

Community Development District



Approved Budget FY 2026

Presented by:

GMS

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Rivers Edge Community Development District Approved Budget

General Fund

		Adopted Budget	A	ctuals Thru	Pr	ojected Next	Pr	ojected Thru	1	Approved Budget
Description		FY 2025		3/31/25		6 Months	_	9/30/25		FY 2026
REVENUES:										
Special Assessments - On Roll	\$	2,498,348	\$	2,436,034	\$	62,314	\$	2,498,348	\$	2,748,247
Misc Income/Interest		30,000		16,332		11,668		28,000		28,000
Rental Revenue		30,000		9,440		20,560		30,000		20,000
Cost Share Landscaping Rivers Edge II		801,623		400,812		400,811		801,623		313,604
Cost Share Landscaping Rivers Edge III		103,480		51,740		51,740		103,480		-
Cost Share Amenity Rivers Edge II		88,478		44,239		44,239		88,478		11,324
Cost Share Amenity Rivers Edge III		155,848		77,924		77,924		155,848		107,488
Community Garden		1,500		1,700		-		1,700		1,500
Tennis Revenue		1,000		353		647		1,000		1,000
Special Events		15,000		17,312		2,688		20,000		20,000
Carry Forward		21,653		-		21,653		21,653		114,700
TOTAL REVENUES	\$ 3	3,746,930	\$	3,055,885	\$	694,245	\$	3,750,130	\$	3,365,863
EXPENDITURES:										
Administrative										
Supervisor Fees	\$	12,000	\$	7,800	\$	6,000	\$	13,800	\$	12,000
FICA Expense		918		597		459		1,056		918
District Engineer		25,000		7,526		17,474		25,000		25,000
District Counsel		55,000		27,106		27,894		55,000		60,000
District Management		56,040		28,020		28,020		56,040		56,040
Assessment Roll Administration		5,618		5,618		-		5,618		5,899
Dissemination Agent		6,854		3,727		3,127		6,854		7,197
Information Technology		3,244		1,622		1,622		3,244		3,407
Website Maintenance		1,671		836		836		1,671		1,755
Annual Audit		5,200		-		5,200		5,200		5,300
Trustee Fees		12,500		10,867		-		10,867		12,500
Arbitrage Rebate		1,800		1,200		600		1,800		1,800
Telephone		500		81		419		500		500
Postage		1,500		997		503		1,500		2,500
Printing & Binding		3,000		161		2,839		3,000		2,000
Insurance		11,126		10,300		-		10,300		12,165
Legal Advertising		2,500		296		2,204		2,500		2,500
Other Current Charges		500		20		480		500		200
Office Supplies		100		7		93		100		50
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	205,246	\$	106,956	\$	97,769	\$	204,725	\$	211,905
Operations & Maintenance										
Grounds Maintenance										
Field Operations Management (Vesta)	\$	39,438	\$	19,719	\$	19,719	\$	39,438	\$	41,230
Landscape Maintenance		1,347,729		538,822		538,824		1,077,646		1,099,201
Landscape Contingency		61,200		25,642		35,558		61,200		107,000
Irrigation Repairs and Maintenance		45,000 56 340		46,639		18,361		65,000 56 340		65,000
Lake Maintenance Irrigation Water Use		56,340 245,000		29,505 117,764		26,835 127,237		56,340 245,000		62,000 260,000
		243,000 158,000		103,007		127,237		245,000 203,007		208,300
Electric		100,000		103,007						
Electric Street Lighting & Signage Renairs and Replacements		20.000		35 111		y xxu		45 000		4511111
Street Lighting & Signage Repairs and Replacements		20,000 5.000		35,111		9,889 5.000		45,000 5.000		45,000 5.000
		20,000 5,000 18,530		35,111 - 22,491		9,889 5,000 27,509		45,000 5,000 50,000		45,000 5,000 50,000

Rivers Edge Community Development District Approved Budget

General Fund

		Adopted Budget	Ac	ctuals Thru	Pro	ojected Next	Pro	ojected Thru	A	approved Budget
Description		FY 2025		3/31/25		6 Months		9/30/25		FY 2026
							-			
<u>Amenity Center - River House</u> General Manager (Vesta)	\$	46,793	\$	24,030	\$	22.763	\$	46.793	\$	48,911
Amenity Manager (Vesta)	Ф	46,793	Ф	,	Ф	,	Э		Ъ	,
Maintenance Service (Vesta)		,		14,816		14,816		29,632		59,064
Lifestyle Director (Vesta)		105,417 43,328		52,709 21,664		52,709 21.664		105,417 43,328		109,188 45,342
Lifeguards (Vesta)		43,528		3,984		39,579		43,528		43,342 47,256
Facility Attendant (Vesta)		43,505 73,150		36,575		39,379		43,505 73,150		47,230
Guest Services (Vesta)		73,130		30,373		30,373		/3,130		53,228
Security Monitoring		3,500		1,252		1,300		2,552		2,400
Security Guards		100,000		44,215		45,000		89,215		103,840
Telephone & Internet		38,000		13,102		43,000 9,000		22,102		25,000
Insurance		106,238		99,742		9,000		22,102 99,742		109,782
Fitness Equipment Lease		27,921		27,921		_		27,921		27,921
Janitorial Services & Supplies (Vesta)		32,875		16,437		- 16,438		32,875		27,921 34,748
Pressure Washing		20,000		10,437		10,430		32,073		5,000
Pool Chemicals (Poolsure)		20,000		9,450		10,970		20,420		26,095
Natural Gas		20,420		264		270		534		20,093 590
Electric		37,000		18,450		18,550		37,000		39,720
Water & Sewer		45,000		25,713		24,287		50,000		50,000
Repair & Replacements		43,000		23,713 58,887		31,113		90,000 90,000		99.043
Refuse		50,000		30,252		30,000		90,000 60,252		99,043 60,800
Pest Control		12,000		3,002		30,000		6,002		11,000
Fire Alarm System Maintenance		2,000		625		1,375		2,000		2,000
Access Cards		3,250		3,250		1,373		3,250		2,000 6,500
License & Permits		1,800		3,230		945		1,800		1,800
Other Current		8,000		3,339		2,500		5,839		8,000
Special Events		50,000		3,339		2,300		50,000		50,000
Holiday Decorations		20,150		16,800		3,350		20,150		30,000
Office Supplies & Postage		3,500		2,426		3,330 1,074		3,500		3,500
Community Garden		500 500		2,420 9,000		1,074		9,000		500
community dar den		500		9,000		-		9,000		500
TOTAL AMENITY CENTER - RIVER HOUSE	\$	1,034,447	\$	576,992	\$	399,044	\$	976,036	\$ 1	1,061,228
_										
<u>Reserves</u>	<i>ф</i>	100 000	¢		¢	100.000	¢	100.000	¢	75 000
General Reserve - Grounds Maintenance	\$	100,000	\$	-	\$	100,000	\$	100,000	\$	75,000
General Reserve - Amenity Center		180,000		-		180,000		180,000		75,000
Additional Reserves		231,000		-		231,000		231,000		-
TOTAL RESERVES	\$	511,000	\$	-	\$	511,000	\$	511,000	\$	150,000
TOTAL EXPENDITURES	\$	3,746,930	\$	1,622,646	\$	1,916,745	\$	3,539,392	\$ 3	3,365,863
Other Sources/(Uses)										
Interlocal Transfer In/(Out)		-		-		-		-		-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	1,433,238	\$0	1,222,500)	\$	210,738	\$	(0)
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Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Misc Income/Interest

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income is deposited to the district. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Rental Revenue

Income received from residents/non-residents for rental of cabana, pool and River House area.

