Ridgewood Trails

Community Development District

Adopted Budget

FY 2027

September 2, 2026

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Ridgewood Trails

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$664,302	$665,774	$-	$665,774	$664,302
Interest/Miscellaneous Income	12,000	16,838	2,460	19,298	12,000
Rental Revenue	3,686	5,350	500	5,850	5,000
Carry Forward Surplus	-	-	-	-	11,982
TOTAL REVENUES	**$679,988**	**$687,962**	**$2,960**	**$690,922**	**$693,284**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$8,000	$4,400	$1,000	$5,400	$8,000
FICA Taxes	612	337	77	413	612
Engineer	3,200	858	1,000	1,858	3,840
Attorney	20,000	8,230	8,000	16,230	20,000
Annual Audit	3,380	3,380	-	3,380	3,600
Assessment Administration	5,854	5,854	-	5,854	6,205
Arbitrage Rebate	600	600	-	600	600
Dissemination Agent	1,180	983	197	1,180	1,251
Trustee Fees	4,434	4,718	-	4,718	4,800
District Management Fees	53,886	44,905	8,981	53,886	57,119
Information Technology	2,003	1,669	334	2,003	2,123
Website Maintenance	1,336	1,113	222	1,336	1,416
Telephone	350	192	62	254	350
Postage & Delivery	800	468	332	800	1,500
General Liability and Public Officials Insurance	9,301	8,763	-	8,763	9,640
Printing & Binding	1,000	360	115	475	1,200
Legal Advertising	1,800	390	400	790	1,800
Other Current Charges	907	868	200	1,068	1,100
Office Supplies	100	104	5	109	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$118,919**	**$88,368**	**$20,925**	**$109,293**	**$125,432**

Ridgewood Trails

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Operations & Maintenance					
Amenity Center					
Property Insurance	$17,635	$15,283	$-	$15,283	$17,635
Amenity Manager	45,020	37,517	7,503	45,020	47,721
Facility Assistant	7,500	-	-	-	7,500
General Facility Maintenance	12,190	7,591	4,599	12,190	13,409
Repairs and Replacements	30,000	31,153	3,000	34,153	30,000
Lifeguards	20,462	12,834	7,628	20,462	21,485
Pool Maintenance	20,845	19,577	3,474	23,051	22,617
Pool Chemicals	18,647	9,941	1,200	11,141	18,647
Water & Sewer	13,000	8,467	2,400	10,867	15,000
Electric	16,100	12,688	3,132	15,820	17,000
Internet/Cable	7,980	4,315	632	4,947	3,840
ESPN	-	1,295	370	1,665	2,220
Janitorial	12,486	10,405	2,081	12,486	13,235
Janitorial Supplies	2,500	1,676	824	2,500	2,500
Security System	8,647	7,551	1,160	8,711	8,733
Refuse Services	3,180	2,959	640	3,599	3,600
Special Events	5,000	3,437	1,563	5,000	5,000
Pool Permit	475	525	-	525	525
Pest Control	1,200	948	192	1,140	1,200
Access Cards	750	527	223	750	750
Contingency	-	-	-	-	-
Total Amenity Center	**$243,617**	**$188,689**	**$40,621**	**$229,311**	**$252,617**
Grounds Maintenance					
Operations Management	$27,074	$22,562	$4,512	$27,074	$28,698
Electric	3,000	2,274	500	2,774	3,200
Water	8,300	10,016	2,200	12,216	16,500
Repairs & Maintenance	20,000	30,194	3,208	33,402	35,000
Landscape Maintenance	143,582	107,037	21,407	128,444	143,582
Lake Maintenance	9,020	7,340	1,900	9,240	11,400
Irrigation Repairs	3,000	-	1,000	1,000	3,000
Contingency	-	-	5,000	5,000	-
Total Grounds Maintenance	**$213,976**	**$179,423**	**$39,727**	**$219,151**	**$241,380**
TOTAL EXPENDITURES	**$576,512**	**$456,481**	**$101,273**	**$557,754**	**$619,428**
Other Sources and (Uses)					
Capital Reserve Transfer Out	$(51,651)	$(51,651)	$-	(51,651)	$(73,856)
Capital Reserve Transfer Increase	(51,825)	(51,825)	-	(51,825)	-
Total Other Sources and (Uses)	**$(103,476)**	**$(103,476)**	**$-**	**$(103,476)**	**$(73,856)**
Other Sources/(Uses)					
Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**	**$-**
EXCESS REVENUES (EXPENDITURES)	**$-**	**$128,005**	**$(98,313)**	**$29,692**	**$-**

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.

Rental 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 for each meeting 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 Securities 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 incurred during the year.

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

Dues, 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 the Amenity Manager.

General Facility Maintenance
Cost of routine repairs and maintenance to the Amenity Center.

