

***Ridgewood Trails***  
***Community Development District***

***Adopted Budget***

***FY 2026***

**July 9, 2025**



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**Ridgewood Trails**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$612,477	\$611,158	\$1,330	\$612,488	\$664,302
Interest/Miscellaneous Income	12,000	14,302	4,300	18,602	12,000
Rental Revenue	3,675	2,000	125	2,125	3,686
Carry Forward Surplus	1,420	-	-	-	-

<b>TOTAL REVENUES</b>	<b>\$629,572</b>	<b>\$627,460</b>	<b>\$5,755</b>	<b>\$633,215</b>	<b>\$679,988</b>
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**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$8,000	\$4,000	\$2,000	\$6,000	\$8,000
FICA Taxes	612	306	153	459	612
Engineer	3,200	2,200	1,000	3,200	3,200
Attorney	20,000	1,686	12,314	14,000	20,000
Annual Audit	3,270	-	3,270	3,270	3,380
Assessment Administration	5,576	5,576	-	5,576	5,854
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	1,124	749	374	1,124	1,180
Trustee Fees	4,600	4,517	-	4,517	4,434
District Management Fees	51,320	34,213	17,107	51,320	53,886
Information Technology	1,908	1,272	636	1,908	2,003
Website Maintenance	1,272	848	424	1,272	1,336
Telephone	350	101	249	350	350
Postage & Delivery	800	304	597	902	800
General Liability and Public Officials Insurance	8,498	8,267	-	8,267	9,301
Printing & Binding	1,500	185	826	1,011	1,000
Legal Advertising	1,800	294	1,196	1,490	1,800
Other Current Charges	907	199	280	479	907
Office Supplies	100	3	25	28	100
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$115,612</b>	<b>\$64,896</b>	<b>\$41,052</b>	<b>\$105,949</b>	<b>\$118,919</b>
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**Ridgewood Trails**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b><i>Operations &amp; Maintenance</i></b>					
<b><u>Amenity Center</u></b>					
Property Insurance	\$17,029	\$15,866	\$-	\$15,866	\$17,635
Amenity Manager	42,876	28,584	14,292	42,876	45,020
Facility Assistant	7,500	-	5,800	5,800	7,500
General Facility Maintenance	12,190	3,161	9,029	12,190	12,190
Repair and Replacements	30,000	20,933	9,067	30,000	30,000
Lifeguards	19,488	3,907	15,581	19,488	20,462
Pool Maintenance	18,950	12,908	6,317	19,225	20,845
Pool Chemicals	17,798	2,770	5,559	8,329	18,647
Water & Sewer	13,000	7,083	4,817	11,900	13,000
Electric	16,100	8,217	4,851	13,068	16,100
Internet/Cable	6,840	5,011	2,637	7,648	7,980
Janitorial	11,891	7,927	3,964	11,891	12,486
Janitorial Supplies	2,500	627	1,873	2,500	2,500
Security System	8,467	6,303	2,292	8,595	8,647
Refuse Service	3,012	2,087	1,080	3,167	3,180
Special Events	5,000	3,146	1,854	5,000	5,000
Pool Permit	475	475	-	475	475
Pest Control	1,200	734	371	1,104	1,200
Access Cards	1,000	470	-	470	750
Contingency	-	-	7,500	7,500	-
<b>Total Amenity Center</b>	<b>\$235,316</b>	<b>\$130,209</b>	<b>\$96,883</b>	<b>\$227,092</b>	<b>\$243,617</b>
<b><u>Grounds Maintenance</u></b>					
Operations Management	\$25,785	\$17,190	\$8,595	\$25,785	\$27,074
Electric	3,000	1,607	820	2,427	3,000
Water	8,300	4,519	2,660	7,179	8,300
Repairs & Maintenance	18,200	16,657	14,140	30,797	20,000
Landscape Maintenance	143,582	88,354	52,815	141,169	143,582
Lake Maintenance	8,802	5,536	2,768	8,304	9,020
Irrigation Repairs	5,000	962	4,038	5,000	3,000
Contingency	-	-	13,537	13,537	-
<b>Total Grounds Maintenance</b>	<b>\$212,669</b>	<b>\$134,825</b>	<b>\$99,372</b>	<b>\$234,198</b>	<b>\$213,976</b>
<b>TOTAL EXPENDITURES</b>	<b>\$563,596</b>	<b>\$329,931</b>	<b>\$237,308</b>	<b>\$567,239</b>	<b>\$576,512</b>
<b><u>Other Sources and (Uses)</u></b>					
Capital Reserve Transfer Out	\$(65,976)	\$(65,976)	\$-	(65,976)	\$(51,651)
Capital Reserve Transfer increase	-	-	-	-	(51,825)
<b>Total Other Sources and (Uses)</b>	<b>\$(65,976)</b>	<b>\$(65,976)</b>	<b>\$-</b>	<b>\$(65,976)</b>	<b>\$(103,476)</b>
<b><u>Other Sources/(Uses)</u></b>					
Interlocal Transfer In/(Out)	-	-	-	-	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$231,553</b>	<b>\$(231,553)</b>	<b>\$-</b>	<b>\$-</b>

