

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
General	\$ 247,396				\$ 247,373
Allowable discounts (4%)	(9,896)				(9,895)
Assessment levy: on-roll - net	237,500	\$ 230,332	\$ 7,168	\$ 237,500	237,478
Interest and miscellaneous	750	255	495	750	750
Total revenues	<u>238,250</u>	<u>230,587</u>	<u>7,663</u>	<u>238,250</u>	<u>238,228</u>
<b>EXPENDITURES</b>					
<b>General</b>					
<b>Professional services</b>					
Supervisors	10,918	4,091	6,827	10,918	10,918
Management/accounting	51,408	25,704	25,704	51,408	51,408
Audit	7,100	-	7,100	7,100	7,100
Special assessment preparation	3,250	1,625	1,625	3,250	3,250
Legal	10,000	5,365	4,635	10,000	10,000
Engineering	10,000	2,892	4,000	6,892	7,500
NPDES report filing	13,000	7,573	5,427	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	604	396	1,000	1,000
Insurance	8,228	8,230	-	8,230	9,106
Printing & binding	750	375	375	750	750
Legal advertising	1,000	563	437	1,000	1,000
Contingencies	2,500	325	500	825	1,000
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property taxes	9	10	-	10	9
<b>Total Professional Services</b>	<u>120,653</u>	<u>58,437</u>	<u>57,436</u>	<u>115,873</u>	<u>117,531</u>
<b>Field Services</b>					
Other contractual - field management					
Q & A	2,601	1,300	1,301	2,601	2,601
Contingencies	1,000	-	500	500	1,000
Other contractual	40,000	21,548	21,500	43,048	45,000
Street lighting	4,500	3,890	2,250	6,140	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Debt service (prin & int) 2022 note	36,283	-	36,283	36,283	36,283
Street sweeping	15,000	11,600	5,000	16,600	34,200
Roadway repairs	2,500	-	1,000	1,000	2,500
Aquascaping	20,000	-	20,000	20,000	20,000
<b>Total Field Services</b>	<u>125,884</u>	<u>38,338</u>	<u>91,834</u>	<u>130,172</u>	<u>150,084</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>Other Fees and Charges</b>					
Property appraiser & tax collector	4,313	2,891	1,422	4,313	4,313
<b>Total Other Fees and Charges</b>	<u>4,313</u>	<u>2,891</u>	<u>1,422</u>	<u>4,313</u>	<u>4,313</u>
<b>Total Expenditures</b>	<u>250,850</u>	<u>99,666</u>	<u>150,692</u>	<u>250,358</u>	<u>271,928</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (12,600)	 130,921	 (143,029)	 (12,108)	 (33,700)
 Fund balance - beginning (unaudited)					
Unassigned	126,222	191,225	322,146	191,225	179,117
Fund balances - ending					
Assigned					
Working capital	59,565	59,565	59,565	59,565	63,557
Unassigned	54,057	262,581	119,552	119,552	81,860
Fund balance - ending (projected)	<u>\$ 113,622</u>	<u>\$ 322,146</u>	<u>\$ 179,117</u>	<u>\$ 179,117</u>	<u>\$ 145,417</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2023	2024	2025	
Pelican Sound	1,299.0000	\$ 143.39	\$ 143.39	\$ 143.38	\$186,244
The Meadows	262.0000	143.39	143.39	143.38	37,564
Commercial along US 41	164.3534	143.39	143.39	143.38	23,564
	<u>1,725.3534</u>				<u>247,373</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	3,250
<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	7,500
<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	9,106
<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>	
Contingencies	1,000
<p>Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.</p>	

