

Rivers Edge
Community Development District



Approved Budget
FY 2027

Presented by:



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Rivers Edge
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 2,748,249	\$ 2,687,653	\$ 60,595	\$ 2,748,247	\$ 3,215,212
Misc Income/Interest	28,000	15,940	10,000	25,940	30,000
Rental Revenue	20,000	10,826	8,500	19,326	20,000
Cost Share Landscaping Rivers Edge II	313,604	156,802	156,802	313,604	405,372
Cost Share Amenity Rivers Edge II	2,365	1,182	1,183	2,365	-
Cost Share Amenity Rivers Edge III	109,345	54,672	54,673	109,345	35,750
Community Garden	1,500	1,125	375	1,500	1,500
Tennis Revenue	1,000	-	-	-	-
Special Events	20,000	15,895	10,000	25,895	20,000
Carry Forward	121,800	-	121,800	121,800	-
TOTAL REVENUES	\$ 3,365,863	\$ 2,944,096	\$ 423,927	\$ 3,368,023	\$ 3,727,834

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 6,000	\$ 11,400	\$ 12,000
FICA Expense	918	413	459	872	918
District Engineer	25,000	7,843	17,157	25,000	25,000
District Counsel	60,000	23,934	25,000	48,934	50,000
District Management	56,040	28,020	28,020	56,040	59,400
Assessment Roll Administration	5,899	5,899	-	5,899	6,200
Dissemination Agent	7,197	4,399	2,798	7,197	7,415
Information Technology	3,407	1,703	1,703	3,407	3,500
Website Maintenance	1,755	878	877	1,755	1,825
Annual Audit	5,300	-	6,200	6,200	6,300
Trustee Fees	12,500	11,982	-	11,982	12,500
Arbitrage Rebate	1,800	1,200	600	1,800	1,800
Telephone	500	48	452	500	500
Postage	2,500	1,130	1,370	2,500	2,500
Printing & Binding	2,000	265	1,735	2,000	2,000
Insurance	12,165	10,918	-	10,918	14,258
Legal Advertising	2,500	472	2,028	2,500	2,500
Other Current Charges	200	340	500	840	1,000
Office Supplies	50	7	43	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 211,905	\$ 105,024	\$ 94,943	\$ 199,967	\$ 209,841

Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 20,615	\$ 20,615	\$ 41,230	\$ 43,294
Landscape Maintenance	1,099,201	560,057	539,144	1,099,201	1,200,000
Landscape Contingency	107,000	53,915	95,000	148,915	157,000
Irrigation Repairs and Maintenance	65,000	70,251	30,000	100,251	100,000
Lake Maintenance	62,000	27,780	34,220	62,000	63,320
Irrigation Water Use	260,000	98,440	155,650	254,090	260,000
Electric	208,300	121,851	100,000	221,851	239,616
Street Lighting & Signage Repairs and Replacements	45,000	29,490	30,000	59,490	52,000
Street and Drainage Maintenance	5,000	580	4,420	5,000	5,000
Repairs and Maintenance	50,000	41,580	35,000	76,580	80,000
TOTAL GROUNDS MAINTENANCE	\$ 1,942,731	\$ 1,024,558	\$ 1,044,049	\$ 2,068,608	\$ 2,200,230

