

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

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

Description	Page Number(s)
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 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross					
General	\$ 247,373				\$ 305,752
Allowable discounts (4%)	(9,895)				(12,230)
Assessment levy: on-roll - net	237,478	\$ 230,589	\$ 6,889	\$ 237,478	293,522
Interest and miscellaneous	750	472	-	472	750
Total revenues	238,228	231,061	6,889	237,950	294,272
EXPENDITURES					
Professional services					
Supervisors	10,918	4,306	6,612	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 fees	10,000	4,851	5,149	10,000	10,000
Engineering	7,500	7,025	475	7,500	7,500
NPDES report filing	13,000	3,000	10,000	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	857	143	1,000	1,000
Insurance	9,106	8,862	-	8,862	9,450
Printing & binding	750	375	375	750	750
Legal advertising	1,000	-	1,000	1,000	1,000
Contingencies	1,000	560	440	1,000	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
Total professional services	117,531	58,255	59,033	117,288	117,875
Field services					
Other contractual - field management					
Q & A	2,601	1,300	1,301	2,601	2,601
Contingencies	1,000	-	1,000	1,000	1,000
Other contractual	45,000	15,511	29,489	45,000	56,000
Street lighting	4,500	3,510	990	4,500	4,500
Plant replacement	4,000	-	4,000	4,000	15,000
Debt service (prin & int) 2022 note	36,283	3,733	32,550	36,283	36,283
Street sweeping	34,200	13,355	20,845	34,200	34,200
Roadway repairs	2,500	-	2,500	2,500	2,500
Aquascaping	20,000	-	10,000	10,000	20,000
Total field services	150,084	37,409	102,675	140,084	172,084

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees and charges					
Property appraiser	4,313	1,571	2,742	4,313	4,313
Tax collector	-	2,891	-	2,891	-
Total other fees and charges	4,313	4,462	2,742	7,204	4,313
Total expenditures	271,928	100,126	164,450	264,576	294,272
Excess/(deficiency) of revenues over/(under) expenditures	(33,700)	130,935	(157,561)	(26,626)	-
Fund balance - beginning (unaudited)					
Unassigned	179,117	110,757	241,692	110,757	84,131
Fund balances - ending					
Assigned					
Working capital	63,557	63,557	63,557	63,557	63,557
Unassigned	81,860	178,135	20,574	20,574	20,574
Fund balance - ending (projected)	<u>\$ 145,417</u>	<u>\$241,692</u>	<u>\$ 84,131</u>	<u>\$ 84,131</u>	<u>\$ 84,131</u>

Assessment Summary					
Units	Number of ERU's	Fiscal Year			Total Revenue
		2024	2025	2026	
Pelican Sound	1,299.0000	\$ 143.39	\$ 143.38	\$ 177.21	\$230,197
The Meadows	262.0000	143.39	143.38	177.21	46,429
Commercial along US 41	164.3534	143.39	143.38	177.21	29,125
	1,725.3534				305,752

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

EXPENDITURES

General

Professional Services

Supervisors	\$ 10,918
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.	
Management/accounting	51,408
Wrathell, Hunt and Associates, LLC 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.	
Audit	7,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Special assessment preparation	3,250
The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.	
Legal fees	10,000
Woodward, Pires & 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.	
Engineering	7,500
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.	
NPDES report filing	13,000
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.	
Telephone	400
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	9,450
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.	
Printing & binding	750
Letterhead, envelopes, copies, etc.	
Legal advertising	1,000
The District advertises in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.	

**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
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	56,000
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	15,000
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 agreement with a qualified and licensed contractor.	
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

4,313

The property appraiser charges \$1.00 per parcel.

Total expenditures

\$ 294,272

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
REVENUES					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,129,137				\$ 1,340,188
Allowable discounts (4%)	(45,165)				(53,608)
Assessment levy: on-roll - net	1,083,972	\$ 1,039,404	\$ 44,568	\$ 1,083,972	1,286,580
Interest and miscellaneous	500	5,351	-	5,351	500
Total revenues	1,084,472	1,044,755	44,568	1,089,323	1,287,080
EXPENDITURES					
Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)					
Professional services					
Audit	3,400	-	3,400	3,400	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	26,000	31,993	30,000	61,993	31,000
Contingencies	600	-	600	600	600
Total professional services	35,000	31,993	39,000	70,993	40,000
Other contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake and wetland operations	110,000	45,260	64,740	110,000	115,000
Drainage pipe annual inspection and cleaning	60,000	-	60,000	60,000	70,000
Drainage pipe repair	100,000	3,000	97,000	100,000	95,000
Lake bank remediation/dry retention enhance	55,000	-	55,000	55,000	60,000
Debt service (prin & int) 2019 note	-	15,509	-	15,509	-
Debt service (prin & int) 2022 note	342,115	11,577	330,538	342,115	342,115
Debt service (prin & int) 2024 note	134,065	-	134,065	134,065	134,065
Roadway RM/traffic calming	50,000	3,945	46,055	50,000	55,000
Aeration repair	-	2,172	-	2,172	-
Capital outlay	135,410	733,686	-	733,686	745,000
Contingencies	35,000	-	35,000	35,000	40,000
Total other contractual	1,026,590	817,649	824,898	1,642,547	1,661,180
Total expenditures	1,061,590	849,642	863,898	1,713,540	1,701,180

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	22,882	195,113	(819,330)	(624,217)	(414,100)
Fund balance - beginning (unaudited)					
Unassigned	315,657	1,347,061	1,542,174	1,347,061	451,726
Fund balances - ending					
Assigned					
Working capital	271,118	271,118	271,118	271,118	37,626
Unassigned	67,420	1,271,056	451,726	451,726	-
Fund balance - ending (projected)	<u>\$ 338,538</u>	<u>\$ 1,542,174</u>	<u>\$ 451,726</u>	<u>\$ 451,726</u>	<u>\$ 37,626</u>

Assessment Summary					
Units	Number of ERU's	Fiscal Year			Total Revenue
		2024	2025	2026	
Pelican Sound	1,299.0000	\$ 869.24	\$ 869.24	\$ 1,031.71	\$1,340,188

**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	31,000
Contingencies	600

Field Services

Other contractual	
Field management	5,000
Lake and wetland operations	115,000

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.	70,000

Drainage pipe repair	95,000
Lake bank remediation/dry retention enhance	60,000

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
-------------------------------------	---------

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
-------------------------------------	---------

Covers the costs of annual repayment of the Series 2024 note that will mature in 2029. The proceeds of the note cover the costs of irrigation well replacement/upgrades, installation of a new irrigation well for redundancy, River Course floway scrape down to remove silt buildup and drainage improvements to several natural upland areas.

Roadway RM/traffic calming	55,000
----------------------------	--------

Cover costs of repairs and maintenance as well as traffic calming initiatives with the

Capital outlay	745,000
----------------	---------

In fiscal year 2026, the District will be completing the install of an additional irrigation well for the community as well as prefunding the eventual upgrades to the Gatehouses and Monument Signs.

Contingencies	40,000
---------------	--------

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

Total expenditures	<u>\$ 1,701,180</u>
--------------------	---------------------