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

**EXPENDITURES (continued)**

Subscriptions & memberships	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website maintenance	
Hosting	705
ADA compliance	210
Property taxes	9
<b>Field Services</b>	
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 <b>Wrathell, Hunt and Associates, LLC</b> .	
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	45,000
The District contracts with qualified companies to perform landscape, hardscape and landscape 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 lease, power and maintenance agreement with Florida Power & Light (FPL) for the streetlighting service.	
Plant replacement	4,000
Provides for the replacement and renovation of landscape material.	
Debt service (prin & int) 2022 note	36,283
For annual repayment of portion of note related to the Pelican Sound Blvd from US 41 to Gatehouse. This section of road received 19.4% of the total proceeds of the tax exempt financing note for landscape and irrigation upgrades. This financing will mature May 1, 2027.	
Street sweeping	34,200
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 & tax collector	4,313
The property appraiser charges \$1.00 per parcel.	
Total Expenditures	<u>\$ 271,928</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,129,140				\$ 1,129,137
Allowable discounts (4%)	(45,166)				(45,165)
Assessment levy: on-roll - net	1,083,974	\$ 1,038,233	\$ 45,741	\$ 1,083,974	1,083,972
Interest and miscellaneous	500	2,816	-	2,816	500
Total revenues	<u>1,084,474</u>	<u>1,041,049</u>	<u>45,741</u>	<u>1,086,790</u>	<u>1,084,472</u>
<b>EXPENDITURES</b>					
<b>Pelican Sound Program (Lake &amp; Wetland Maintenance/Roadway Resurface)</b>					
<b>Professional Services</b>					
Audit	3,400	-	3,400	3,400	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	21,000	11,136	12,000	23,136	26,000
Contingencies	600	-	600	600	600
Total Professional Services	<u>30,000</u>	<u>11,136</u>	<u>21,000</u>	<u>32,136</u>	<u>35,000</u>
<b>Other Contractual</b>					
Field management	5,000	2,500	2,500	5,000	5,000
Lake and wetland operations	100,000	56,227	43,773	100,000	110,000
Drainage pipe annual inspection and cleaning	60,000	-	60,000	60,000	60,000
Drainage pipe repair	100,000	-	100,000	100,000	100,000
Lake bank remediation/dry retention enhance	55,000	-	55,000	55,000	55,000
Debt service (prin & int) 2019 note	90,000	1,728	88,272	90,000	-
Debt service (prin & int) 2022 note	342,113	25,438	316,675	342,113	342,115
Debt service (prin & int) 2024 note	-	-	-	-	134,065
Roadway RM/traffic calming	50,000	57,821	-	57,821	50,000
Capital outlay	194,480	29,356	165,124	194,480	135,410
Contingencies	35,000	3,545	31,455	35,000	35,000
Total other contractual	<u>1,031,593</u>	<u>176,615</u>	<u>862,799</u>	<u>1,039,414</u>	<u>1,026,590</u>
<b>Total Expenditures</b>	<u>1,061,593</u>	<u>187,751</u>	<u>883,799</u>	<u>1,071,550</u>	<u>1,061,590</u>



**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Net change in fund balances	22,881	853,298	(838,058)	15,240	22,882
Fund balance - beginning (unaudited)					
Committed					
Unassigned	752,697	571,537	1,424,835	571,537	315,657
Fund balances - ending					
Assigned					
Working capital	271,120	271,120	271,120	271,120	271,118
Unassigned	504,459	1,153,715	315,657	315,657	67,421
Fund balance - ending (projected)	<u>\$ 775,579</u>	<u>\$ 1,424,835</u>	<u>\$ 315,657</u>	<u>\$ 315,657</u>	<u>\$ 338,539</u>

Assessment Summary					
Units	Number of ERU's	Fiscal Year			Total Revenue
		2023	2024	2025	
Pelican Sound	1,299.0000	\$ 869.24	\$ 869.24	\$ 869.24	\$1,129,137

**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		26,000
Contingencies		600

**Field Services**

Other Contractual		
Field management		5,000
Lake and wetland operations		110,000

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. Additionally, this account covers mowing of River 6, E7 dye treatments January-April, H1-B periodic water testing and the Annual Nano Bubbler lease/purchase which will mature July 2026.

Drainage pipe annual inspection and cleaning		
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.		60,000

Drainage pipe repair		100,000
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Lake bank remediation/dry retention enhance		55,000
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Covers costs of lake bank erosion repairs as identified and prioritized annually. Also, includes \$20k for dry retention area enhancements for 2024.

Debt service (prin & int) 2022 note		342,115
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Covers the costs annual cost of financing the landscape renovation costs for the common areas and right-of-way as well as an overhaul and upgrade to the golf course sprinkler systems and controllers. Repayment is based upon 80.6% of the tax exempt Landscape renovation Note as well as 100% of the taxable golf course irrigation upgrades Note. Both five year Notes will mature May 1, 2027.

Debt service (prin & int) 2024 note		134,065
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Roadway RM/traffic calming		50,000
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Cover costs of repairs and maintenance as well as traffic calming initiatives with the

Capital outlay		135,410
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Contingencies		35,000
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Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.

Total Expenditures		\$ 1,061,590
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