

Riverbend Homeowners Association of Lee County, Inc.

9410 Corkscrew Palms Cir #201

Estero, FL 33928

Office 239-372-2996 or office@nextgcm.com

NOTICE OF 2026 BUDGET APPROVAL MEETING

Notice is hereby given that in accordance with the bylaws of the Association and the Florida Homeowners Association Act (FLS 720), that the Board of Directors of the Association will consider the adoption of the budget and annual assessment for the coming fiscal year of the Association at the following date, time and place.

Date: November 10, 2025

Time: 6:30 P.M.

Place: 2000 N. Recreation Pkwy, NFM, FL 33903 and via zoom

<https://us06web.zoom.us/j/86388778648?pwd=795L7XnTtWi6UaoBdsGq6sE2H3H7By.1>

Meeting ID: 863 8877 8648

Passcode: 294180

Dial by your location

• +1 305 224 1968 US

• +1 646 931 3860 US

Find your local number: <https://us06web.zoom.us/j/86388778648?pwd=795L7XnTtWi6UaoBdsGq6sE2H3H7By.1>

The order of business for the regular meeting of the Board of Administration shall be as follows:

AGENDA

1. Owners Forum (6:15 pm – 6:30 pm)
2. Call to Order
3. Pledge of Allegiance
4. Roll Call and Quorum Confirmation
5. Proof of Notice was posted and emailed.
6. Approval of Previous Meeting Minutes – October 14, 2025
7. President Report
8. Treasurer Report
9. Manager Report
10. Communication
11. Old Business
12. New Business
 - a. Consideration and Approval of 2026 Association Budget
13. Next Meeting –TBD
14. Adjournment

Additional changes to this budget may take place between now and the formal approval by the board. The Board will address all questions concerning the attached proposed budget at this meeting. Since this meeting is held in conjunction with the regular Board of Directors Meeting, a separate Agenda outlining additional agenda items will be posted 48 hours prior to the meeting.

Respectfully and on behalf of the Board of Directors,

Alexandra Segarra

Alexandra Segarra, CAM, CMCA®, AMS®

Enclosures: Operating Budget with Reserves

Riverbend Homeowners Association of Lee County, Inc

355	Account	Description	2025 Budget	2025 Actual 8/31/2025	2025 Estimated Year End 12/31/2025	2026 Proposed Budget
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Operating Accounts
Income Accounts

Revenue						
	40-41010-00	Maintenance Fees	\$177,500.00	\$118,333.36	\$177,500.04	\$177,499.85
	40-41050-00	Late Fee Income	\$0.00	\$779.68	\$1,169.52	\$0.00
Income Accounts Total			\$177,500.00	\$119,113.04	\$178,669.56	\$177,499.85

Expense Accounts

Administrative Expenses						
	50-51010-00	Management Contract	\$34,800.00	\$24,000.00	\$36,000.00	\$36,000.00
	50-51020-00	Accounting Fees/Tax Preparation	\$300.00	\$350.00	\$350.00	\$350.00
	50-51045-00	Website Professional	\$900.00	\$0.00	\$900.00	\$900.00
	50-51050-00	Legal Services	\$10,000.00	\$9,202.55	\$10,000.00	\$10,000.00
	50-51060-00	Office Expenses	\$6,000.00	\$7,424.27	\$8,500.00	\$8,500.00
	50-51070-00	Community Activities	\$500.00	\$0.00	\$500.00	\$500.00
	50-51090-00	Annual Corporate Report	\$61.25	\$61.25	\$61.25	\$62.00
	50-51142-00	Insurance	\$12,590.00	\$6,822.82	\$10,234.23	\$12,590.00
Building Expenses						
	54-52010-00	Repair & Maint	\$0.00	\$2,375.00	\$2,375.00	\$0.00
Grounds Maintenance						
	55-52015-00	General Maintenance	\$1,000.00	\$545.00	\$817.50	\$1,265.00
	55-52110-00	Lawn Contract	\$13,800.00	\$9,200.00	\$13,800.00	\$13,800.00
	55-52115-00	Landscape Maintenance	\$2,000.00	\$0.00	\$0.00	\$1,000.00
	55-52130-00	Pest Control - Fertilizer	\$1,400.00	\$800.00	\$1,400.00	\$1,400.00
	55-52140-00	Irrigation System/Lighting	\$2,400.00	\$1,898.50	\$2,847.75	\$2,400.00
	55-52155-00	Plants/Sod/Mulch	\$6,600.00	\$7,263.76	\$14,665.54	\$7,500.00
	55-52160-00	Tree Trimming	\$5,740.00	\$350.00	\$5,840.00	\$5,840.00
	55-52180-00	Pond Maintenance	\$7,800.00	\$5,195.20	\$7,792.80	\$8,160.00
Utilities						
	60-52220-00	Electric	\$12,000.00	\$7,729.01	\$11,593.52	\$12,000.00
Reserve Funding						
	99-60000-00	Reserve Transfers	\$59,608.75	\$39,739.20	\$59,608.80	\$55,232.85
Expense Accounts Total			\$177,500.00	\$122,956.56	\$187,286.39	\$177,499.85
Operating Accounts Net			\$0.00	-\$3,843.52	-\$8,616.82	\$0.00

Annual Dues

	2025			2026
Reserve Accounts Net	\$500.00			\$500.00

Riverbend Homeowners Association of Lee County, Inc								
Reserve Schedule								
January 1, 2026 through December 31, 2026								
	Useful Life	Remaining Life as of 1/1/26	Replacement Cost	Balance as of 8/31/25	Remaing Contributions thru 12/31/25	Projected 2025 Year End	Additional Reserves Required	2026 Allocation
Deferred Maintenance	5	5	5,000.00	3,891.45	0.20	3,891.65	1,108.35	221.67
Paving	20	5	358,390.00	161,973.87	13,333.32	175,307.19	183,082.81	36,616.56
Surface Water	1	1	30,000.00	25,795.00	1,665.48	27,460.48	2,539.52	2,539.52
Bridge Maintenance Fund	20	18	300,000.00	9,738.80	4,869.40	14,608.20	285,391.80	15,855.10
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Interest				11,071.14				
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Total			693,390.00	212,470.26	19,868.40	221,267.52		55,232.85