Cost Share Landscaping Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Community Garden

Income received from community garden fees.

Tennis Revenue

Income received from tennis camps.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineer

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

District Counsel

The District's legal counsel, Kilinski Van Wyk, PPLC will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2016, 2018, & 2018A Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, 2018, & 2018A Special Assessment Refunding and Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Ermonditures Field	
Expenditures – Field	

Field Operations Management

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

Vendor	Description	N	Ionthly	Annual
Vesta	Field Operation Mgmt	\$	3,436	\$ 41,230

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Landscape Contingency

For additional landscape services and possible storm cleanup.

Irrigation Repairs and Maintenance

Estimated miscellaneous irrigation maintenance and repair costs.

Rivers Edge Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Charles Aquatics, Inc. and Aerostar SES for storm water inspection services.

	Vendor	Description	N	Ionthly	Annu	ıal
	Charles Aquatics	Lake Mainteance	\$	4,470	\$ 53,64	10
		Contingency			2,70	00
		Total		_	\$ 56,34	0
/Poclaimod Wator						

Irrigation/Reclaimed Water Estimated costs for irrigation by the district for reuse water billed by JEA.

trict for r	euse water billed by JEA.				
	Location	Meter Number	Monthly		Annual
	10 Bailey Creek Apr	87744848	\$ 80	\$	960
	109 Cloverbrook Rd	85557736	50		600
	109 Fawnwood	86408611	270		3,240
	112 Maybeck Dr	84918378	60		720
	121 Cabot Place Apt IR01	85639239	80		960
	1217 Rivertown Main St	87743256	950		11,400
	128 Maybeck Dr	84966345	1,100		13,200
	140 Whistling Straits Dr	84332628	1,200		14,400
	141 Kendall Crossings	86624382	1,000		12,000
	141 Whirlaway Ct	210027239	100		1,200
	149 Lanier St Apt IR01	80914013	766		9.192
	15 Baya St	71174367	350		4,200
	15 Kendall Crossings Dr	88897801	601		7,212
	16 Cloverbrook	82157881	79		948
	1668 Orange Branch TL APT IR01	80529647	299		3,588
	17 Baya St	73270055	89		1,068
	1846 Orange Branch Trl	68953528	637		7,644
	234 Perdido St	75392334	20		245
	252 Rawlings Dr Apt IR01	68090707	1.500		18.000
	258 Rivertown Main St	83003077	1,136		13,632
	261 Indian Grass	85083644	805		9,660
	262 Chandler Dr APT IR01	86823624	84		1,008
	277 Footbridge Apt IR01	87647651	55		660
	29 Rivertown By	68090742	1,383		16,592
	308 Oak Shadow Pl	88310615	91		1,089
	316 Rambling Water Run	67153677	369		4,433
	32 Fawnwood	88310637	50		599
	324 Silkgrass Pl	87614708	43		519
	33 Calumet Dr Apt IR01	80575469	151		1,815
	341 Calumet Dr Apt IR01	83003074	369		4,424
	345 Orange Branch TL APT IR01	84682773	1,292		15,504
	366 Sternwheel Dr	86349187	1,000		12,000
	373 Waterfront Dr	68090725	912		10,944
	386 Perdido St Apt LS01	74759223	100		1,200
	39 Riverwalk Blvd	71731588	120		1,440
	39 Riverwalk Blvd	70602127	80		960
	405 Oak Shadow Pl	87386163	100		1,200
	407 Yearling BV	78727795	100		1,200
	41 Indian Grass Rd	83547108	250		3,000
	41 Oak Shadow Pl	87614709	120		1,440
	481 Indian Grass	85083641	900		10,800
	49 Fiddlewood Dr	89393736	100		1,200
	498 Narrowleaf Dr Apt IR01	84966365	800		9,600
	547 Rivertown Main Street	82400253	59		712
	598 Kendall Crossings Dr	83113752	526		6,312
	674 Sternwheel Dr	72407045	105		1,260
	6824 Longleaf Pine PY APT IR01	87614645	75		900
	7601 Longleaf Pine PY	70204198	40		480
	7904 Longleaf Pine PY	71731573	60		720
	8102 Longleaf Pine PY	70204176	60		720
	847 Orange Branch TL APT IR01	80914007	350		4,200
	87 Kendall Crossing Dr Apt IR01	68090740	400		4,800
	88 Riverfront TL	71731611	300		3,600
	Contingency		 50		600
	Total		\$ 21,667	\$2	60,000

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the district by FPL.