Rivers Edge
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General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Amenity Center - River House</u>					
General Manager (Vesta)	\$ 48,911	\$ 25,334	\$ 23,577	\$ 48,911	\$ 51,354
Amenity Manager (Vesta)	59,064	29,532	29,532	59,064	59,579
Maintenance Service (Vesta)	109,188	54,594	54,594	109,188	115,760
Lifestyle Director (Vesta)	45,342	22,671	22,671	45,342	47,791
Lifeguards (Vesta)	47,256	3,977	43,279	47,256	50,541
Guest Services (Vesta)	53,228	26,614	26,614	53,228	56,930
Security Monitoring	2,400	1,252	1,148	2,400	2,600
Security Guards	103,840	54,880	48,959	103,840	104,400
Telephone & Internet	25,000	5,843	6,000	11,843	13,000
Insurance	109,782	104,738	-	104,738	109,975
Fitness Equipment Lease	27,921	27,921	-	27,921	27,921
Janitorial Services & Supplies (Vesta)	34,748	17,374	17,374	34,748	36,903
Pressure Washing	5,000	350	4,650	5,000	2,500
Pool Chemicals (Poolsure)	26,095	9,861	16,234	26,095	28,000
Natural Gas	590	340	360	700	860
Electric	39,720	12,669	13,700	26,369	27,500
Water & Sewer	50,000	22,411	22,411	44,822	46,100
Repair & Replacements	99,043	78,905	30,000	108,905	100,000
Refuse	60,800	12,219	13,000	25,219	26,000
Pest Control	11,000	3,726	3,786	7,512	7,800
Fire Alarm System Maintenance	2,000	175	1,500	1,675	4,500
Access Cards	6,500	-	3,950	3,950	3,950
License & Permits	1,800	405	1,395	1,800	1,800
Other Current	8,000	813	7,187	8,000	8,000
Special Events	50,000	37,041	12,959	50,000	50,000
Holiday Decorations	30,000	26,796	3,204	30,000	30,000
Office Supplies & Postage	3,500	2,418	1,082	3,500	3,500
Community Garden	500	-	500	500	500
TOTAL AMENITY CENTER - RIVER HOUSE	\$ 1,061,228	\$ 582,861	\$ 409,666	\$ 992,527	\$ 1,017,763
<u>Reserves</u>					
General Reserve - Grounds Maintenance	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 150,000
General Reserve - Amenity Center	75,000	-	75,000	75,000	150,000
TOTAL RESERVES	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 300,000
TOTAL EXPENDITURES	\$ 3,365,863	\$ 1,712,444	\$ 1,698,658	\$ 3,411,102	\$ 3,727,834
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,231,652	\$(1,274,731)	\$ (43,078)	\$ -

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

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 access card proceeds from residents and guests 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 have an 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 have an 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 have an 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

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting that 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, Prime AE Group, 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, PLLC, 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 Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor		Description	Monthly	Annual
GMS	Dissemination Agent		\$ 583	\$ 7,000
Disclosure Services	Revised Amortization Schedules			800
Total				\$ 7,800

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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

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 incurred during the year.

Office Supplies

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

Dues, 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	Monthly	Annual
Vesta	Field Operation Mgmt	\$ 3,608	\$ 43,294

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.

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Budget Narrative
Fiscal Year 2027

Expenditures – Field (continued)

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae.

Vendor	Description	Monthly	Annual
Florida Waterways, Inc.	Lake Maintenance	\$ 5,110	\$ 61,320
	Contingency		2,000
	Total		\$ 63,320

Irrigation/Reclaimed Water

Estimated costs for irrigation by the District for reuse water billed by JEA.

