Community Development District

Adopted Budget FY 2026

Presented by:



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Community Development District

Adopted Budget General Fund

	Adopted	A	ctuals Thru	Pr	ojected Next	Pro	niected Thru		Adopted
Description	Budget FY 2025		6/30/25		3 Months		9/30/25		Budget FY 2026
·	112020		0,00,20		3 140111113		7/00/20		112020
REVENUES:									
Special Assessments - On Roll	\$ 2,498,348	\$	2,512,650	\$	-	\$	2,512,650	\$	2,748,249
Misc Income/Interest	30,000		37,769		3,000		40,769		28,000
Rental Revenue	30,000		16,280		2,500		18,780		20,000
Cost Share Landscaping Rivers Edge II	801,623		601,217		200,406		801,623		313,604
Cost Share Landscaping Rivers Edge III	103,480		77,610		25,870		103,480		-
Cost Share Amenity Rivers Edge II	88,478		66,359		22,119		88,478		2,365
Cost Share Amenity Rivers Edge III	155,848		116,796		39,052		155,848		109,345
Community Garden	1,500		1,775		-		1,775		1,500
Tennis Revenue	1,000		353		647		1,000		1,000
Special Events	15,000		24,095		5,000		29,095		20,000
Carry Forward	21,653		-		190,000		190,000		121,800
TOTAL REVENUES	\$ 3,746,930	\$	3,454,904	\$	488,594	\$	3,943,498	\$:	3,365,863
EXPENDITURES:									
Administrative									
Supervisor Fees	\$ 12,000	\$	11,600	\$	3,000	\$	14,600	\$	12,000
FICA Expense	918		887		230		1,117		918
District Engineer	25,000		9,678		15,322		25,000		25,000
District Counsel	55,000		25,144		29,856		55,000		60,000
District Management	56,040		42,030		14,010		56,040		56,040
Assessment Roll Administration	5,618		5,618		-		5,618		5,899
Dissemination Agent	6,854		6,041		813		6,854		7,197
Information Technology	3,244		2,433		811		3,244		3,407
Website Maintenance	1,671		1,253		418		1,671		1,755
Annual Audit	5,200		-		5,200		5,200		5,300
Trustee Fees	12,500		12,408		-		12,408		12,500
Arbitrage Rebate	1,800		1,200		600		1,800		1,800
Telephone	500		185		315		500		500
Postage	1,500		1,462		38		1,500		2,500
Printing & Binding	3,000		328		2,672		3,000		2,000
Insurance	11,126		10,300				10,300		12,165
Legal Advertising	2,500		328		2,172		2,500		2,500
Other Current Charges	500		20		480		500		200
Office Supplies	100		11		89		100		50
Dues, Licenses & Subscriptions	175		175		-		175		175
TOTAL ADMINISTRATIVE	\$ 205,246	\$	131,102	\$	76,025	\$	207,127	\$	211,905
Operations & Maintenance									
Grounds Maintenance									
Field Operations Management (Vesta)	\$ 39,438	\$	29,579	\$	9,860	\$	39,438	\$	41,230
Landscape Maintenance	1,347,729		808,233		269,412		1,077,645		1,099,201
Landscape Contingency	61,200		214,234		25,000		239,234		107,000
Irrigation Repairs and Maintenance Lake Maintenance	45,000 56.340		80,960		10,000		90,960 56.340		65,000
Irrigation Water Use	56,340 245,000		48,645 176,719		7,695 68,281		56,340 245,000		62,000 260,000
Electric	158,000		147,653		100,000		247,653		208,300
Street Lighting & Signage Repairs and Replacements	20,000		50,691		5,000		55,691		45,000
Street and Drainage Maintenance	5,000		,071		5,000		5,000		5,000
Repairs and Maintenance	18,530		41,666		25,000		66,666		50,000
TOTAL GROUNDS MAINTENANCE	\$ 1,996,237	\$	1,598,379	\$	525,248	\$	2,123,627	\$	1,942,731