Repairs 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	$1,885	$22,617

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
	Total	**$1,554**	**$18,647**

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	$680	$8,160
00517174	1667 Azalea Ridge Blvd Amenity Center	$150	$1,800
00517175	1667 Azalea Ridge Blvd Irrigation	$65	$780
00517176	1667 Azalea Ridge Blvd Recl Irrigation	$55	$660
	Contingency	$300	$3,600
	Total	**$1,250**	**$15,000**

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

Account#	Address	Monthly	Annual
8874493	1667 Azalea Ridge Blvd	$1,225	$14,700
	Contingency	$192	$2,300
	Total	**$1,417**	**$17,000**

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

ESPN
The District provides ESPN in 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	$1,103	$13,235

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 Cameras	$395	$4,741
Vector Security	Cameras	$150	$1,801
Hi-Tech System	Access Control+Cloud	$40	$480
Hi-Tech System	Cloud Access	$130	$1,560
FUSUS	Real Time Crime Ctr	$13	$150
	Total	**$728**	**$8,733**

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.

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	$55	$660
9011950	4214 Warm Springs Way Sign Lights Irrig	$50	$600
9047502	4226 Warm Springs Way Entrance Sign	$50	$600
9047503	1595 Azalea Ridge Blvd Pond Fountain	$50	$600
	Contingency	$62	$740
	Total	**$267**	**$3,200**

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	$850	$10,200
00560605	4214 Warm Springs Way	$55	$660
00579216	4458 Warm Springs Way	$55	$660
00579217	4355 Warm Springs Way	$55	$660
00579219	4268 Warm Springs Way	$55	$656
00567767	4164 Fishing Creek Lane Reclaimed	$35	$420
00567766	4166 Green River Place Reclaimed	$35	$420
00567764	1610 Azalea Ridge Blvd Reclaimed	$35	$420
00567762	1601 Azalea Ridge Road reclaimed	$35	$420
00567760	3891 Bronco Road Reclaimed	$35	$420
00567759	4217 Packer Meadow Way Reclaimed	$35	$420
	Contingency	$95	$1,144
	Total	**$1,375**	**$16,500**

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
	Total	**$11,965**	**$143,582**

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		$950	$11,400
	Total	**$950**	**$11,400**

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 FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$13,359	$13,388	$0	$13,323	$13,359
Interest Earnings	600	673	110	558	600
Carry Forward Surplus [1]	8,264	$7,764	-	7,764	9,866
TOTAL REVENUES	**$22,223**	**$21,826**	**$110**	**$21,646**	**$23,825**
EXPENDITURES:					
Interest 11/1	$3,390	$3,390	$-	$3,390	$3,249
Interest 5/1	3,390	3,390	-	3,390	3,249
Principal 5/1	5,000	5,000	-	5,000	5,000
TOTAL EXPENDITURES	**$11,780**	**$11,780**	**$-**	**$11,780**	**$11,498**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$-	$-	$-	$-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$11,780**	**$11,780**	**$-**	**$11,780**	**$11,498**
EXCESS REVENUES (EXPENDITURES)	**$10,443**	**$10,046**	**$110**	**$9,866**	**$12,327**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $3,108

Ridgewood Trails

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	115,000	5.650%	-	3,249	3,248.75
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
Total			**$115,000**	**$46,613**	**$161,613**

Ridgewood Trails

Community Development District

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Interest Income	$6,000	$7,110	$1,600	$8,710	$7,000
Carry Forward Balance	207,334	208,612	-	208,612	299,829
TOTAL REVENUES	**$213,334**	**$215,722**	**$1,600**	**$217,322**	**$306,829**
EXPENDITURES:					
Capital Outlay	$30,000	$4,955	$-	$4,955	$30,000
Other Current Charges	500	3,217	80	3,297	650
Repair & Maintenance	30,000	7,718	5,000	12,718	30,000
TOTAL EXPENDITURES	**$60,500**	**$15,889**	**$5,080**	**$20,969**	**$60,650**
Other Sources/(Uses)					
Transfer in/(Out)	$103,476	$103,476	$-	$103,476	$73,856
TOTAL OTHER SOURCES/(USES)	**$103,476**	**$103,476**	**$-**	**$103,476**	**$73,856**
EXCESS REVENUES (EXPENDITURES)	**$256,310**	**$303,309**	**$(3,480)**	**$299,829**	**$320,035**

Ridgewood Trails
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	ERU	Total ERUs	Bonds 2007 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
					FY 2027	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**
50'	470	0.71	333.7	9	**$958.00**	$958.00	**$0.00**	**$761.14**	$761.14	**$0.00**	**$1,719.14**	$1,719.14	**$0.00**
60'	221	0.86	190.06	8	**$1,149.65**	$1,149.65	**$0.00**	**$920.15**	$920.15	**$0.00**	**$2,069.80**	$2,069.80	**$0.00**
70'	0	1	0	0									
Total	691		523.76	17									