Location	Meter	Monthly	Annual
10 Bailey Creek Apr	87744848	\$ 311	\$ 3,730
109 Cloverbrook Rd	85557736	24	282
109 Fawnwood	86408611	128	1,530
112 Maybeck Dr	84918378	34	409
121 Cabot Place Apt IR01	85639239	90	1,085
1217 Rivertown Main St	89735374	644	7,733
128 Maybeck Dr	84966345	417	5,003
140 Whistling Straits Dr	84332628	516	6,192
141 Kendall Crossings	89010656	1,260	15,125
141 Whirlaway Ct	210027239	191	2,288
149 Lanier St Apt IR01	80914013	511	6,133
15 Baya St	89140567	246	2,956
15 Kendall Crossings Dr	100717050	1,505	18,063
16 Cloverbrook	82157881	85	1,017
1668 Orange Branch TL APT IR01	80529647	248	2,974
17 Baya St	73270055	24	282
1846 Orange Branch Trl	87614666	451	5,417
234 Perdido St	81855994	25	298
252 Rawlings Dr Apt IR01	100316756	439	5,266
258 Rivertown Main St	98497965	311	3,737
261 Indian Grass	85083644	868	10,422
262 Chandler Dr APT IR01	86823624	54	651
277 Footbridge Apt IR01	514012014	32	385
29 Rivertown Bv	68090742	1,842	22,107
308 Oak Shadow Pl	88310615	48	572
316 Rambling Water Run	83459834	434	5,205
32 Fawnwood	88310637	47	562
324 Silkgrass Pl	87614708	113	1,361
33 Calumet Dr Apt IR01	97643961	158	1,893
341 Calumet Dr Apt IR01	83003074	166	1,992
345 Orange Branch TL APT IR01	84682773	1,197	14,358
366 Sternwheel Dr	86349187	1,081	12,969
373 Waterfront Dr	94647727	355	4,262
386 Perdido St Apt LS01	99145258	65	784
39 Riverwalk Blvd	71731588	66	787
39 Riverwalk Blvd	70602127	27	330
405 Oak Shadow Pl	87386163	220	2,637
407 Yearling BV	95047041	48	581
41 Indian Grass Rd	89040870	721	8,653
41 Oak Shadow Pl	87614709	95	1,139
481 Indian Grass	85083641	910	10,925
49 Fiddlewood Dr	89393736	32	385
498 Narrowleaf Dr Apt IR01	84966365	927	11,122
53 Walnut Glen CT APT IR01	92407097	135	1,618
547 Rivertown Main Street	82400253	27	322
598 Kendall Crossings Dr	83113752	549	6,591
674 Sternwheel Dr	72407045	32	385
6824 Longleaf Pine PY APT IR01	87614645	38	450
72 High Brush Ct Apt IR01	95047214	38	450
7601 Longleaf Pine PY	70204198	88	1,052
7904 Longleaf Pine PY	93268721	38	450
8102 Longleaf Pine PY	70204176	38	450
847 Orange Branch TL APT IR01	99436242	200	2,400
87 Kendall Crossing Dr Apt IR01	100691769	1,429	17,147
88 Riverfront TL	71731611	146	1,749
Contingency		1,945	23,335
	Total	\$ 21,667	\$ 260,000

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Field (continued)

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
373 Waterfront Dr # Lights	0849527304	\$ 35	\$ 418
43 Secret River PL #Lights	0961173390	32	384
66 Foot Bridge Dr #Lights	1840736282	65	780
158 Chandler Dr #IRR	1948796477	29	348
20 Cloverbrook Rd #IRR	1983445246	29	344
153 Rawlings Dr #Lights	2027153390	57	685
53 LANIER ST # LIGHTS	2138829185	60	718
20 Twin Flower Pl #Entry	2306702586	30	355
380 Sternwheel Dr	2961434400	153	1,840
1758 Orange Branch Trl	3022429090	56	667
49 Indian Grass Dr #IRR	3719284246	29	345
47 Narrowleaf Dr # Mail Kiosk	3733493484	29	351
595 Rivertown Main St #Lights	4535462172	50	597
7306 Longleaf Pine Pkwy #Sign	5262085169	33	391
156 Landing St # Lights	5292756029	109	1,305
216 Perdido ST Kiosk	5465700168	37	441
808 KEYSTONE CORNERS BLVD #IRR	5822774047	83	995
459 Kendall Crossing Dr #LGTS	5923894249	31	372
385 RUSKIN DR #LTG	6130612309	144	1,728
783 Rivertown Main St. # Lights	6547572179	85	1,025
25 Rafter Tail Ln #Entr	6649873020	81	976
8 Mascotte Place	7123229028	54	651
131 Rivertown Main St #Lights	7248902178	126	1,517
251 Waterfront Dr #Lights	7663646300	38	456
427 Rivertown Main St. #Lights	7862742173	87	1,040
71 Landing St #Park	7975970117	31	375
147 Chipola Trce #Lights	8461452438	33	399
2198 Orange Branch Trl #ENTR	8521892243	76	914
686 NARROWLEAF DR # IRR	9067238536	30	356
484 INDIAN GRASS DR # IRR	9116255242	29	344
109 Rivertown Main St. #Fountains	9328401261	2,270	27,238
98 Perdido St #Lights	9390325356	33	399
111 Orange Branch Trail	9614703305	15,207	182,488
324 Silkgrass PL IRR	9116038283	31	369
13 Fawnwood St	1136848288	31	374
41 Oak Shadow Place	5656738282	28	339
405 Oak Shadow Place	4043348285	28	339
1694 Rivertown Main St #ST LTS	4971027273	203	2,441
95 Lindenwood Pl #IRR	1279982217	76	915
Contingency		300	3,600
Total		\$ 19,968	\$ 239,616

