

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Number(s)</b>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Special Revenue Fund - Pelican Sound Program	6 - 7
Definitions of Special Revenue Fund Expenditures	8

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
General	\$ 223,281				\$ 223,281
Allowable discounts (4%)	(8,931)				(8,931)
Assessment levy: on-roll - net	214,350	\$ 209,587	\$ 4,763	\$ 214,350	214,350
Interest and miscellaneous	750	18	-	18	750
Total revenues	<u>215,100</u>	<u>209,605</u>	<u>4,763</u>	<u>214,368</u>	<u>215,100</u>
<b>EXPENDITURES</b>					
<b>General</b>					
<b>Professional services</b>					
Supervisors	10,918	6,259	3,200	9,459	10,918
Management/accounting	51,408	25,704	25,704	51,408	51,408
Audit	7,100	960	6,140	7,100	7,100
Special assessment preparation	6,500	6,500	-	6,500	6,500
Legal	10,000	2,646	7,354	10,000	10,000
Engineering	10,000	3,064	6,936	10,000	10,000
NPDES report filing	13,000	3,605	9,395	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	452	548	1,000	1,000
Insurance	7,100	6,733	-	6,733	7,100
Printing & binding	750	375	375	750	750
Legal advertising	1,000	349	651	1,000	1,000
Contingencies	3,880	180	3,700	3,880	3,880
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	-	-	210
Property taxes	-	9	-	9	-
<b>Total Professional Services</b>	<u>124,146</u>	<u>57,916</u>	<u>64,203</u>	<u>122,119</u>	<u>124,146</u>
<b>Field Services</b>					
Other contractual - field management					
Q & A	2,601	1,301	1,300	2,601	2,601
Contingencies	1,000	-	1,000	1,000	1,000
Other contractual	40,000	11,050	28,950	40,000	40,000
Street lighting	4,500	1,442	3,058	4,500	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Street sweeping	10,000	-	10,000	10,000	10,000
Roadway repairs	2,500	-	2,500	2,500	2,500
Aquascaping	20,000	6,720	13,280	20,000	20,000
<b>Total Field Services</b>	<u>84,601</u>	<u>20,513</u>	<u>64,088</u>	<u>84,601</u>	<u>84,601</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Revenue & Expenditures	
<b>Other Fees and Charges</b>					
Property appraiser	1,725	1,571	154	1,725	1,725
Tax collector	2,588	2,278	310	2,588	2,588
<b>Total Other Fees and Charges</b>	<u>4,313</u>	<u>3,849</u>	<u>464</u>	<u>4,313</u>	<u>4,313</u>
<b>Total Expenditures</b>	<u>213,060</u>	<u>82,278</u>	<u>128,755</u>	<u>211,033</u>	<u>213,060</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,040	127,327	(123,992)	3,335	2,040
Fund balance - beginning (unaudited)					
Unassigned	59,650	72,533	199,860	72,533	75,868
Fund balances - ending					
Assigned					
Working capital	-	-	-	-	53,775
Unassigned	61,690	199,860	75,868	75,868	24,133
Fund balance - ending (projected)	<u>\$ 61,690</u>	<u>\$ 199,860</u>	<u>\$ 75,868</u>	<u>\$ 75,868</u>	<u>\$ 77,908</u>

Units	Assessment Summary				Total Revenue
	Number of ERU's	Fiscal Year			
		2020	2021	2022	
Pelican Sound	1,299.0000	\$ 129.41	\$ 129.41	\$ 129.41	\$ 168,106
The Meadows	262.0000	129.41	129.41	129.41	33,906
Commercial along US 41	164.3534	129.41	129.41	129.41	21,269
	1,725.3534				<u>223,281</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**General**

**Professional Services**

Supervisors	\$ 10,918
<p>The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200 plus payroll taxes per meeting for each board member.</p>	
Management/accounting	51,408
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Special assessment preparation	6,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Legal	10,000
<p>Woodward, Pires &amp; Lombardo, P.A., provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Engineering	10,000
<p>Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
NPDES report filing	13,000
<p>As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	1,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	7,100
<p>The District carries public officials and general liability insurance with policies written by Preferred Government Insurance Trust. The limit of liability is set at \$1,000,000.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District advertises in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Contingencies	3,880
Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.	
Subscriptions & memberships	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website maintenance	
Hosting	705
ADA compliance	210

**Field Services**

Other contractual - field management

As part of the consulting manager's contract, the District retains the services of a field manager. The field manager is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implementing field operating budgets, a quality assurance program, providing information/education to the public regarding District programs and attending Board meetings. This service is provided by **Wrathell, Hunt and Associates, LLC**.