by FPL.				
Location	Meter Number	Monthly		Annual
373 Waterfront Dr # Lights	0849527304	\$ 32	\$	384
43 Secret River PL #Lights	0961173390	29		352
66 Foot Bridge Dr #Lights	1840736282	62		749
158 Chandler Dr #IRR	1948796477	26		316
20 Cloverbrook Rd #IRR	1983445246	26		312
153 Rawlings Dr #Lights	2027153390	54		651
53 LANIER ST # LIGHTS	2138829185	54		646
20 Twin Flower Pl #Entry	2306702586	25		303
380 Sternwheel Dr	2961434400	150		1,798
1758 Orange Branch Trl	3022429090	53		638
49 Indian Grass Dr #IRR	3719284246	26		312
47 Narrowleaf Dr # Mail Kiosk	3733493484	27		319
595 Rivertown Main St #Lights	4535462172	46		550
7306 Longleaf Pine Pkwy #Sign	5262085169	29		353
156 Landing St # Lights	5292756029	97		1,164
216 Perdido ST Kiosk	5465700168	34		408
808 KEYSTONE CORNERS BLVD #IRR	5822774047	78		935
459 Kendall Crossing Dr #LGTS	5923894249	28		339
385 RUSKIN DR #LTG	6130612309	137		1,648
783 Rivertown Main St. # Lights	6547572179	84		1,006
25 Rafter Tail Ln #Entr	6649873020	79		945
8 Mascotte Place	7123229028	52		623
131 Rivertown Main St #Lights	7248902178	117		1,405
251 Waterfront Dr #Lights	7663646300 7862742173	35 83		421 994
427 Rivertown Main St. #Lights 71 Landing St #Park	7975970117	83 29		994 349
147 Chipola Trce #Lights	8461452438	29 30		349
2198 Orange Branch Trl #ENTR	8521892243	30 75		905
686 NARROWLEAF DR # IRR	9067238536	28		333
484 INDIAN GRASS DR # IRR	9116255242	26		313
109 Rivertown Main St. #Fountains	9328401261	2,033		24,397
98 Perdido St #Lights	9390325356	2,000		362
111 Orange Branch Trail	9614703305	12,651		151,815
324 Silkgrass PL IRR	9116038283	28		336
13 Fawnwood St	1136848288	31		377
41 Oak Shadow Place	5656738282	28		334
405 Oak Shadow Place	4043348285	28		335
2346 Rivertown Main St #IRR	8251668029	117		1,407
2126 Rivertown Main St #IRR	1483458020	67		798
2804 RIVERTOWN MAIN ST #IRR	6119621099	100		1,200
161 Palomar DR # IRR	7305570041	28		337
1694 Rivertown Main St #ST LTS	4971027273	192		2,302
95 Lindenwood Pl #IRR	1279982217	71		851
422 Clayborne Ln #IRR	7062381376	26		311
226 Clayborne Ln #IRR	1499771374	62		747
578 Clayborne Ln #IRR	0014781371	42		506
Contingency		 171		2,049
Total		\$ 17,358	\$2	08,300

Street Lighting & Signage Repairs

The estimated costs for street lighting and signage repairs and replacements.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures – Amenity Center

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Vendor	Description	Monthly	Annual	
Vesta	General Manager	\$ 4,076	\$ 48,911	

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Maintenance Services

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Lifestyle Director

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-today social, recreational group activities and entertainment for the residents living at the community.

Lifeguards/Pool Attendants

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Vendor	Description	I	Monthly	Annual
Vesta	Lifeguards/Pool	\$	3,938	\$ 47,256

Guest Services

The District has contracted with Vesta to provide guest service for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by Dynamic Security. Vandan

vendor	Description	N	ionthiy	Annual
Sonitrol	Security Monitoring	\$	165	\$ 1,980
Dynamic Security	Qrt Monitoring		35	 420
	Total			\$ 2.400

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Security Guards

The District has entered into contracts with Giddens Security for security patrols and mileage reimbursement on District property, and with the St. Johns Sheriff's Office for off-duty patrols.

Vendor	Description	Monthly		Annual
Giddens Security	Security Patrols	\$ 4,953	\$	59,440
SJCSO Off Duty	Security Patrols	3,700		44,400
	Total		\$1	03,840

Telephone & Internet

The estimated cost for telephone and Internet services for the Amenity Center provided by Comcast

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Janitorial Services & Supplies

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Description	N	Ionthly	Annual
Vesta	Janitorial Sv	\$	2,896	\$ 34,748

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Rivers Edge Community Development District Budget Narrative

Fiscal Year 2026

Pool Chemicals (Poolsure)						
	olsure for the chemicals of the Amenity Center	r Swimming Pools.				
	Vendor	Description		Monthly		Annua
	Poolsure	Pool Chemicals Oct-Mar	\$	1,516	\$	9,095
	Poolsure	Pool Chemicals Apr-Sept Contingency		2,650		15,900
		Total		·	\$	1,100 26,095
Natural Gas						
	CO Peoples Gas to provide gas for fire place an	ıd gas grills.				
		Location		Monthly		Annua
		156 Landing St	\$	45	\$	540
		Contingence				50
		Total			\$	590
Electric						
Estimated costs for electric billed to the		Matan Normaham		Manahha		A
	Location	Meter Number	ተ	Monthly	¢	Annua
	156 Landing St Club House	0073172207	\$		\$	4,800
	136 Landing St (Tennis)	8675434248		1,950		23,400
	140 Landing St Fitness	2299084240		900		10,800
	Contingency for new accounts Total		\$	60 3,310	\$	720 39,720
Water & Sewer						
	irrigation for the amenity center billed to the	district by JEA.				
	Location	Meter Number		Monthly		Annua
	156 Landing St -Sewer	84310710	\$	700	\$	8,400
	156 Landing St-Fire Sprinkler			100		1,200
	156 Landing St -Water	70924484		600		7,200
	156 Landing St -Water	84310710		500		6,000
	156 Landing St -Irrigation	68090752		1,100		13,200
	91 Lanier StWater	80913987		200		2,400
	91 Lanier StSewer	80913987		400		4,800
	39 Riverwalk Blvd- Sewer	70602127		160		1,920
	88 Riverfront TL-Sewer	73060269		200		2,400
	88 Riverfront TL-Water	73060269		107		1,280
	Contingency			100		1,200
	Total		\$	4,167	\$	50,000
Repair & Replacements Represents regular cleaning, supplies,	and repairs and replacements for District's Ar	nenity Center.				
Refuse Service						
	nity Centers provided Republic Services.					
	Vendor	Description		Monthly		Annua
	Republic Services	Clubhouse	\$	3,500	\$	42,000
	Republic Services	Park		1,550		18,600
		Contingency		-		200
		Total			\$	60,800
Pest Control						
Гhe District is contracted with Turne	r's Pest Control to provide for pest control ser					
	Vendor	Description		Monthly		Annua
	Turners Pest Control	Pest Control	\$	917	\$	11,000

Represents the estimated cost for access cards to the District's Amenity Center.

License & Permits

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Other Current

Represents the miscellaneous cost incurred by the District's Amenity Center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Office Supplies & Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Community Garden

Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

Expenditures – Reserves

General Reserves

Establishment of general reserve to fund future replacements of capital items.