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	\$ 4,280	\$ 51,354

Amenity Manager

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

Rivers Edge
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Budget Narrative
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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	Monthly	Annual
Vesta	Lifeguards/Pool	\$ 4,212	\$ 50,541

Guest Services

The District has contracted with Vesta to provide guest service for the amenity center, including greeting patrons, providing facility tours, issuing access cards, and enforcing policy.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol.

Vendor	Description	Monthly	Annual
Sonitrol	Security Monitoring	\$ 209	\$ 2,504
	Contingency		96
	Total		\$ 2,600

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	\$ 5,800	\$ 69,600
SJCSO OffDuty	Security Patrols	2,900	34,800
	Total	\$ 8,700	\$ 104,400

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	Monthly	Annual
Vesta	Janitorial Sv	\$ 3,075	\$ 36,903

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)
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Pool Chemicals (Poolsure)

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	\$ 1,725	\$ 10,350
Poolsure	Pool Chemicals Apr-Sept	2,730	16,377
	Contingency		1,273
	Total		\$ 28,000

Natural Gas

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

Location	Monthly	Annual
156 Landing St	\$ 68	\$ 816
Contingency		44
Total		\$ 860

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
156 Landing St Club House	0073172207	\$ 513	\$ 6,153
136 Landing St (Tennis)	8675434248	858	10,298
140 Landing St Fitness	2299084240	741	8,888
Contingency			2,162
Total			\$ 27,500

Water & Sewer

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

Location	Meter	Monthly	Annual
156 Landing St -Sewer	84310710	\$ 1,068	\$ 12,820
156 Landing St-Fire Sprinkler	67090752	44	533
156 Landing St -Water	70924484	604	7,251
156 Landing St -Water	84310710	331	3,972
156 Landing St -Irrigation	68090752	843	10,114
91 Lanier St.-Water	80913987	191	2,287
91 Lanier St.-Sewer	80913987	456	5,467
39 Riverwalk Blvd- Sewer	70602127	59	703
88 Riverfront TL-Sewer	73060269	103	1,230
88 Riverfront TL-Water	73060269	37	446
Contingency		106	1,277
Total		\$ 3,842	\$ 46,100

Repair & Replacements

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

Refuse Service

Garbage disposal services for the Amenity Centers provided by Republic Services.

Vendor	Description	Monthly	Annual
Republic Services	Clubhouse	\$ 1,365	\$ 16,374
Republic Services	Park	672	8,064
	Contingency		1,561
Total			\$ 26,000

Pest Control

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

Vendor	Description	Monthly	Annual
Turners Pest Control	Pest Control	\$ 650	\$ 7,800

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.

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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.

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Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 709,452	\$ 693,763	\$ 15,641	\$ 709,405	\$ 709,404
Interest Earnings	5,000	12,086	5,000	17,086	5,000
Carry Forward Surplus ⁽¹⁾	357,500	361,163	-	361,163	355,739
TOTAL REVENUES	\$ 1,071,951	\$ 1,067,013	\$ 20,641	\$ 1,087,654	\$ 1,070,143
EXPENDITURES:					
Interest - 11/1	\$ 233,655	\$ 233,523	-	\$ 233,523	\$ 227,913
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	233,523	-	233,393	233,393	227,913
Principal - 5/1	240,000	-	240,000	240,000	250,000
Principal Prepayment - 5/1	-	-	20,000	20,000	-
TOTAL EXPENDITURES	\$ 707,178	\$ 238,523	\$ 493,393	\$ 731,915	\$ 705,825
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 707,178	\$ 238,523	\$ 493,393	\$ 731,915	\$ 705,825
EXCESS REVENUES (EXPENDITURES)	\$ 364,774	\$ 828,490	\$ (472,751)	\$ 355,739	\$ 364,318