Q & A	2,601
Contingencies	1,000
These expenditures are for unforeseen costs that may arise in relation to the District's landscaping needs.	
Other contractual	40,000
The District contracts with qualified companies to perform landscape, hardscape and lighting maintenance along Pelican Sound Drive between US 41 and the Pelican Sound guardhouse.	
Street lighting	4,500
These expenditures are for the maintenance of the street lights along Pelican Sound Drive from US 41 to the Pelican Sound guardhouse as well as the seasonal holiday lighting program. The District has an agreement with Florida Power & Light (FPL) for this service.	
Plant replacement	4,000
Provides for the replacement and renovation of landscape material.	
Street sweeping	10,000
The District anticipates providing this service on a bi-weekly basis and through an interlocal agreement with a neighboring a District.	
Roadway repairs	2,500
The District anticipates continuing a routine repair and maintenance program during the fiscal year to include structural integrity items related to asphalt, curb and gutter repairs/replacement and re-striping on an as needed basis for the section of Pelican Sound Drive from US 41 to the gatehouse.	
Aquascaping	20,000
These expenditures relate to the ongoing replacement and augmentation of the District's aquatic plantings within the water management system.	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Other Fees and Charges**

Property appraiser	1,725
The property appraiser charges \$1.00 per parcel.	
Tax collector	2,588
The tax collector charges \$1.50 per parcel.	
Total Expenditures	<u><u>\$ 213,060</u></u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 602,604				\$ 1,129,146
Allowable discounts (4%)	(24,104)				(45,166)
Assessment levy: on-roll - net	578,500	\$559,367	\$ 19,133	\$ 578,500	1,083,980
Interest and miscellaneous	500	14	486	500	500
Total revenues	<u>579,000</u>	<u>559,381</u>	<u>19,619</u>	<u>579,000</u>	<u>1,084,480</u>
<b>EXPENDITURES</b>					
<b>Pelican Sound Program (Lake &amp; Wetland Maintenance/Roadway Resurface)</b>					
<b>Professional Services</b>					
Audit	3,400	540	3,400	3,940	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	20,000	-	20,000	20,000	20,000
Contingencies	600	252	300	552	600
Total Professional Services	<u>29,000</u>	<u>792</u>	<u>28,700</u>	<u>29,492</u>	<u>29,000</u>
<b>Debt Service</b>					
Interest expense	-	8,916	-	8,916	-
Total Debt Service	<u>-</u>	<u>8,916</u>	<u>-</u>	<u>8,916</u>	<u>-</u>
<b>Other Contractual</b>					
Field management	5,000	2,500	2,500	5,000	5,000
Lake/wetland	95,000	47,233	47,767	95,000	95,000
Drainage pipe annual inspection and cleaning	35,000	43,450	-	43,450	45,000
Drainage pipe repair	-	3,700	13,000	16,700	-
Lake bank remediation/Dry Retention enhance	30,000	-	8,000	8,000	50,000
2019 Note - Capital outlay	90,000	-	90,000	90,000	90,000
2017 Note - Roadway resurfacing	140,000	-	140,000	140,000	-
Roadway RM/traffic calming	15,000	20,729	20,000	40,729	35,000
Capital outlay	15,000	12,000	-	12,000	674,000
Contingencies	125,000	6,000	20,000	26,000	25,000
Total other contractual	<u>550,000</u>	<u>135,612</u>	<u>341,267</u>	<u>476,879</u>	<u>1,019,000</u>
<b>Total Expenditures</b>	<u>579,000</u>	<u>145,320</u>	<u>369,967</u>	<u>506,371</u>	<u>1,048,000</u>



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
Excess/(deficiency) of revenues over/(under) expenditures	-	414,061	(350,348)	72,629	36,480
Fund balance - beginning (unaudited)					
Unassigned	191,868	226,777	640,838	226,777	299,406
Fund balances - ending					
Assigned					
Working capital	-	-	-	-	271,120
Unassigned	191,868	640,838	290,490	299,406	64,766
Fund balance - ending (projected)	<u>\$ 191,868</u>	<u>\$640,838</u>	<u>\$290,490</u>	<u>\$ 299,406</u>	<u>\$ 335,886</u>

**Assessment Summary**

Units	Number of ERU's	Fiscal Year			Total Revenue
		2020	2021	2022	
Pelican Sound	1,299.0000	\$ 379.70	\$ 463.90	<b>\$ 869.24</b>	\$ 1,129,146

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND EXPENDITURES**

**EXPENDITURES**

**Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)**

**Professional Services**

Audit	\$	3,400
Legal		5,000
Engineering		20,000
Anticipates continued involvement in drainage remediation and roadway improvement projects.		

**Field Services**

Other Contractual		
Field management		5,000
Lake/wetland		95,000
Cover the costs of hiring a qualified contractor to maintain the lakes and wetlands free of noxious, invasive and unwanted plant materials that would otherwise impede the flow of water or place the CDD in a position of non compliance with it's permits.		

Drainage pipe annual inspection and cleaning		45,000
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.		

Lake bank remediation/Dry Retention enhance		50,000
Covers costs of lake bank erosion repairs as identified and prioritized annually. Also, includes \$20k for dry retention area enhancements for 2022.		

2019 Note - Capital outlay		90,000
In fiscal year 2019, the District secured financing for implementing additional drainage improvement projects and paver brick replacements program. This appropriation will be used to offset the annual cost of a loan to undertake these projects with repayment beginning October 2019 and ending April 2024.		

Roadway RM/traffic calming		35,000
Cover costs of repairs and maintenance as well as traffic calming initiatives with the Capital outlay		

Capital outlay		674,000
In fiscal year 2022, the District will be starting a multi year capital reinvestment utilizing a "pay as you go" funding approach. The projects being funded/scheduled for completion during this fiscal year include replacement/upgrades to the community irrigation pumpstation, installation of a community irrigation filtration system, installation of three strategically placed community irrigation treatment systems and completion of the phase 2 paver project.		

Contingencies		25,000
Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.		

Total Expenditures		\$ 1,048,000
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