Community Development District

Adopted Budget General Fund

		Adopted Budget	Ac	tuals Thru	Pr	ojected Next	Pro	ojected Thru		Adopted Budget
Description		FY 2025		6/30/25		3 Months		9/30/25		FY 2026
A										
Amenity Center - River House General Manager (Vesta)	¢	46 702	ф	26 120	φ	10.664	\$	46 702	ф	40.011
9 ()	\$	46,793	\$	36,129 22,224	\$	7,408	Ф	46,793 29,632	\$	48,911 59,064
Amenity Manager (Vesta) Maintenance Service (Vesta)		29,632 105,417		79,063		26,354		105,417		109,188
Lifestyle Director (Vesta)		43,328		32,496		10,832		43,328		45,342
Lifeguards (Vesta)		43,563		23,117		20,446		43,563		47,256
Facility Attendant (Vesta)		73,150		54,862		18,288		73,150		47,230
Guest Services (Vesta)		73,130		34,002		10,200		73,130		53,228
Security Monitoring		3,500		1,878		1,300		3,178		2.400
Security Guards		100,000		71,732		45,000		116,732		103,840
Telephone & Internet		38,000		14,410		4,500		18,910		25,000
Insurance		106,238		99,742		-		99,742		109,782
Fitness Equipment Lease		27,921		27,921		_		27,921		27,921
Janitorial Services & Supplies (Vesta)		32,875		24,656		8,219		32,875		34,748
Pressure Washing		20.000		2 1,030		0,219		52,075		5,000
Pool Chemicals (Poolsure)		20,420		17.411		3,009		20,420		26,095
Natural Gas		410		395		135		530		590
Electric		37,000		27,673		9,327		37,000		39,720
Water & Sewer		45,000		41,644		8,356		50,000		50,000
Repair & Replacements		110,000		118,503		25,000		143,503		99,043
Refuse		50,000		33,351		30,000		63,351		60,800
Pest Control		12,000		5,284		3,000		8,284		11,000
Fire Alarm System Maintenance		2,000		4,271		1,500		5,771		2,000
Access Cards		3,250		3,250		-		3,250		6,500
License & Permits		1,800		1,780		20		1,800		1,800
Other Current		8,000		8,342		2,500		10,842		8,000
Special Events		50,000		51,652		5,000		56,652		50,000
Holiday Decorations		20,150		42,525		-		42,525		30,000
Office Supplies & Postage		3,500		3,430		70		3,500		3,500
Community Garden		500		9,000		-		9,000		500
TOTAL AMENITY CENTED - DIVED HOUSE	¢	1,034,447	\$	856,741	\$	240,928	¢	1,097,669	¢	1,061,228
TOTAL AMENITY CENTER - RIVER HOUSE	Þ	1,034,447	Þ	030,741	Þ	240,920	Þ	1,097,009	Þ	1,001,220
Reserves										
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
1011EREDERCY ED	Ψ_	511,000	Ψ_		Ψ_	511,000	Ψ_	511,000	Ψ_	100,000
TOTAL EXPENDITURES	\$	3,746,930	\$:	2,586,222	\$	1,353,201	\$	3,939,422	\$:	3,365,863
Other Sources/(Uses)										
Interlocal Transfer In/(Out)		-		-		-		-		-
TOTAL OTHER SOURCES/(USES)	\$		\$	-	\$		\$		\$	_
	Ψ		Ψ		Ψ		Ψ		Ψ	
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	868,682	\$	(864,606)	\$	4,076	\$	(0)

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.

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	I	Monthly	Annual
Vesta	Field Operation Memt	\$	3 4 3 6	\$ 41 230

Landscape Maintenance

 $The \ District \ contracted \ with \ Yellow stone \ to \ maintain \ the \ common \ areas \ of the \ District \ and \ Amenity \ Center.$

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 $for storm \, water \, in spection \, services.$

Vendor	Description	Monthly	Annual
Charles Aquatics	Lake Mainteance	\$ 4,470	\$ 53,640
	Contingency		2,700
	Total		\$ 56.340

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

reuse 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 Bv	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.