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 221,400

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,670,000	4.5%	-	227,913	701,305
05/01/27	8,670,000	4.5%	250,000	227,913	
11/01/27	8,420,000	4.5%	-	221,400	699,313
05/01/28	8,420,000	4.5%	265,000	221,400	
11/01/28	8,155,000	5.2%	-	214,495	700,895
05/01/29	8,155,000	5.2%	280,000	214,495	
11/01/29	7,875,000	5.2%	-	207,200	701,695
05/01/30	7,875,000	5.2%	295,000	207,200	
11/01/30	7,580,000	5.2%	-	199,518	701,718
05/01/31	7,580,000	5.2%	310,000	199,518	
11/01/31	7,270,000	5.2%	-	191,443	700,960
05/01/32	7,270,000	5.2%	325,000	191,443	
11/01/32	6,945,000	5.2%	-	182,978	699,420
05/01/33	6,945,000	5.2%	345,000	182,978	
11/01/33	6,600,000	5.2%	-	173,990	701,968
05/01/34	6,600,000	5.2%	365,000	173,990	
11/01/34	6,235,000	5.2%	-	164,483	703,473
05/01/35	6,235,000	5.2%	380,000	164,483	
11/01/35	5,855,000	5.2%	-	154,585	699,068
05/01/36	5,855,000	5.2%	405,000	154,585	
11/01/36	5,450,000	5.3%	-	144,035	703,620
05/01/37	5,450,000	5.3%	425,000	144,035	
11/01/37	5,025,000	5.3%	-	132,963	701,998
05/01/38	5,025,000	5.3%	445,000	132,963	
11/01/38	4,580,000	5.3%	-	121,370	699,333
05/01/39	4,580,000	5.3%	470,000	121,370	
11/01/39	4,110,000	5.3%	-	108,915	700,285
05/01/40	4,110,000	5.3%	495,000	108,915	
11/01/40	3,615,000	5.3%	-	95,798	699,713
05/01/41	3,615,000	5.3%	525,000	95,798	
11/01/41	3,090,000	5.3%	-	81,885	702,683
05/01/42	3,090,000	5.3%	555,000	81,885	
11/01/42	2,535,000	5.3%	-	67,178	704,063
05/01/43	2,535,000	5.3%	585,000	67,178	
11/01/43	1,950,000	5.3%	-	51,675	703,853
05/01/44	1,950,000	5.3%	615,000	51,675	
11/01/44	1,335,000	5.3%	-	35,378	702,053
05/01/45	1,335,000	5.3%	650,000	35,378	
11/01/45	685,000	5.3%	-	18,153	703,530
05/01/46	685,000	5.3%	685,000	18,153	703,153
Total			\$ 8,910,000	\$ 5,824,093	\$ 14,734,093

Rivers Edge
Community Development District
Approved Budget
Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments Tax Roll	\$ 458,917	\$ 443,636	\$ 10,002	\$ 453,638	\$ 453,638
Interest Earnings	5,000	6,487	4,000	10,487	5,000
Carry Forward Surplus ⁽¹⁾	214,750	222,348	-	222,348	212,167
TOTAL REVENUES	\$ 678,667	\$ 672,470	\$ 14,002	\$ 686,472	\$ 670,805
EXPENDITURES:					
Interest - 11/1	\$ 164,653	\$ 164,653	-	\$ 164,653	\$ 161,153
Principal Prepayment - 2/1	-	5,000	-	5,000	-
Interest - 5/1	164,653	-	164,653	164,653	161,153
Principal - 5/1	135,000	-	135,000	135,000	140,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 464,305	\$ 169,653	\$ 304,653	\$ 474,305	\$ 462,305
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 464,305	\$ 169,653	\$ 304,653	\$ 474,305	\$ 462,305
EXCESS REVENUES (EXPENDITURES)	\$ 214,362	\$ 502,818	\$ (290,650)	\$ 212,167	\$ 208,500