Community Development District

Approved Budget

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description		Adopted Budget FY 2025		tuals Thru 3/31/25	ojected Next 6 Months	Pr	ojected Thru 9/30/25	1	Approved Budget FY 2026
REVENUES:		112020		5751725	 0 MOIICHS		5786728		112020
Special Assessments - Tax Roll	\$	709,452	\$	691,725	\$ 17,727	\$	709,452	\$	709,452
Interest Earnings		5,000		14,043	10,000		24,043		5,000
Carry Forward Surplus ⁽¹⁾		327,591		333,670	-		333,670		354,345
TOTAL REVENUES	\$:	1,042,042	\$:	1,039,438	\$ 27,727	\$	1,067,165	\$	1,068,796
EXPENDITURES:									
Interest - 11/1	\$	238,910	\$	238,910	\$ -	\$	238,910	\$	233,655
Interest - 5/1		238,910		-	238,910		238,910		233,523
Principal - 5/1 Principal Prepayment - 5/1		230,000		-	230,000 5,000		230,000 5,000		240,000
					-,		-,		
TOTAL EXPENDITURES	\$	707,820	\$	238,910	\$ 473,910	\$	712,820	\$	707,178
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$	-	\$ -	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	\$	-	\$	-
TOTAL EXPENDITURES	\$	707,820	\$	238,910	\$ 473,910	\$	712,820	\$	707,178
EXCESS REVENUES (EXPENDITURES)	\$	334,222	\$	800,528	\$ (446,183)	\$	354,345	\$	361,619
(1) Come Dominal in Nation Decision De									