Jy I'I L.					
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		35		421
427 Rivertown Main St. #Lights	7862742173		83		994
71 Landing St #Park	7975970117		29		349
147 Chipola Trce #Lights	8461452438		30		365
2198 Orange Branch Trl #ENTR	8521892243		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		30		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		
95 Lindenwood Pl #IRR	1279982217		71		2,302 851
	7062381376		71 26		311
422 Clayborne Ln #IRR					
226 Clayborne Ln #IRR	1499771374		62		747
578 Clayborne Ln #IRR	0014781371		42 171		506
Contingency Total		_	171	# ^	2,049
IULAI		\$	17,358	3 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	ľ	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-to-day 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

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

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

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	lonthly	Annual
Vesta	Janitorial Sv	\$	2.896	\$ 34.748

Pressure Washing

 $Estimated\ costs\ to\ have\ the\ District\ Amenity\ Center\ pressure\ washed.$

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures -	Amenity Center	(continued)
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Daal	Chemica	ala (Da	

The District is under contract with Poolsure for the chemicals of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 1,516	\$ 9,095
Poolsure	Pool Chemicals Apr-Sept	2,650	15,900
	Contingency		1,100
	Total		\$ 26,095

Natural Gas

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

Location	Me	Annual		
156 Landing St	\$	45	\$	540
Contingence				50
Total			\$	590

Electric

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	0073172207	\$ 400	\$ 4,800
136 Landing St (Tennis)	8675434248	1,950	23,400
140 Landing St Fitness	2299084240	900	10,800
Contingency for new accounts		60	720
Total		\$ 3.310	\$ 39.720

Water & Sewer

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

Location	Meter Number	Monthly	Annual
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

 $Represents\ regular\ cleaning, supplies, and\ repairs\ and\ replacements\ for\ District's\ Amenity\ Center.$

Refuse Service

 $\label{lem:continuous} Garbage\ disposal\ services\ for\ the\ Amenity\ Centers\ provided\ Republic\ Services.$

Vendor	Description	I	Monthly	Annual
Republic Services	Clubhouse	\$	3,500	\$ 42,000
Republic Services	Park		1,550	18,600
	Contingency			200
	Total			\$ 60 800

Pest Control

 $The \, District \, is \, contracted \, with \, Turner's \, Pest \, Control \, to \, provide \, for \, pest \, control \, services.$

Vendor	Description	N	lonthly	Annual
Turners Pest Control	Pest Control	\$	917	\$ 11,000

Fire Alarm System Maintenance

Represents the estimated cost for repairs and maintenance of fire alarm system.

Access Cards

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.

Rivers Edge Community Development District

Adopted Budget

$Debt\,Service\,Series\,2016\,Capital\,Improvement\,Revenue\,and\,Refunding\,Bonds$

Description		Adopted Budget FY 2025		etuals Thru 6/30/25		ojected Next 3 Months	Pr	ojected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:									
Special Assessments - Tax Roll Interest Earnings Carry Forward Surplus ⁽¹⁾	\$	709,452 5,000 327,591	\$	713,480 23,548 330,291	\$	3,000	\$	713,480 26,548 330,291	\$ 709,452 5,000 357,500
TOTAL REVENUES	\$:	1,042,042	\$	1,067,320	\$	3,000	\$	1,070,320	\$ 1,071,951
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		230,000		230,000		-		230,000	240,000
Principal Prepayment - 5/1		-		5,000		-		5,000	-
TOTAL EXPENDITURES	\$	707,820	\$	712,820	\$	-	\$	712,820	\$ 707,178
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$ -
TOTAL EXPENDITURES	\$	707,820	\$	712,820	\$	-	\$	712,820	\$ 707,178
EXCESS REVENUES (EXPENDITURES)	\$	334,222	\$	354,500	\$	3,000	\$	357,500	\$ 364,774
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26								\$ 228,175	