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 157,793

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,110,000	4.8%		161,153	161,153
05/01/27	6,110,000	4.8%	140,000	161,153	
11/01/27	5,970,000	4.8%	-	157,793	458,945
05/01/28	5,970,000	4.8%	150,000	157,793	
11/01/28	5,820,000	5.2%	-	154,193	461,985
05/01/29	5,820,000	5.2%	155,000	154,193	
11/01/29	5,665,000	5.2%	-	150,163	459,355
05/01/30	5,665,000	5.2%	165,000	150,163	
11/01/30	5,500,000	5.2%	-	145,873	461,035
05/01/31	5,500,000	5.2%	175,000	145,873	
11/01/31	5,325,000	5.2%	-	141,323	462,195
05/01/32	5,325,000	5.2%	180,000	141,323	
11/01/32	5,145,000	5.2%	-	136,643	457,965
05/01/33	5,145,000	5.2%	190,000	136,643	
11/01/33	4,955,000	5.2%	-	131,703	458,345
05/01/34	4,955,000	5.2%	200,000	131,703	
11/01/34	4,755,000	5.2%	-	126,503	458,205
05/01/35	4,755,000	5.2%	215,000	126,503	
11/01/35	4,540,000	5.2%	-	120,913	462,415
05/01/36	4,540,000	5.2%	225,000	120,913	
11/01/36	4,315,000	5.2%	-	115,063	460,975
05/01/37	4,315,000	5.2%	235,000	115,063	
11/01/37	4,080,000	5.2%	-	108,953	459,015
05/01/38	4,080,000	5.2%	250,000	108,953	
11/01/38	3,830,000	5.2%	-	102,453	461,405
05/01/39	3,830,000	5.4%	265,000	102,453	
11/01/39	3,565,000	5.4%	-	95,364	462,816
05/01/40	3,565,000	5.4%	275,000	95,364	
11/01/40	3,290,000	5.4%	-	88,008	458,371
05/01/41	3,290,000	5.4%	290,000	88,008	
11/01/41	3,000,000	5.4%	-	80,250	458,258
05/01/42	3,000,000	5.4%	310,000	80,250	
11/01/42	2,690,000	5.4%	-	71,958	462,208
05/01/43	2,690,000	5.4%	325,000	71,958	
11/01/43	2,365,000	5.4%	-	63,264	460,221
05/01/44	2,365,000	5.4%	345,000	63,264	
11/01/44	2,020,000	5.4%	-	54,035	462,299
05/01/45	2,020,000	5.4%	360,000	54,035	
11/01/45	1,660,000	5.4%	-	44,405	458,440
05/01/46	1,660,000	5.4%	380,000	44,405	
11/01/46	1,280,000	5.4%	-	34,240	458,645
05/01/47	1,280,000	5.4%	405,000	34,240	
11/01/47	875,000	5.4%	-	23,406	462,646
05/01/48	875,000	5.4%	425,000	23,406	
11/01/48	450,000	5.4%	-	12,038	460,444
05/01/49	450,000	5.4%	450,000	12,038	462,038
Total			\$ 6,110,000	\$ 4,639,378	\$ 10,749,378