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 228,175

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Period	Outstanding Balance	Coupons	l	Principal		Interest		Annual Debt Service
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	11/01/25	\$ 8,920,000	4.5% / 5.3%			\$	233,655	\$	233,655
05/01/27 8,680,000 5.2% / 5.3% 250,000 228,175 11/01/27 8,430,000 5.2% / 5.3% 221,633 699 05/01/28 8,430,000 5.2% / 5.3% 265,000 214,625 701 05/01/29 8,165,000 5.2% / 5.3% 280,000 214,625 701 05/01/29 8,165,000 5.2% / 5.3% 295,000 207,330 701 05/01/30 7,885,000 5.2% / 5.3% 295,000 207,330 701 05/01/31 7,590,000 5.2% / 5.3% 310,000 199,648 701 05/01/31 7,280,000 5.2% / 5.3% 325,000 183,240 699 05/01/32 7,280,000 5.2% / 5.3% 345,000 183,240 699 05/01/33 6,955,000 5.2% / 5.3% 345,000 183,240 703 05/01/34 6,610,000 5.2% / 5.3% 345,000 144,168 703 05/01/35 5,860,000 5.2% / 5.3% 154,718 704 05/01/34 6,24				\$	240,000		233,523		
11/01/27 8,430,000 5.2% / 5.3% 265,000 221,530 05/01/28 8,450,000 5.2% / 5.3% 265,000 214,625 05/01/29 8,165,000 5.2% / 5.3% 280,000 214,625 05/01/29 8,165,000 5.2% / 5.3% 207,330 701 05/01/30 7,885,000 5.2% / 5.3% 295,000 207,333 701 05/01/30 7,885,000 5.2% / 5.3% 310,000 199,648 701 05/01/31 7,590,000 5.2% / 5.3% 310,000 199,648 701 05/01/31 7,280,000 5.2% / 5.3% 3125,000 191,573 701 05/01/32 7,280,000 5.2% / 5.3% 325,000 183,240 699 05/01/33 6,955,000 5.2% / 5.3% 183,240 699 05/01/34 6,610,000 5.2% / 5.3% 164,745 703 05/01/35 6,245,000 5.2% / 5.3% 164,745 703 05/01/35 5,860,000 5.2% / 5.3% 164,745 703 <	11/01/26	8,680,000	4.5% / 5.3%				228,175		701,698
11/01/27 8,430,000 5.2% / 5.3% 265,000 221,633 699 05/01/28 8,430,000 5.2% / 5.3% 265,000 221,530 711 05/01/29 8,165,000 5.2% / 5.3% 280,000 214,625 701 05/01/29 8,165,000 5.2% / 5.3% 295,000 207,330 701 05/01/30 7,885,000 5.2% / 5.3% 295,000 207,330 701 05/01/31 7,590,000 5.2% / 5.3% 310,000 199,648 701 05/01/32 7,280,000 5.2% / 5.3% 310,000 199,648 699 05/01/32 7,280,000 5.2% / 5.3% 325,000 191,573 701 05/01/33 6,955,000 5.2% / 5.3% 345,000 183,240 699 05/01/34 6,610,000 5.2% / 5.3% 164,745 703 05/01/35 6,245,000 5.2% / 5.3% 164,745 703 05/01/35 5,860,000 5.2% / 5.3% 164,745 703 05/01/37 5,455,00	05/01/27	8,680,000	5.2% / 5.3%		250,000		228,175		
11/01/28 8,165,000 5.2% / 5.3% 280,000 214,625 11/01/29 7,885,000 5.2% / 5.3% 280,000 214,625 11/01/29 7,885,000 5.2% / 5.3% 295,000 207,330 701 05/01/30 7,885,000 5.2% / 5.3% 295,000 207,330 701 05/01/31 7,590,000 5.2% / 5.3% 199,648 701 05/01/31 7,280,000 5.2% / 5.3% 191,573 701 05/01/32 7,280,000 5.2% / 5.3% 325,000 191,573 702 05/01/33 6,955,000 5.2% / 5.3% 345,000 183,240 699 05/01/33 6,955,000 5.2% / 5.3% 345,000 183,240 691 05/01/34 6,610,000 5.2% / 5.3% 345,000 174,253 702 05/01/35 6,245,000 5.2% / 5.3% 385,000 164,745 703 05/01/35 5,246 / 5.3% 405,000 154,718 704 05/01/35 5,2500 5.2% / 5.3% <t< td=""><td>11/01/27</td><td>8,430,000</td><td></td><td></td><td></td><td></td><td>221,663</td><td></td><td>699,838</td></t<>	11/01/27	8,430,000					221,663		699,838
05/01/29 8,165,000 5.2% / 5.3% 200,000 214,625 11/01/29 7,885,000 5.2% / 5.3% 207,330 701 05/01/30 7,885,000 5.2% / 5.3% 295,000 207,330 701 05/01/31 7,590,000 5.2% / 5.3% 310,000 199,648 701 05/01/31 7,280,000 5.2% / 5.3% 310,000 191,573 701 05/01/32 7,280,000 5.2% / 5.3% 325,000 191,573 701 05/01/32 6,955,000 5.2% / 5.3% 345,000 183,240 699 05/01/33 6,955,000 5.2% / 5.3% 345,000 183,240 702 05/01/34 6,610,000 5.2% / 5.3% 365,000 174,253 702 05/01/35 6,245,000 5.2% / 5.3% 365,000 164,745 703 05/01/35 6,245,000 5.2% / 5.3% 405,000 154,718 704 05/01/37 5,455,000 5.2% / 5.3% 405,000 154,718 702 05/01	05/01/28	8,430,000	5.2% / 5.3%		265,000		221,530		
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	11/01/28	8,165,000	5.2% / 5.3%				214,625		701,155
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	05/01/29	8,165,000	5.2% / 5.3%		280,000		214,625		
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	11/01/29	7,885,000	5.2% / 5.3%				207,330		701,955
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	05/01/30	7,885,000	5.2% / 5.3%		295,000		207,330		
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	11/01/30	7,590,000	5.2% / 5.3%				199,648		701,978
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	05/01/31	7,590,000			310,000		199,648		
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	11/01/31	7,280,000	5.2% / 5.3%				191,573		701,220
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	05/01/32	7,280,000	5.2% / 5.3%		325,000		191,573		
$\begin{array}{c c c c c c c c c c c c c c c c c c c $, ,		,		,				699,813
$\begin{array}{cccccccccccccccccccccccccccccccccccc$,		345,000		183,240		,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $					· · · · ·				702,493
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		6,610,000			365,000		174,253		,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $,		,				703,998
$\begin{array}{cccccccccccccccccccccccccccccccccccc$					385,000				,
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$,		,		154,718		704,463
$\begin{array}{cccccccccccccccccccccccccccccccccccc$, ,		,		405.000				,
$\begin{array}{cccccccccccccccccccccccccccccccccccc$, ,		,		,		,		703,885
11/01/37 5,030,000 5.2%/5.3% 133,095 702 05/01/38 5,030,000 5.2%/5.3% 440,000 133,095 11/01/38 694 11/01/38 4,590,000 5.3% 475,000 121,503 694 05/01/39 4,590,000 5.3% 475,000 121,503 694 05/01/39 4,590,000 5.3% 475,000 121,503 694 05/01/40 4,115,000 5.3% 500,000 108,915 705 05/01/40 4,115,000 5.3% 500,000 108,915 704 05/01/41 3,615,000 5.3% 525,000 95,665 704 05/01/41 3,615,000 5.3% 525,000 81,753 702 05/01/42 3,090,000 5.3% 555,000 81,753 703 05/01/42 2,535,000 5.3% 585,000 67,045 703 05/01/43 2,535,000 5.3% 620,000 51,543 703 05/01/44 1,950,000 </td <td>, ,</td> <td></td> <td>,</td> <td></td> <td>425.000</td> <td></td> <td>,</td> <td></td> <td>, , , , , , , , , , , , , , , , , , , ,</td>	, ,		,		425.000		,		, , , , , , , , , , , , , , , , , , , ,
05/01/385,030,0005.2%/5.3%440,000133,09511/01/384,590,0005.3%121,50369405/01/394,590,0005.3%475,000121,50311/01/394,115,0005.3%108,91570505/01/404,115,0005.3%500,000108,91511/01/403,615,0005.3%525,00095,66511/01/413,090,0005.3%525,00095,66511/01/413,090,0005.3%555,00081,75305/01/423,090,0005.3%585,00067,04511/01/422,535,0005.3%585,00067,04505/01/432,535,0005.3%585,00067,04511/01/431,950,0005.3%620,00051,54305/01/441,330,0005.3%650,00035,37811/01/45680,0005.3%650,00035,378	, ,		,		.,				702,263
11/01/38 4,590,000 5.3% 121,503 694 05/01/39 4,590,000 5.3% 475,000 121,503 11/01/39 11/01/39 4,115,000 5.3% 108,915 705 05/01/40 4,115,000 5.3% 500,000 108,915 704 11/01/40 3,615,000 5.3% 500,000 108,915 704 05/01/41 3,615,000 5.3% 525,000 95,665 704 05/01/41 3,615,000 5.3% 525,000 95,665 704 05/01/42 3,090,000 5.3% 555,000 81,753 702 05/01/42 3,090,000 5.3% 555,000 81,753 703 05/01/42 2,535,000 5.3% 585,000 67,045 703 05/01/43 2,535,000 5.3% 585,000 67,045 703 05/01/43 1,950,000 5.3% 620,000 51,543 703 05/01/44 1,950,000 5.3% 620,000 51,543 704 05/01/45 1,330,000 5.3% 650,00	, ,		.,		440,000				,
05/01/39 4,590,000 5.3% 475,000 121,503 11/01/39 4,115,000 5.3% 108,915 705 05/01/40 4,115,000 5.3% 500,000 108,915 705 11/01/40 3,615,000 5.3% 500,000 108,915 704 05/01/41 3,615,000 5.3% 525,000 95,665 704 05/01/41 3,615,000 5.3% 525,000 95,665 702 11/01/41 3,090,000 5.3% 555,000 81,753 702 05/01/42 3,090,000 5.3% 555,000 81,753 703 05/01/42 2,535,000 5.3% 585,000 67,045 703 05/01/43 2,535,000 5.3% 585,000 67,045 703 05/01/43 1,950,000 5.3% 620,000 51,543 703 05/01/44 1,950,000 5.3% 620,000 51,543 704 05/01/45 1,330,000 5.3% 650,000 <			,		,				694,598
11/01/39 4,115,000 5.3% 108,915 705 05/01/40 4,115,000 5.3% 500,000 108,915 704 11/01/40 3,615,000 5.3% 500,000 108,915 704 05/01/41 3,615,000 5.3% 525,000 95,665 704 05/01/41 3,615,000 5.3% 525,000 95,665 702 11/01/41 3,090,000 5.3% 555,000 81,753 702 05/01/42 3,090,000 5.3% 555,000 81,753 703 05/01/43 2,535,000 5.3% 585,000 67,045 703 05/01/43 1,950,000 5.3% 585,000 67,045 703 05/01/43 1,950,000 5.3% 620,000 51,543 703 05/01/44 1,950,000 5.3% 620,000 51,543 703 05/01/45 1,330,000 5.3% 650,000 35,378 706 05/01/45 1,330,000 5.3% 65	, ,		5.3%		475,000				,
05/01/40 4,115,000 5.3% 500,000 108,915 11/01/40 3,615,000 5.3% 95,665 704 05/01/41 3,615,000 5.3% 525,000 95,665 11/01/41 3,090,000 5.3% 525,000 81,753 702 05/01/42 3,090,000 5.3% 555,000 81,753 703 05/01/42 2,535,000 5.3% 585,000 67,045 703 05/01/43 2,535,000 5.3% 585,000 67,045 703 05/01/43 1,950,000 5.3% 585,000 67,045 703 05/01/43 1,950,000 5.3% 585,000 67,045 703 05/01/44 1,950,000 5.3% 620,000 51,543 703 05/01/44 1,950,000 5.3% 620,000 51,543 704 05/01/45 1,330,000 5.3% 650,000 35,378 706 05/01/45 1,330,000 5.3% 650,000 35,378 <		4.115.000	5.3%				108.915		705,418
11/01/403,615,0005.3%95,66570405/01/413,615,0005.3%525,00095,66570411/01/413,090,0005.3%525,00081,75370205/01/423,090,0005.3%555,00081,75370311/01/422,535,0005.3%585,00067,04570305/01/432,535,0005.3%585,00067,04570305/01/431,950,0005.3%620,00051,54370305/01/441,950,0005.3%620,00051,54370605/01/451,330,0005.3%650,00035,37870611/01/45680,0005.3%18,153703					500,000		,		,
11/01/41 3,090,000 5.3% 81,753 702 05/01/42 3,090,000 5.3% 555,000 81,753 703 11/01/42 2,535,000 5.3% 555,000 81,753 703 05/01/43 2,535,000 5.3% 67,045 703 05/01/43 2,535,000 5.3% 585,000 67,045 11/01/43 1,950,000 5.3% 51,543 703 05/01/44 1,950,000 5.3% 620,000 51,543 703 11/01/44 1,330,000 5.3% 620,000 51,543 706 05/01/45 1,330,000 5.3% 650,000 35,378 706 05/01/45 1,330,000 5.3% 650,000 35,378 703 11/01/45 680,000 5.3% 18,153 703	, ,				,				704,580
11/01/413,090,0005.3%81,75370205/01/423,090,0005.3%555,00081,753111/01/422,535,0005.3%67,04570305/01/432,535,0005.3%585,00067,045111/01/431,950,0005.3%51,54370305/01/441,950,0005.3%620,00051,543111/01/441,330,0005.3%35,37870605/01/451,330,0005.3%650,00035,37811/01/45680,0005.3%18,153703	05/01/41	3,615,000	5.3%		525,000		95,665		,
05/01/42 3,090,000 5.3% 555,000 81,753 11/01/42 2,535,000 5.3% 67,045 703 05/01/43 2,535,000 5.3% 585,000 67,045 11/01/43 1,950,000 5.3% 51,543 703 05/01/44 1,950,000 5.3% 620,000 51,543 703 05/01/44 1,330,000 5.3% 620,000 51,543 706 05/01/45 1,330,000 5.3% 650,000 35,378 706 05/01/45 1,330,000 5.3% 650,000 35,378 703 11/01/45 680,000 5.3% 650,000 35,378 703	, ,		5.3%						702,418
11/01/422,535,0005.3%67,04570305/01/432,535,0005.3%585,00067,04570311/01/431,950,0005.3%51,54370305/01/441,950,0005.3%620,00051,54370311/01/441,330,0005.3%620,00051,54370605/01/451,330,0005.3%650,00035,37870611/01/45680,0005.3%18,153703	, ,				555,000				
11/01/431,950,0005.3%51,54370305/01/441,950,0005.3%620,00051,543111/01/441,330,0005.3%35,37870605/01/451,330,0005.3%650,00035,37811/01/45680,0005.3%18,153703	11/01/42	2,535,000	5.3%				67,045		703,798
11/01/431,950,0005.3%51,54370305/01/441,950,0005.3%620,00051,543111/01/441,330,0005.3%35,37870605/01/451,330,0005.3%650,00035,37811/01/45680,0005.3%18,153703	, ,				585,000				
05/01/44 1,950,000 5.3% 620,000 51,543 11/01/44 1,330,000 5.3% 35,378 706 05/01/45 1,330,000 5.3% 650,000 35,378 11/01/45 680,000 5.3% 650,000 35,378 11/01/45 680,000 5.3% 18,153 703			5.3%						703,588
11/01/441,330,0005.3%35,37870605/01/451,330,0005.3%650,00035,37811/01/45680,0005.3%18,153703	05/01/44		5.3%		620,000		51,543		
05/01/451,330,0005.3%650,00035,37811/01/45680,0005.3%18,153703	, ,				,				706,920
11/01/45 680,000 5.3% 18,153 703	, ,				650,000				
	, ,				,				703,530
	, ,				675,000				693,153
Total \$ 8,915,000 \$ 6,061,410 \$ 14,976,	Total			¢	0.015.000	¢	6 0 6 1 4 1 0	¢	14,976,410