 $Debt\,Service\,Series\,2016\,Capital\,Improvement\,Revenue\,and\,Refunding\,Bonds$

Period	Outstanding Balance	Coupons	Principal	Interest		Annual Debt Service
11/01/25	\$ 8,915,000	4.5% / 5.3%		\$ 233,655	\$	233,655
05/01/26	8,915,000	4.5% / 5.3%	\$ 240,000	233,523		
11/01/26	8,675,000	4.5% / 5.3%		228,175		701,698
05/01/27	8,675,000	5.2% / 5.3%	250,000	228,175		
11/01/27	8,425,000	5.2% / 5.3%		221,663		699,838
05/01/28	8,425,000	5.2% / 5.3%	265,000	221,530		
11/01/28	8,160,000	5.2% / 5.3%		214,625		701,155
05/01/29	8,160,000	5.2% / 5.3%	280,000	214,625		
11/01/29	7,880,000	5.2% / 5.3%		207,330		701,955
05/01/30	7,880,000	5.2% / 5.3%	295,000	207,330		
11/01/30	7,585,000	5.2% / 5.3%		199,648		701,978
05/01/31	7,585,000	5.2% / 5.3%	310,000	199,648		ŕ
11/01/31	7,275,000	5.2% / 5.3%	.,	191,573		701,220
05/01/32	7,275,000	5.2% / 5.3%	325,000	191,573		,
11/01/32	6,950,000	5.2% / 5.3%	320,000	183,240		699,813
05/01/33	6,950,000	5.2% / 5.3%	345,000	183,240		0,7,010
11/01/33	6,605,000	5.2% / 5.3%	5 15,555	174,253		702,493
05/01/34	6,605,000	5.2% / 5.3%	365.000	174,253		702,170
11/01/34	6,240,000	5.2% / 5.3%	505,000	164,745		703,998
05/01/35	6,240,000	5.2% / 5.3%	385,000	164,745		703,770
11/01/35	5,855,000	5.2% / 5.3%	303,000	154,718		704,463
05/01/36	5,855,000	5.2% / 5.3%	405,000	154,718		704,403
11/01/36	5,450,000	5.2% / 5.3%	403,000	144,168		703,885
05/01/37	5,450,000	5.2% / 5.3%	425,000	144,168		703,003
11/01/37	5,025,000	5.2% / 5.3%	423,000	133,095		702,263
05/01/38	5,025,000	5.2% / 5.3%	440,000	133,095		702,203
11/01/38	4,585,000	5.3%	440,000	121,503		694,598
05/01/39	4,585,000	5.3%	475,000	121,503		074,370
, ,		5.3%	4/3,000	108,915		705 410
11/01/39	4,110,000		F00.000	,		705,418
05/01/40	4,110,000	5.3%	500,000	108,915		704 500
11/01/40	3,610,000	5.3%	F2F 000	95,665		704,580
05/01/41	3,610,000	5.3%	525,000	95,665		702.440
11/01/41	3,085,000	5.3%	FFF 000	81,753		702,418
05/01/42	3,085,000	5.3%	555,000	81,753		500 500
11/01/42	2,530,000	5.3%	505.000	67,045		703,798
05/01/43	2,530,000	5.3%	585,000	67,045		
11/01/43	1,945,000	5.3%		51,543		703,588
05/01/44	1,945,000	5.3%	620,000	51,543		
11/01/44	1,325,000	5.3%	AP	35,378		706,920
05/01/45	1,325,000	5.3%	650,000	35,378		
11/01/45	675,000	5.3%		18,153		703,530
05/01/46	675,000	5.3%	675,000	18,153		693,153
Total			\$ 8,915,000	\$ 6,061,410	\$	14,976,410