Rivers Edge

Community Development District

Approved Budget

Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 444,246	\$ 434,230	\$ 9,790	\$ 444,020	\$ 444,020
Special Assessments - Prepayment	-	6,122	-	6,122	-
Interest Earnings	5,000	6,135	4,000	10,135	5,000
Carry Forward Surplus ⁽¹⁾	110,095	119,930	-	119,930	126,734
TOTAL REVENUES	\$ 559,341	\$ 566,417	\$ 13,790	\$ 580,207	\$ 575,754
EXPENDITURES:					
Series 2018A-1					
Interest - 11/1	\$ 47,752	\$ 47,752	\$ -	\$ 47,752	\$ 45,108
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	47,752	-	47,752	47,752	45,108
Principal - 5/1	170,000	-	170,000	170,000	175,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
Series 2018A-2					
Interest - 11/1	\$ 38,984	\$ 38,984	\$ -	\$ 38,984	\$ 36,766
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	38,984	-	38,984	38,984	36,766
Principal - 5/1	90,000	-	90,000	90,000	95,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 433,473	\$ 96,736	\$ 356,736	\$ 453,473	\$ 433,748
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 433,473	\$ 96,736	\$ 356,736	\$ 453,473	\$ 433,748
EXCESS REVENUES (EXPENDITURES)	\$ 125,868	\$ 469,680	\$ (342,946)	\$ 126,734	\$ 142,007

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 77,083

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A1 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	2,535,000	3.100%	-	45,108	45,108
05/01/27	2,535,000	3.100%	175,000	45,108	
11/01/27	2,360,000	3.200%	-	42,396	262,504
05/01/28	2,360,000	3.200%	180,000	42,396	
11/01/28	2,180,000	3.375%	-	39,516	261,911
05/01/29	2,180,000	3.375%	185,000	39,516	
11/01/29	1,995,000	3.500%	\$-	36,394	260,909
05/01/30	1,995,000	3.500%	190,000	36,394	
11/01/30	1,805,000	3.500%	-	33,069	259,463
05/01/31	1,805,000	3.500%	200,000	33,069	
11/01/31	1,605,000	3.500%	-	29,569	262,638
05/01/32	1,605,000	3.500%	205,000	29,569	
11/01/32	1,400,000	3.500%	-	25,981	260,550
05/01/33	1,400,000	3.500%	215,000	25,981	
11/01/33	1,185,000	3.750%	-	22,219	263,200
05/01/34	1,185,000	3.750%	220,000	22,219	
11/01/34	965,000	3.750%	-	18,094	260,313
05/01/35	965,000	3.750%	230,000	18,094	
11/01/35	735,000	3.750%	-	13,781	261,875
05/01/36	735,000	3.750%	235,000	13,781	
11/01/36	500,000	3.750%	-	9,375	258,156
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	
11/01/38	-	3.750%	-	-	259,781
Total			\$ 2,535,000	\$ 640,564	\$ 3,175,564

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A2 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,495,000	4.375%	-	36,766	36,766
05/01/27	1,495,000	4.375%	95,000	36,766	
11/01/27	1,400,000	4.375%	-	34,688	166,453
05/01/28	1,400,000	4.375%	100,000	34,688	
11/01/28	1,300,000	5.000%	-	32,500	167,188
05/01/29	1,300,000	5.000%	100,000	32,500	
11/01/29	1,200,000	5.000%	\$-	30,000	162,500
05/01/30	1,200,000	5.000%	110,000	30,000	
11/01/30	1,090,000	5.000%	-	27,250	167,250
05/01/31	1,090,000	5.000%	115,000	27,250	
11/01/31	975,000	5.000%	-	24,375	166,625
05/01/32	975,000	5.000%	120,000	24,375	
11/01/32	855,000	5.000%	-	21,375	165,750
05/01/33	855,000	5.000%	125,000	21,375	
11/01/33	730,000	5.000%	-	18,250	164,625
05/01/34	730,000	5.000%	130,000	18,250	
11/01/34	600,000	5.000%	-	15,000	163,250
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	
11/01/38	-	5.000%	-	-	164,000
Total			\$ 1,495,000	\$ 563,922	\$ 2,058,922

Rivers Edge
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 17,727	\$ 10,000	\$ 27,727	\$ 15,000
General Reserve - Grounds Maintenance	75,000	-	75,000	75,000	150,000
General Reserve - Amenity Center	75,000	-	75,000	75,000	150,000
Carryforward	1,126,361	1,261,463	-	1,261,463	840,323
TOTAL REVENUES	\$ 1,286,361	\$ 1,279,190	\$ 160,000	\$ 1,439,190	\$ 1,155,323