**Ridgewood Trails**  
**Community Development District**  
**Budget Narrative**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest/Miscellaneous Income**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Rentals Revenues**

Income received from residents for rental of clubroom or patio.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings with additional meetings if needed.

**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 Engineering Fees**

The District's engineer, Alliant Engineering, Inc., will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

**Assessment Roll Administration**

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2007A/B Special Assessment Bonds.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**District 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.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS, LLC.

**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.

**Telephone**

New 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.

**Ridgewood Trails**  
**Community Development District**  
**Budget Narrative**

**Expenditures - Administrative (continued)**

**General Liability and Public Officials Insurance**

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 similar Community Development Districts.

**Printing and Binding**

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

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Bank Fees and Other Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

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

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Amenity Center**

**Property Insurance**

The District's Property Insurance policy is with Egis Insurance & Risk Advisors. Egis specializes in providing insurance coverage to governmental agencies.

**Amenity Manager**

The District has contracted with Riverside Management Services to staff the amenity center and manage the day to day operations in accordance with their contract.

**Facility Assistant**

The District has contracted with Riverside Management Services to provide part-time staffing to supplement Amenity Manager.

**General Facility Maintenance**

Cost of routine repairs and maintenance to the Amenity Center.

**Repair and Replacements**

Represents any unanticipated cost associated with the operation and maintenance of the District's Amenity Center such as replacing or repairing broken or worn out things around the facility such as broken gates, doors, holes in wall, painting etc.

**Lifeguards**

The District has contracted with Riverside Management Services, Inc. to provide lifeguard services during pool operation season.

**Pool Maintenance**

The District has contracted with Riverside Management Services, Inc. to provide pool maintenance services three (3) days a week. Services include vacuuming, skimming tiles, brushing tiles, pool and equipment inspections, cleaning of filters and any necessary emergency calls.

Vendor	Description	Monthly	Annual
RMS	Pool Maintenance	\$1,737	\$20,845

**Pool Chemicals**

Represents the estimated cost for chemicals utilized for the swimming pool at the Amenity Center for services provided by RMS. Also covers the cost for chemicals for the new pool for services provided by Hawkins.

Vendor	Description	Monthly	Annual
Hawkins	Pool Chemicals	\$1,294	\$15,525
RMS	Pool Chemicals	\$125	\$1,500
Contingency		\$135	\$1,622
<b>Total</b>		<b>\$1,554</b>	<b>\$18,647</b>

# Ridgewood Trails

## Community Development District

### Budget Narrative

#### Expenditures – Amenity Center (continued)

#### Water and Sewer

This includes the cost of water and sewer for the Amenity Center provided by Clay County Utility Authority.

Account#	Address	Monthly	Annual
00564735	1667 Azalea Ridge Blvd Amenity Center	\$550	\$6,600
00517174	1667 Azalea Ridge Blvd Amenity Center	\$140	\$1,680
00517175	1667 Azalea Ridge Blvd Irrigation	\$100	\$1,200
00517176	1667 Azalea Ridge Blvd Recl Irrigation	\$50	\$600
	Contingency	\$243	\$2,920
<b>Total</b>		<b>\$1,083</b>	<b>\$13,000</b>

#### Electric

The item includes the cost of electricity for the Amenity Center Clay Electric Cooperative Inc.

Account#	Address	Monthly	Annual
8874493	1667 Azalea Ridge Blvd	\$1,200	\$14,400
	Contingency	\$142	\$1,700
<b>Total</b>		<b>\$1,342</b>	<b>\$16,100</b>

#### Internet/Cable

The District has accounts with Comcast to provide cable television services for the Amenity Center.

#### Janitorial

The District has contracted with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center. The services are 3 days per week and include sweeping and mopping floors if necessary, clean sinks, mirrors, fixtures, toilets and urinals, cleaning interior windows, baseboards, clean fitness equipment, remove trash and replace liners, clean pool deck.