Rivers Edge Community Development District Adopted Budget

$Debt\,Service\,Series\,2\,0\,18\,Capital\,Improvement\,Revenue\,Bonds$

		Adopted Budget		tuals Thru		jected Next	Pro	ojected Thru	Adopted Budget
Description		FY 2025		6/30/25	3 Months			9/30/25	FY 2026
REVENUES:									
Special Assessments Tax Roll	\$	456,295	\$	458,917	\$	-	\$	458,917	\$ 458,917
Special Assessments - Prepayment		-		34,247		-		34,247	
Interest Earnings		5,000		13,919		1,500		15,419	5,000
Carry Forward Surplus ⁽¹⁾		203,962		214,779		-		214,779	214,750
TOTAL REVENUES	\$	665,258	\$	721,863	\$	1,500	\$	723,363	\$ 678,667
EXPENDITURES:									
Interest - 11/1	\$	168,955	\$	168,955	\$	-	\$	168,955	\$ 164,653
Principal Prepayment - 2/1		-		5,000		-		5,000	-
Interest - 5/1		168,955		168,835		-		168,835	164,653
Principal - 5/1		130,000		130,000		-		130,000	135,000
Principal Prepayment - 5/1		-		40,000		-		40,000	-
TOTAL EXPENDITURES	\$	467,910	\$	512,790	\$		\$	512,790	\$ 464,305
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$	4,178	\$	-	\$	4,178	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$	4,178	\$	-	\$	4,178	\$ -
TOTAL EXPENDITURES	\$	467,910	\$	508,612	\$		\$	508,612	\$ 464,305
EXCESS REVENUES (EXPENDITURES)	\$	197,348	\$	213,250	\$	1,500	\$	214,750	\$ 214,362
(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% \$		164,653	Ψ 101,000
11/01/26	6,120,000	4.800%	100,000	161,413	461,065
05/01/27	6,120,000	4.800%	140,000	161,413	101,000
11/01/27	5,980,000	4.800%	110,000	158,053	459,465
05/01/28	5,980,000	4.800%	150,000	158,053	107,100
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	107,070
11/01/30	5,510,000	5.200%		146,133	461,555
05/01/31	5,510,000	5.200%	175,000	146,133	101,000
11/01/31	5,335,000	5.200%	175,000	141,583	462,715
05/01/32	5,335,000	5.200%	185,000	141,583	102,713
11/01/32	5,150,000	5.200%	103,000	136,773	463,355
05/01/33	5,150,000	5.200%	190,000	136,773	403,333
11/01/33	4,960,000	5.200%	170,000	131,833	458,605
05/01/34	4,960,000	5.200%	205,000	131,833	450,005
11/01/34	4,755,000	5.200%	203,000	126,503	463,335
05/01/35	4,755,000	5.200%	215,000	126,503	403,333
11/01/35	4,540,000	5.200%	213,000	120,913	462,415
05/01/36	4,540,000	5.200%	225,000	120,913	402,413
11/01/36	4,315,000	5.200%	225,000	115,063	460,975
05/01/37	4,315,000	5.200%	235,000	115,063	400,973
11/01/37	4,080,000	5.200%	233,000	108,953	459,015
, ,			250,000	108,953	459,015
05/01/38 11/01/38	4,080,000 3,830,000	5.200% 5.350%	250,000	108,953	461.405
05/01/39	3,830,000	5.350%	265,000	102,453	461,405
, ,		5.350%	205,000		462.016
11/01/39	3,565,000		275 000	95,364	462,816
05/01/40	3,565,000	5.350%	275,000	95,364	450 271
11/01/40	3,290,000	5.350%	200,000	88,008	458,371
05/01/41	3,290,000	5.350%	290,000	88,008	450.250
11/01/41	3,000,000	5.350%	240.000	80,250	458,258
05/01/42	3,000,000	5.350%	310,000	80,250	460,000
11/01/42	2,690,000	5.350%	225 222	71,958	462,208
05/01/43	2,690,000	5.350%	325,000	71,958	460 004
11/01/43	2,365,000	5.350%	0.45.000	63,264	460,221
05/01/44	2,365,000	5.350%	345,000	63,264	460.000
11/01/44	2,020,000	5.350%		54,035	462,299
05/01/45	2,020,000	5.350%	360,000	54,035	450.440
11/01/45	1,660,000	5.350%	200.000	44,405	458,440
05/01/46	1,660,000	5.350%	380,000	44,405	.=0=
11/01/46	1,280,000	5.350%	405.00-	34,240	458,645
05/01/47	1,280,000	5.350%	405,000	34,240	
11/01/47	875,000	5.350%	405.00-	23,406	462,646
05/01/48	875,000	5.350%	425,000	23,406	
11/01/48	450,000	5.350%		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