Community Development District

Approved Budget

Debt Service Series 2018 Capital Improvement Revenue Bonds

		Adopted Budget	Ac	tuals Thru	Pr	ojected Next	Pro	ojected Thru	ŀ	Approved Budget
Description		FY 2025		3/31/25		6 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments Tax Roll	\$	456,295	\$	444,923	\$	11,372	\$	456,295	\$	456,29
Special Assessments - Prepayment		-		34,247		-		34,247		
Interest Earnings		5,000		8,160		5,000		13,160		5,00
Carry Forward Surplus ⁽¹⁾		203,962		214,640		-		214,640		209,732
TOTAL REVENUES	\$	665,258	\$	701,971	\$	16,372	\$	718,343	\$	671,026
EXPENDITURES:										
Interest - 11/1	\$	168,955	\$	168,955	\$	-	\$	168,955	\$	164,65
Principal Prepayment - 2/1		· -		5,000		-		5,000		
Interest - 5/1		168,955		-		168,835		168,835		164,65
Principal - 5/1		130,000		-		130,000		130,000		135,00
Principal Prepayment - 5/1		-		-		40,000		40,000		
TOTAL EXPENDITURES	\$	467,910	\$	173,955	\$	338,835	\$	512,790	\$	464,30
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	4,178	\$	-	\$	4,178	\$	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	4,178	\$	-	\$	4,178	\$	
FOTAL EXPENDITURES	\$	467,910	\$	169,777	\$	338,835	\$	508,612	\$	464,30
EXCESS REVENUES (EXPENDITURES)	\$	197,348	\$	532,194	\$	(322,463)	\$	209,731	\$	206,72
⁽¹⁾ Carry Forward is Net of Reserve Re	auireme	nt				Interest D		1 /1 /26	¢	161.41