Vendor	Description	Monthly	Annual
RMS	Janitorial	\$1,041	\$12,486

#### Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

#### Security System

Cost of services for security camera, access control system, and financing for security cameras.

Vendor	Description	Monthly	Annual
Newlane Finance	Security Cammeras	\$395	\$4,741
Vector Scurity	Cameras	\$143	\$1,715
Hi-Tech System	Access Control+Cloud	\$35	\$420
Hi-Tech System	Cloud Access	\$0	\$1,620
FUSUS	Real Time Crime Ctr	\$0	\$150
<b>Total</b>		<b>\$573</b>	<b>\$8,647</b>

#### Refuse Services

This item includes the cost of garbage disposal for the District. Contracted with Waste Pro.

#### Special Events

This item represents the estimated cost to host any special events for the community throughout the Fiscal Year.

#### Pool Permit

Represents Permit Fees paid to the Florida Department of Health for the swimming pool permits.

#### Pest Control

Annual service for pool bathrooms and fitness room. Services provided by Florida Pest Control.

#### Access Cards

Represents the anticipated cost of access cards to the District's Amenity Center.

#### Capital Reserve

Funding for new recreation projects.

# Ridgewood Trails

## Community Development District

### Budget Narrative

#### Expenditures - Ground Maintenance

#### Operations Management

The District is currently contracted with Riverside Management Services, Inc. to oversee the day to day operations of the Grounds in the CDD.

#### Electric

The item includes the cost of electricity for the common area at Ridgewood Trails provided by Clay Electric Cooperative Inc.

Account#	Address	Monthly	Annual
9065441	1799 Azalea Ridge Blvd Ne Corner Sign	\$43	\$516
9011950	4214 Warm Springs Way Sign Lights Irrig	\$42	\$504
9047502	4226 Warm Springs Way Entrance Sign	\$41	\$492
9047503	1595 Azalea Ridge Blvd Pond Fountain	\$35	\$420
	Contingency	\$89	\$1,068
<b>Total</b>		<b>\$250</b>	<b>\$3,000</b>

#### Water

This includes the cost of water for the common area at Ridgewood Trails provided by Clay County Utility Authority.

Account#	Address	Monthly	Annual
00569294	1799-2 Azalea Ridge Blvd Irrigation	\$275	\$3,300
00560605	4214 Warm Springs Way	\$48	\$576
00579216	4458 Warm Springs Way	\$48	\$576
00579217	4355 Warm Springs Way	\$48	\$576
00579219	4268 Warm Springs Way	\$55	\$656
00567767	4164 Fishing Creek Lane Reclaimed	\$30	\$360
00567766	4166 Green River Place Reclaimed	\$30	\$360
00567764	1610 Azalea Ridge Blvd Reclaimed	\$30	\$360
00567762	1601 Azalea Ridge Road reclaimed	\$30	\$360
00567760	3891 Bronco Road Reclaimed	\$30	\$360
00567759	4217 Packer Meadow Way Reclaimed	\$30	\$360
	Contingency	\$38	\$456
<b>Total</b>		<b>\$692</b>	<b>\$8,300</b>

#### Repairs and Maintenance

Represents the costs associated with any miscellaneous field maintenance of the District.

#### Landscape Maintenance

The District's cost to provide landscaping services to all the common areas within the community. Contingency amount for cost such as sod replacement and tree maintenance.

Vendor	Description	Monthly	Annual
Brightview	Landscape service	\$11,132	\$133,582
Brightview	Contingency	\$833	\$10,000
<b>Total</b>		<b>\$11,965</b>	<b>\$143,582</b>

#### Lake Maintenance

The District's cost to provide monthly water management services to all the lakes throughout the community.

Vendor	Description	Monthly	Annual
The Lake Doctor Inc		\$710	\$8,520
Contingency		\$42	\$500
<b>Total</b>		<b>\$752</b>	<b>\$9,020</b>

#### Irrigation Repairs

The estimated cost to make repairs to the community's irrigation system when damaged.