Adopted Budget

$Debt\,Service\,Series\,2\,0\,1\,8\,A\,1\,\,\&\,A\,2\,\,Capital\,Improvement\,Revenue\,Bonds$

Description	Adopted Budget FY 2025			ctuals Thru 6/30/25	ojected Next 3 Months	Pro	ojected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:								
Special Assessments - Tax Roll Interest Earnings	\$	444,246 5,000	\$	446,570 13,996	\$ 1.000	\$	446,570 14,996	\$ 444,246 5,000
Carry Forward Surplus ⁽¹⁾		152,151		158,617	-		158,617	110,095
TOTAL REVENUES	\$	601,397	\$	619,183	\$ 1,000	\$	620,183	\$ 559,341
EXPENDITURES:								
Series 2018A-1								
Interest - 11/1	\$	50,114	\$	50,114	\$ -	\$	50,114	\$ 47,752
Principal Prepayment - 11/1				5,000	-		5,000	, <u>-</u>
Interest - 5/1		50,114		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	\$	510,088	\$ -	\$	510,088	\$ 433,473
Other Sources/(Uses)								
Interfund transfer In/(Out)	\$	-	\$	-	\$ -	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$ -	\$	-	\$ -
TOTAL EXPENDITURES	\$	440,291	\$	510,088	\$	\$	510,088	\$ 433,473
EXCESS REVENUES (EXPENDITURES)	\$	161,106	\$	109,095	\$ 1,000	\$	110,095	\$ 125,868
(1) Carry Forward is Net of Reserve Requi	reme				Interest D	ue 1	1/1/26	\$ 82,218

$Debt\,Service\,Series\,2\,0\,1\,8\,A\,1\,\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	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%	ĺ		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	\$	737,943	\$	3,447,943	

$Debt\,Service\,Series\,2\,0\,18A2\,\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Counone		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%		ĺ		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 Adopted Budget Capital Reserve Fund

Description		Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next		ojected Thru 9/30/25	Adopted Budget FY 2026	
REVENUES:										
Interest Income	\$	10,000	\$	28,710	\$	2,000	\$	30,710	\$	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		1,357,361
TOTAL REVENUES	\$	1,723,089	\$	1,258,349	\$	513,000	\$	1,771,349	\$	1,517,361
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		62,453		37,547		100,000		10,000
Capital Outlay		150,000		288,456		25,000		313,456		-
Other Current Charges		1,000		32		500		532		1,000
TOTAL EXPENDITURES	\$	251,000	\$	350,941	\$	63,047	\$	413,988	\$	265,900
Other Sources/(Uses)										
Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	251,000	\$	350,941	\$	63,047	\$	413,988	\$	265,900
EXCESS REVENUES (EXPENDITURES)	\$	1,472,089	\$	907,408	\$	449,953	\$	1,357,361	\$	1,251,461

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	\$	1,357,361					
Contributions		150,000					
Interest Income		10,000					
Expenditures		(265,900)					
Anticipated Balance	\$	1,251,461					

Variance Reserve Study Vs Actual \$ (329,006)

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	Ann		Annual Debt Assessments										
					FY 2026	FY 2025	Increase/ (decrease)		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	\$255.71	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													