

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 2027 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 9, 2026

Time: 6:30 P.M.

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

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/469278765>

You can also dial in using your phone.

Access Code: 469-278-765

United States: [+1 \(312\) 757-3121](tel:+13127573121)

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 22, 2026
7. President Report
8. Treasurer Report
9. Manager Report
10. Communication
11. Old Business
12. New Business
 - a. Consideration and Approval of 2027 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	2026 Approved Budget	2026 Actual 7/31/2026	2026 Estimated Year End	2027 Proposed Budget
Operating Accounts						
Income Accounts						
Revenue						
	40-41010-00	Maintenance Fees	\$177,499.85	\$103,518.70	\$177,499.85	\$202,349.31
	40-41050-00	Late Fee Income	\$0.00	\$1,003.58	\$1,720.42	\$0.00
	40-41070-00	Fines	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Income Accounts Total			\$177,499.85	\$106,522.28	\$181,220.27	\$202,349.31
Expense Accounts						
Administrative Expenses						
	50-51010-00	Management Contract	\$36,000.00	\$21,000.00	\$36,000.00	\$36,000.00
	50-51020-00	Accounting Fees/Tax Preparation	\$350.00	\$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	\$7,100.14	\$12,171.67	\$11,500.00
	50-51060-00	Office Expenses	\$8,500.00	\$8,079.43	\$9,500.00	\$5,000.00
		Web portal /IT	\$0.00	\$0.00	\$0.00	\$1,800.00
	50-51070-00	Community Activities	\$500.00	\$0.00	\$500.00	\$500.00
	50-51090-00	Annual Corporate Report	\$62.00	\$61.25	\$61.25	\$62.00
	50-51142-00	Insurance	\$12,590.00	\$5,965.75	\$10,227.00	\$10,635.00
Grounds Maintenance						
	55-52015-00	General Maintenance	\$1,265.00	\$3,273.09	\$5,611.01	\$3,700.00
	55-52110-00	Lawn Contract	\$13,800.00	\$8,080.00	\$13,851.43	\$14,000.00
	55-52115-00	Landscape Maintenance	\$1,000.00	\$0.00	\$0.00	\$1,000.00
	55-52130-00	Pest Control - Fertilizer	\$1,400.00	\$600.00	\$1,028.57	\$1,200.00
	55-52140-00	Irrigation System/Lighting	\$2,400.00	\$1,214.50	\$2,082.00	\$2,400.00
	55-52155-00	Plants/Sod/Mulch	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00
	55-52160-00	Tree Trimming	\$5,840.00	\$0.00	\$5,000.00	\$5,000.00
	55-52180-00	Pond Maintenance	\$8,160.00	\$4,545.80	\$7,792.80	\$8,100.00
Utilities						
	60-52220-00	Electric	\$12,000.00	\$7,054.96	\$12,094.22	\$12,348.00
Reserve Funding						
	99-60000-00	Reserve Transfers	\$55,232.85	\$32,219.18	\$55,232.88	\$80,354.31
Expense Accounts Total			\$177,499.85	\$99,544.10	\$179,902.83	\$202,349.31
Operating Accounts Net			\$0.00	\$6,978.18	\$1,317.45	\$0.00
Annual Dues						
			2026			2027
Reserve Accounts Net			\$500.00			\$570.00

Riverbend Homeowners Association of Lee County, Inc								
Reserve Schedule								
January 1, 2027 through December 31, 2027								
	Useful Life	Remaining Life as of 1/1/26	Replacement Cost	Balance as of 7/31/26	Remaining Contributions thru	Projected 2026 Year End	Additional Reserves Required	2027 Allocation
Deferred Maintenance	5	4	5,000.00	4,021.01	92.40	4,113.41	886.59	221.65
Paving	20	4	358,390.00	197,076.74	15,256.90	212,333.64	146,056.36	36,514.09
Surface Water	1	1	30,000.00	28,943.09	1,058.15	30,001.24	(1.24)	(1.24)
Bridge Maintenance Fund	20	17	750,000.00	23,856.95	6,606.25	8,463.20	741,536.80	43,619.81
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Interest				13,903.68				
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Total			1,143,390.00	#####	23,013.70	254,911.49		80,354.31