village. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

RIVER RIDGE CDD

Key Activity Dates

Updated:October 2025

Description	Reference	Submit To	Due Date	MONTH/DATE
Systems & Facilities Operation & Maintenance Agreement	SOP	N/A	Continued Contract with the Club to operate and maintain, the following systems and Facilities owned by or leased to the District and located within the boundaries of the District and the Pelican Sound: maintenance of landscaping in District ROW; maintenance of District signage in the District ROW; cleaning, roadway striping and raised pavement marker ("RPM") installation on District Roads and streets. (See Maintenance agreement for additional details).	Agreement executed June 28, 2016 (To be reviewed by Staff in the Spring)
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required during the dry season.	Monthly during rainy season
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required during the dry season.	Monthly during rainy season
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal montly during the dry season.	Monthly during rainy season
Control Structure CB-68 adjacent to 21832 Masters Circle	SOP	N/A	Quarterly reveiws and maintenance of any required debris removal monthly during the dry season.	Monthly during rainy season
Dry Retention Area Zone 1 adjacent to River Course #4 & #6	SOP	N/A	50% Mowing of Zone 1 completed in June 2025; 50% mowing of Zone 1 will be scheduled in the Spring 2026; with no mowing in the Spring of 2027.	Spring 2026
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming completed the week of November 11, 2024.	11/1/2025
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed May 2023. Staff to mow Canna Lilly at this location, as well as H1-B (resident side of pond) Completed in October, 2022; on an annual basis and may be necessary twice per year. May 2023 Not Needed.River (7) Tee Box Canna Lilly trimming completed during the month of January 2024.	11/1/2025
Lake & Dry Retention Audit Report	SOP	N/A	Annual inspection and report of all District owned Lakes & Dry Retention. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes.	5/1/2026

Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed during the month of August.	October 2025/April 2026
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit.	5/1/2026
Lake Bank Remediation	SOP	N/A	Continue to monitor H1-A for future repairs.	5/1/2026
Street Sweeping @ 5 MPH W Precision Cleaning		N/A	Weekly December 1 through February & 2 x's per week March thru April 31, Bi weekly remainder of the year.Contract Executed with Precision Cleaning, Inc. for a cost of \$34,200.00. Added last two weeks of February as a C/O and as requested during the March meeting.	January thru December
Annual Letter to the Residents to be submitted by Bob Twombly.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	Februray 2026
Water Quality Sampling of Lake H1-B	SOP	N/A	Premier Lakes to provide a water quality analysis in order to see the parameters when the lake looks good, so if it goes bad again, we can compare what changed by obtaining an additional sample	January 2022 first sample
Lake E7-A Dye Treatments	SOP	N/A	Lake E7-A - Dye treatments January thru April annually	January thru April annually
Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District roadside catch basins, interconnect piping and outfall structures. To include Hammock Greens.	4/1/2026
NPDES Report Filing	SOP	N/A	As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.	10/1/2025 - Agenda Item - Presentation in October
Certificate of District Registered Voters	190(3)(a)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/1/2026
Road & Gutter Inspections & Inspections of asphalt depressions	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October. Including review of asphalt depressions in the event we need to ROV a pipe - MRI to inspect if necessary. Inspection Completed November 27, 2024 and was a January agenda item.	Oct-25
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in January 2024 by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary. Inspection completed November 27, 2024 and was a January agenda item for Board discussion.	April/October

Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 month's after the end of Fiscal Year.	6/1/2026
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15 each year. Long Range Capitol Improvements forecast to be included in the proposed budget.	6/15/2026
Assessment Roll Certification	Local County Requirement	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th of each year.	9/15/2026
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2026
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2026
Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: https://ethics.state.fl.us/Training/Training.aspx	12/31/2025 annually
Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. https://ethics.state.fl.us/ . File by July 1st following each calendar year in which they hold their position.	7/1/2026 annually
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services - Division of Treasury - Collateral Management	By November 30 of each year, file annual report for the period ending September 30th.	11/30/2025
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175.00 is paid to the Florida Department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/1/2025
Letter of Explanation for the Assessment Levels	SOP	All Residents as well as PSGRC Staff	BOS requested staff to develop a letter to be sent to Residents explaining the increase in their assessments and is required to be distributed (30) days before the Public Hearing and received by WHA, Corporate forty days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/26 as maybe necessary.

Goals, Objectives & Annual Reporting Form	HB7013 Special Districts Performance Measures and Standards	Publish annually on the Districts website	Starting October 1, 2024, or by the end of the first full fiscal year after its creating (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.	12/1/2025
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RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>River Club Conference Center, Sound Room (Second Floor of Fitness Center)</i> <i>4784 Pelican Sound Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	1:00 PM
November 18, 2025*	Regular Meeting	1:00 PM
December 9, 2025**	Regular Meeting	1:00 PM
January 27, 2026	Regular Meeting	1:00 PM
February 24, 2026	Regular Meeting	1:00 PM
March 24, 2026	Regular Meeting	1:00 PM
April 28, 2026	Regular Meeting	1:00 PM
May 26, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
June 23, 2026	Regular Meeting	1:00 PM
July 28, 2026	Regular Meeting	1:00 PM
August 25, 2026	Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i>	1:00 PM
September 22, 2026	Regular Meeting	1:00 PM

Exceptions

**The November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday*

***The December meeting date is two (2) weeks earlier to accommodate the Christmas holiday*