EXPENDITURES:					
RiverHouse Access Control System (C/S)*	\$ 5,325	\$ 20,700	\$ -	\$ 20,700	\$ 24,653
RiverHouse Painting (C/S)*	32,191	49,492	-	49,492	-
RiverHouse Furniture (C/S)*	28,400	24,567	3,833	28,400	-
RiverHouse A/C Unit Replacement (C/S)	39,050	-	39,050	39,050	-
RiverHouse Tennis Court Fencing (C/S)	28,400	-	28,400	28,400	-
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	-	-	-	-
Permanent Holiday Lighting (C/S)	27,690	-	27,690	27,690	-
Playground Equipment (C/S)	7,100	-	7,100	7,100	36,255
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	-	15,744	15,744	16,315
Maintenance Golf Cart (C/S)	3,550	-	3,550	3,550	-
Maintenance Work Truck (C/S)*	23,075	62,731	-	62,731	-
Repair and Replacements*	10,000	315,011	-	315,011	10,000
Other Current Charges	1,000	71	929	1,000	1,000
RiverHouse Pool Operations Equipment (C/S)	-	-	-	-	126,893
RiverHouse Complex Fencing (C/S)	-	-	-	-	21,753
RiverFront Park Dock (C/S)	-	-	-	-	126,893
RiverHouse Patio Furniture (C/S)	-	-	-	-	10,877
RiverHouse Parking Lot Resurfacing (C/S)	-	-	-	-	63,446
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	45,319
NorthLake Park Renovation (C/S)	-	-	-	-	21,753
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,630
RiverHouse Basketball Goals (C/S)	-	-	-	-	21,753
RiverFront Park Parking Lot (C/S)	-	-	-	-	29,004
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	36,255
Tennis Court Resurfacing (C/S)	-	-	-	-	7,976
Pickleball & Tennis Court Survey (C/S)	-	-	-	-	10,877
RiverClub Expansion Joint (C/S)	-	-	-	-	18,128
TOTAL EXPENDITURES	\$ 265,900	\$ 472,572	\$ 126,296	\$ 598,868	\$ 661,780

Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL EXPENDITURES	\$ 265,900	\$ 472,572	\$ 126,296	\$ 598,868	\$ 661,780
EXCESS REVENUES (EXPENDITURES)	\$ 1,020,461	\$ 806,619	\$ 33,704	\$ 840,323	\$ 493,543

*Pending cost share (C/S) reimbursement

Capital Reserve Study

Description	FY 2027 Reserve Study	FY 2027 Proposed Budget	Variance
Reserves Beginning of Year	\$ 1,580,467	\$ 840,323	
Contributions	443,883	300,000	
Interest Income	74,251	15,000	
Expenditures	(168,082)	(661,780)	
Anticipated Balance	\$ 1,930,519	\$ 493,543	\$ (1,436,977)

Rivers Edge
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	Total Units	Bonds Units 2016	Bonds Units 2018	Bonds Units 2018A1 &A2	Annual Maintenance Assessments			
					FY 2027	FY 2026	Increase/ (decrease)	
Single Family - 30'-39' Lot	23	2	0	21	\$1,533.64	\$1,310.90	\$222.74	17%
Single Family - 40'-49' Lot	512	268	187	57	\$1,830.47	\$1,564.62	\$265.85	17%
Single Family - 50'-59' Lot	490	199	86	205	\$2,152.04	\$1,839.49	\$312.55	17%
Single Family - 60'-69' Lot	194	74	37	83	\$2,473.61	\$2,114.36	\$359.26	17%
Single Family - 70'-79' Lot	218	60	58	100	\$2,968.34	\$2,537.23	\$431.11	17%
Single Family - 80'+ Lot	81	43	28	10	\$3,289.91	\$2,812.09	\$477.81	17%
Total	1518	646	396	476				