

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
General	\$ 305,752				\$ 305,726
Allowable discounts (4%)	(12,230)				(12,229)
Assessment levy: on-roll - net	293,522	\$ 284,798	\$ 8,724	\$ 293,522	293,497
Interest and miscellaneous	750	421	-	421	750
Total revenues	<u>294,272</u>	<u>285,219</u>	<u>8,724</u>	<u>293,943</u>	<u>294,247</u>
EXPENDITURES					
Professional services					
Supervisors	10,918	5,540	5,378	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	1,624	1,626	3,250	3,250
Legal fees	10,000	3,653	6,347	10,000	10,000
Engineering	7,500	2,380	5,120	7,500	7,500
NPDES report filing	13,000	10,290	2,710	13,000	15,960
Telephone	400	199	201	400	400
Postage	1,000	576	424	1,000	1,000
Insurance	9,450	9,361	-	9,361	10,216
Printing & binding	750	375	375	750	750
Legal advertising	1,000	153	847	1,000	1,000
Contingencies	1,000	646	650	1,296	1,300
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	145	-	145	210
Property taxes	9	-	9	9	9
Total professional services	<u>117,875</u>	<u>61,526</u>	<u>56,491</u>	<u>118,017</u>	<u>121,901</u>
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	56,000	27,176	28,824	56,000	56,000
Street lighting	4,500	1,899	2,601	4,500	4,500
Plant replacement	15,000	-	15,000	15,000	10,000
Debt service (prin & int) 2022 note	36,283	-	36,283	36,283	36,283
Street sweeping	34,200	15,200	19,000	34,200	50,000
Roadway repairs	2,500	-	2,500	2,500	2,500
Aquascaping	20,000	-	20,000	20,000	5,000
Total field services	<u>172,084</u>	<u>45,575</u>	<u>126,509</u>	<u>172,084</u>	<u>167,884</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Other fees and charges					
Property appraiser	4,313	4,462	-	4,462	4,462
Total other fees and charges	4,313	4,462	-	4,462	4,462
Total expenditures	294,272	111,563	183,000	294,563	294,247
Excess/(deficiency) of revenues over/(under) expenditures	-	173,656	(174,276)	(620)	-
Fund balance - beginning (unaudited)					
Unassigned	84,131	73,569	247,225	73,569	72,949
Fund balances - ending					
Assigned					
Working capital	63,557	63,557	63,557	63,557	63,557
Unassigned	20,574	183,668	9,392	9,392	9,392
Fund balance - ending (projected)	<u>\$ 84,131</u>	<u>\$ 247,225</u>	<u>\$ 72,949</u>	<u>\$ 72,949</u>	<u>\$ 72,949</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2025	2026	2027	
Pelican Sound	1,299.0000	\$ 143.38	\$ 177.21	\$ 177.20	\$230,178
The Meadows	262.0000	143.38	177.21	177.20	46,425
Commercial along US 41	164.3534	143.38	177.21	177.20	29,123
	<u>1,725.3534</u>				<u>305,726</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>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.</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 fees	10,000
<p>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.</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	15,960
<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	10,216
<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	1,300
<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
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	10,000
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	50,000
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	5,000
These expenditures relate to the ongoing replacement and augmentation of the District's aquatic plantings within the water management system.	
Other fees and charges	
Property appraiser	4,462
The property appraiser charges \$1.00 per parcel.	
Total expenditures	\$ 294,247

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,340,188				\$ 1,338,544
Allowable discounts (4%)	(53,608)				(53,542)
Assessment levy: on-roll - net	1,286,580	\$ 1,235,355	\$ 51,225	\$ 1,286,580	1,285,002
Interest and miscellaneous	500	4,489	-	4,489	500
Total revenues	<u>1,287,080</u>	<u>1,239,844</u>	<u>51,225</u>	<u>1,291,069</u>	<u>1,285,502</u>
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	31,000	47,271	25,000	72,271	31,000
Contingencies	600	-	600	600	600
Total professional services	<u>40,000</u>	<u>47,271</u>	<u>34,000</u>	<u>81,271</u>	<u>40,000</u>
Other contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake and wetland operations	115,000	40,609	50,000	90,609	76,169
Drainage pipe annual inspection and cleaning	70,000	-	70,000	70,000	70,000
Drainage pipe repair	95,000	-	95,000	95,000	95,000
Lake bank remediation/dry retention enhance	60,000	-	60,000	60,000	60,000
Debt service (prin & int) 2022 note	342,115	12,558	329,557	342,115	342,115
Debt service (prin & int) 2024 note	134,065	11,047	123,018	134,065	134,065
Debt service (prin & int) 2026 note	-	-	-	-	580,153
Roadway RM/traffic calming	55,000	48,655	6,345	55,000	55,000
Capital outlay	745,000	148,223	150,000	298,223	-
Contingencies	40,000	2,212	37,788	40,000	28,000
Total other contractual	<u>1,661,180</u>	<u>265,804</u>	<u>924,208</u>	<u>1,190,012</u>	<u>1,445,502</u>
Total expenditures	<u>1,701,180</u>	<u>313,075</u>	<u>958,208</u>	<u>1,271,283</u>	<u>1,485,502</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	(414,100)	926,769	(906,983)	19,786	(200,000)
Fund balance - beginning (unaudited)					
Unassigned	451,726	758,242	1,685,011	758,242	740,402
Fund balances - ending					
Assigned					
Working capital	37,626	37,626	37,626	37,626	37,626
Unassigned	-	1,647,385	740,402	740,402	502,776
Fund balance - ending (projected)	<u>\$ 37,626</u>	<u>\$ 1,685,011</u>	<u>\$ 740,402</u>	<u>\$ 740,402</u>	<u>\$ 540,402</u>

Units	Assessment Summary				Total Revenue
	Number of ERU's	Fiscal Year			
		2025	2026	2027	
Pelican Sound	1,299.0000	\$ 869.24	\$ 1,031.71	\$ 1,030.44	\$1,338,544

**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		76,169

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.

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
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Lake bank remediation/dry retention enhance		60,000
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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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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.

Debt service (prin & int) 2026 note		580,153
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Covers the costs of annual repayment of the Series 2026 note that will mature in 2031. The proceeds of the note cover the costs of refurbishing the monument signs, gatehouses, phase 3 paver brick replacements and phase 3 stormwater upgrades.

Roadway RM/traffic calming		55,000
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Cover costs of repairs and maintenance as well as traffic calming initiatives with the roadway system within Pelican Sound.

Contingencies		28,000
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Intended to cover the costs of unforeseens.

Total expenditures		\$ 1,485,502
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