**Ridgewood Trails**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Series 2007 Capital Improvement Revenue Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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**REVENUES:**

Special Assessments-On Roll	\$13,359	\$13,330	\$29	\$13,359	\$13,359
Interest Earnings	500	612	250	862	600
Carry Forward Surplus <sup>(1)</sup>	6,471	\$6,106	-	6,106	8,264
<b>TOTAL REVENUES</b>	<b>\$20,329</b>	<b>\$20,047</b>	<b>\$279</b>	<b>\$20,326</b>	<b>\$22,223</b>

**EXPENDITURES:**

Interest 11/1	\$3,531	\$3,531	\$-	\$3,531	\$3,390
Interest 5/1	3,531	3,531	-	3,531	3,390
Principal 5/1	5,000	5,000	-	5,000	5,000
<b>TOTAL EXPENDITURES</b>	<b>\$12,063</b>	<b>\$12,063</b>	<b>\$-</b>	<b>\$12,063</b>	<b>\$11,780</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

<b>TOTAL EXPENDITURES</b>	<b>\$12,063</b>	<b>\$12,063</b>	<b>\$-</b>	<b>\$12,063</b>	<b>\$11,780</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$8,267</b>	<b>\$7,985</b>	<b>\$279</b>	<b>\$8,264</b>	<b>\$10,443</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$3,249

**Ridgewood Trails**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2007 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	120,000	5.650%	-	3,390	11,921.25
05/01/26	120,000	5.650%	5,000	3,390	
11/01/26	115,000	5.650%	-	3,249	11,638.75
05/01/27	115,000	5.650%	5,000	3,249	
11/01/27	110,000	5.650%	-	3,108	11,356.25
05/01/28	110,000	5.650%	5,000	3,108	
11/01/28	105,000	5.650%	-	2,966	11,073.75
05/01/29	105,000	5.650%	10,000	2,966	
11/01/29	95,000	5.650%	-	2,684	15,650.00
05/01/30	95,000	5.650%	10,000	2,684	
11/01/30	85,000	5.650%	-	2,401	15,085.00
05/01/31	85,000	5.650%	10,000	2,401	
11/01/31	75,000	5.650%	-	2,119	14,520.00
05/01/32	75,000	5.650%	10,000	2,119	
11/01/32	65,000	5.650%	-	1,836	13,955.00
05/01/33	65,000	5.650%	10,000	1,836	
11/01/33	55,000	5.650%	-	1,554	13,390.00
05/01/34	55,000	5.650%	10,000	1,554	
11/01/34	45,000	5.650%	-	1,271	12,825.00
05/01/35	45,000	5.650%	10,000	1,271	
11/01/35	35,000	5.650%	-	989	12,260.00
05/01/36	35,000	5.650%	10,000	989	
11/01/36	25,000	5.650%	-	706	11,695.00
05/01/37	25,000	5.650%	10,000	706	
11/01/37	15,000	5.650%	-	424	11,130.00
05/01/38	15,000	5.650%	15,000	424	15,423.75
<b>Total</b>			<b>\$120,000</b>	<b>\$53,393</b>	<b>\$181,924</b>

**Ridgewood Trails**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b><u>REVENUES:</u></b>					
Interest Income	\$2,000	\$5,767	\$2,400	\$8,167	\$6,000
Carry Forward Balance	208,426	189,627	-	189,627	207,334
<b>TOTAL REVENUES</b>	<b>\$210,426</b>	<b>\$195,394</b>	<b>\$2,400</b>	<b>\$197,794</b>	<b>\$213,334</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$60,000	\$-	\$50,000	\$50,000	\$30,000
Other Current Charges	600	199	184	383	500
Repair & Maintenance	-	3,053	3,000	6,053	30,000
<b>TOTAL EXPENDITURES</b>	<b>\$60,600</b>	<b>\$3,252</b>	<b>\$53,184</b>	<b>\$56,436</b>	<b>\$60,500</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$65,976	\$65,976	\$-	\$65,976	\$103,476
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$65,976</b>	<b>\$65,976</b>	<b>\$-</b>	<b>\$65,976</b>	<b>\$103,476</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$215,802</b>	<b>\$258,118</b>	<b>\$(50,784)</b>	<b>\$207,334</b>	<b>\$256,310</b>

**Ridgewood Trails**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2007 Units	Annual Maintenance Assessments				Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY 2026 CAPITAL RESERVE	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
50	470	9	<b>\$883.26</b>	<b>\$79.79</b>	\$883.26	<b>\$79.79</b>	<b>\$761.14</b>	\$761.14	<b>\$0.00</b>	<b>\$1,644.40</b>	\$1,644.40	<b>\$79.79</b>
60	221	8	<b>\$1,069.86</b>	<b>\$79.79</b>	\$1,069.86	<b>\$79.79</b>	<b>\$920.15</b>	\$920.15	<b>\$0.00</b>	<b>\$1,990.01</b>	\$1,990.01	<b>\$79.79</b>
Total	691	17										