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 161,413

Debt Service Series 2018 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,255,000	4.800%		\$ 164,653	\$ 164,653
05/01/26	6,255,000	4.800%	\$ 135,000	164,653	
11/01/26	6,120,000	4.800%		161,413	461,065
05/01/27	6,120,000	4.800%	140,000	161,413	
11/01/27	5,980,000	4.800%		158,053	459,465
05/01/28	5,980,000	4.800%	150,000	158,053	
11/01/28	5,830,000	5.200%		154,453	462,505
05/01/29	5,830,000	5.200%	155,000	154,453	
11/01/29	5,675,000	5.200%		150,423	459,875
05/01/30	5,675,000	5.200%	165,000	150,423	
11/01/30	5,510,000	5.200%		146,133	461,555
05/01/31	5,510,000	5.200%	175,000	146,133	
11/01/31	5,335,000	5.200%		141,583	462,715
05/01/32	5,335,000	5.200%	185,000	141,583	
11/01/32	5,150,000	5.200%	,	136,773	463,355
05/01/33	5,150,000	5.200%	190,000	136,773	,
11/01/33	4,960,000	5.200%		131,833	458,605
05/01/34	4,960,000	5.200%	205,000	131,833	,
11/01/34	4,755,000	5.200%	,	126,503	463,335
05/01/35	4,755,000	5.200%	215,000	126,503	,
11/01/35	4,540,000	5.200%		120,913	462,415
05/01/36	4,540,000	5.200%	225,000	120,913	102,110
11/01/36	4,315,000	5.200%	220,000	115,063	460,975
05/01/37	4,315,000	5.200%	235,000	115,063	,
11/01/37	4,080,000	5.200%		108,953	459,015
05/01/38	4,080,000	5.200%	250,000	108,953	,
11/01/38	3,830,000	5.350%	200,000	102,453	461,405
05/01/39	3,830,000	5.350%	265,000	102,453	101,100
11/01/39	3,565,000	5.350%	,	95,364	462,816
05/01/40	3,565,000	5.350%	275,000	95,364	,
11/01/40	3,290,000	5.350%	,	88,008	458,371
05/01/41	3,290,000	5.350%	290,000	88,008	,
11/01/41	3,000,000	5.350%	,	80,250	458,258
05/01/42	3,000,000	5.350%	310,000	80,250	,
11/01/42	2,690,000	5.350%	,	71,958	462,208
05/01/43	2,690,000	5.350%	325,000	71,958	,
11/01/43	2,365,000	5.350%	010,000	63,264	460,221
05/01/44	2,365,000	5.350%	345,000	63,264	,
11/01/44	2,020,000	5.350%	,	54,035	462,299
05/01/45	2,020,000	5.350%	360,000	54,035	102,277
11/01/45	1,660,000	5.350%	500,000	44,405	458,440
05/01/46	1,660,000	5.350%	380,000	44,405	100,110
11/01/46	1,280,000	5.350%	220,000	34,240	458,645
05/01/47	1,280,000	5.350%	405,000	34,240	100,010
11/01/47	875,000	5.350%	100,000	23,406	462,646
05/01/48	875,000	5.350%	425,000	23,406	,010
11/01/48	450,000	5.350%	,500	12,038	460,444
05/01/49	450,000	5.350%	450,000	12,038	462,038
Total			\$ 6,255,000	\$ 4,972,323	\$ 11,227,323

Rivers Edge Community Development District

Approved Budget Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description		Adopted Budget FY 2025	tuals Thru 3/31/25	ojected Next 6 Months	Pr	ojected Thru 9/30/25	Approved Budget FY 2026
REVENUES:							
Special Assessments - Tax Roll Interest Earnings Carry Forward Surplus ⁽¹⁾	\$	444,246 5,000 152,151	\$ 432,953 8,430 158,407	\$ 11,292 5,000 -	\$	444,246 13,430 158,407	\$ 444,246 5,000 105,995
TOTAL REVENUES	\$	601,397	\$ 599,791	\$ 16,292	\$	616,083	\$ 555,241
EXPENDITURES: Series 2018A-1							
Interest - 11/1 Principal Prepayment - 11/1	\$	50,114	\$ 50,114 5.000	\$ -	\$	50,114 5.000	\$ 47,752
Interest - 5/1		50,114	5,000	50,021		50.021	47,752
Principal - 5/1		165,000	-	165,000		165,000	170,000
Series 2018A-2							
Interest - 11/1	\$	42,531	\$ 42,531	\$ -	\$	42,531	\$ 38,984
Principal Prepayment - 11/1		-	5,000	-		5,000	-
Interest - 5/1		42,531	-	42,422		42,422	38,984
Principal - 5/1		90,000	-	90,000		90,000	90,000
Principal Prepayment - 5/1		-	-	60,000		60,000	-
TOTAL EXPENDITURES	\$	440,291	\$ 102,646	\$ 407,443	\$	510,088	\$ 433,473
Other Sources/(Uses)							
Interfund transfer In/(Out)	\$	-	\$ -	\$ -	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$ -	\$	-	\$ -
TOTAL EXPENDITURES	\$	440,291	\$ 102,646	\$ 407,443	\$	510,088	\$ 433,473
EXCESS REVENUES (EXPENDITURES)	\$	161,106	\$ 497,145	\$ (391,150)	\$	105,995	\$ 121,768
⁽¹⁾ Carry Forward is Net of Reserve Req	uireme	nt		Interest D	ue 1	1/1/26	\$ 82,218

Debt Service Series 2018A1 Capital Improvement Revenue Bonds

Period	(Outstanding Balance	Coupons	Principal	Inter	Interest		Annual Debt Service
11/01/25	\$	2,710,000	2.750%		\$	47,752	\$	47,752
05/01/26		2,710,000	3.000%	\$ 170,000		47,752		
11/01/26		2,540,000	3.000%			45,202		262,954
05/01/27		2,540,000	3.100%	175,000		45,202		
11/01/27		2,365,000	3.100%			42,489		262,691
05/01/28		2,365,000	3.200%	180,000		42,489		
11/01/28		2,185,000	3.200%			39,609		262,099
05/01/29		2,185,000	3.375%	185,000		39,609		
11/01/29		2,000,000	3.375%			36,488		261,097
05/01/30		2,000,000	3.500%	190,000		36,488		
11/01/30		1,810,000	3.500%			33,163		259,650
05/01/31		1,810,000	3.500%	200,000		33,163		
11/01/31		1,610,000	3.500%			29,663		262,825
05/01/32		1,610,000	3.500%	205,000		29,663		
11/01/32		1,405,000	3.500%			26,075		260,738
05/01/33		1,405,000	3.500%	215,000		26,075		
11/01/33		1,190,000	3.500%			22,313		263,388
05/01/34		1,190,000	3.750%	220,000		22,313		
11/01/34		970,000	3.750%			18,188		260,500
05/01/35		970,000	3.750%	230,000		18,188		
11/01/35		740,000	3.750%			13,875		262,063
05/01/36		740,000	3.750%	240,000		13,875		
11/01/36		500,000	3.750%			9,375		263,250
05/01/37		500,000	3.750%	245,000		9,375		
11/01/37		255,000	3.750%			4,781		259,156
05/01/38		255,000	3.750%	255,000		4,781		259,781
Total				\$ 2,710,000	\$ 7	37,943	\$	3,447,943

Debt Service Series 2018A2 Capital Improvement Revenue Bonds

Period	(Outstanding Balance	Coupons	Principal	Interest		Annual Debt Service
11/01/25	\$	1,595,000	4.375%		\$ 38,984	\$	38,984
05/01/26		1,595,000	4.375%	\$ 90,000	38,984		
11/01/26		1,505,000	4.375%		37,016		166,000
05/01/27		1,505,000	4.375%	95,000	37,016		
11/01/27		1,410,000	4.375%		34,938		166,953
05/01/28		1,410,000	4.375%	100,000	34,938		
11/01/28		1,310,000	4.375%		32,750		167,688
05/01/29		1,310,000	5.000%	105,000	32,750		
11/01/29		1,205,000	5.000%		30,125		167,875
05/01/30		1,205,000	5.000%	110,000	30,125		
11/01/30		1,095,000	5.000%		27,375		167,500
05/01/31		1,095,000	5.000%	115,000	27,375		
11/01/31		980,000	5.000%		24,500		166,875
05/01/32		980,000	5.000%	120,000	24,500		
11/01/32		860,000	5.000%		21,500		166,000
05/01/33		860,000	5.000%	125,000	21,500		
11/01/33		735,000	5.000%		18,375		164,875
05/01/34		735,000	5.000%	135,000	18,375		
11/01/34		600,000	5.000%		15,000		168,375
05/01/35		600,000	5.000%	140,000	15,000		
11/01/35		460,000	5.000%		11,500		166,500
05/01/36		460,000	5.000%	145,000	11,500		
11/01/36		315,000	5.000%		7,875		164,375
05/01/37		315,000	5.000%	155,000	7,875		
11/01/37		160,000	5.000%		4,000		166,875
05/01/38		160,000	5.000%	160,000	4,000		164,000
Total				\$ 1,595,000	\$ 607,875	\$	2,202,875

Rivers Edge Community Development District

Approved Budget Capital Reserve Fund

		Adopted Budget		ctuals Thru			Pr	ojected Thru	I	Approved Budget
Description		FY 2025		3/31/25		6 Months	_	9/30/25		FY 2026
REVENUES:										
Interest Income	\$	10,000	\$	19,699	\$	10,000	\$	29,699	\$	10,000
General Reserve - Grounds Maintenance		100,000		-		100,000		100,000		75,000
General Reserve - Amenity Center		180,000		-		180,000		180,000		75,000
Additional Reserves		231,000		-		231,000		231,000		-
Carryforward		1,202,089		1,229,639		-		1,229,639		1,519,338
TOTAL REVENUES	\$	1,723,089	\$	1,249,338	\$	521,000	\$	1,770,338	\$	1,679,338
EXPENDITURES:										
RiverHouse Access Control System (C/S)	\$	-	\$	-	\$	-	\$	-	\$	5,325
RiverHouse Painting (C/S)		-		-		-		-		32,191
RiverHouse Furniture (C/S)		-		-		-		-		28,400
RiverHouse A/C Unit Replacement (C/S)		-		-		-		-		39,050
RiverHouse Tennis Court Fencing (C/S)		-		-		-		-		28,400
RiverHouse Pool Pump Sand Filtration (C/S)		-		-		-		-		44,375
Permanent Holiday Lighting (C/S)		-		-		-		-		27,690
Playground Equipment (C/S)		-		-		-		-		7,100
Pocket Parks Equipment Repair/Replacement (C/S)		-		-		-		-		15,744
Maintenance Golf Cart (C/S)		-		-		-		-		3,550
Maintenance Work Truck (C/S)		-		-		-		-		23,075
Repair and Replacements		100,000		48,574		51,426		100,000		10,000
Capital Outlay		150,000		104,030		45,970		150,000		-
Other Current Charges		1,000		-		1,000		1,000		1,000
TOTAL EXPENDITURES	\$	251,000	\$	152,604	\$	98,396	\$	251,000	\$	265,900
Other Sources/(Uses)										
Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	251,000	\$	152,604	\$	98,396	\$	251,000	\$	265,900
EXCESS REVENUES (EXPENDITURES)	¢	1,472,089	¢	1,096,734	\$	422,604	¢	1,519,338	¢	1,413,438
EAGESS REVENUES (EAF ENDITIONES)	J	1,4/2,009	J	1,090,734	Ð	422,004	Ţ	1,317,330	J.	1,713,430

Capital Reserve Study

General

Description	FY 2026 Reserve Study
Reserves Beginning of Year	\$ 1,091,975
Contributions	439,488
Interest Income	60,787
Expenditures	(11,783)
Anticipated Balance	\$ 1,580,467

Description	Proposed Budget FY 2026							
Reserves Beginning of Year	\$	1,519,338						
Contributions		150,000						
Interest Income		10,000						
Expenditures		(265,900)						
Anticipated Balance	\$	1,413,438						
Variance Reserve Study Vs Actua	l \$	(167,029)						

Variance Reserve Study Vs Actual	\$ (167,029)

Rivers Edge Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	Total Units	Bonds Units 2016	Bonds Units 2018	Bonds Units 2018A1 &A2	Annual Maintenance Assessments				Annual Debt Assessments							
					FY 2026	FY 2025	Increase/ (decrease)		FY 2026	FY 2026	FY 2026	FY 2025	FY 2025	FY 2025	Increase/ (decrease)	
									Series 2016	Series 2018	Series 2018A1&A2	Series 2016	Series 2018	Series 2018A1&A2	Total	
Single Family - 30'-39' Lot	23	2	0	21	\$1,310.90	\$1,191.70	\$119.20	10.00%	\$991.14	\$0.00	\$647.41	\$991.14	\$0.00	\$647.41	\$0.00	
Single Family - 40'-49' Lot	512	265	187	57	\$1,564.62	\$1,422.35	\$142.27	10.00%	\$991.14	\$1,121.81	\$781.41	\$991.14	\$1,121.81	\$781.41	\$0.00	
Single Family - 50'-59' Lot	490	192	86	205	\$1,839.49	\$1,672.22	\$167.27	10.00%	\$1,182.44	\$1,318.88	\$915.40	\$1,182.44	\$1,318.88	\$915.40	\$0.00	
Single Family - 60'-69' Lot	194	73	37	83	\$2,114.36	\$1,922.10	\$192.26	10.00%	\$1,182.44	\$1,515.96	\$1,049.38	\$1,182.44	\$1,515.96	\$1,049.38	\$0.00	
Single Family - 70'-79' Lot	218	58	24	100	\$2,537.23	\$2,306.52	\$230.71	10.00%	\$1,665.38	\$1,819.15	\$1,257.33	\$1,665.38	\$1,819.15	\$1,257.33	\$0.00	
Single Family - 80'+ Lot	81	43	9	10	\$2,812.09	\$2,556.39	\$255.70	10.00%	\$1,864.25	\$2,069.32	\$1,397.76	\$1,864.25	\$2,069.32	\$1,397.76	\$0.00	
Total	1518	633	343	476												