

Rivers Edge III

Community Development District

*Approved Budget
FY 2027*

Presented by:



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Rivers Edge III
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,145,848	\$ 14,744	\$ 1,160,592	\$ 1,415,923
Special Assessments - Direct Bill	-	663,736	-	663,736	663,736
Administrative Assessments on Unplatted Land	74,495	-	74,495	74,495	-
Developer Contributions	1,666,333	-	936,216	891,785	1,040,048
Cost Share Landscaping Rivers Edge II	186,679	93,339	93,339	186,679	74,126
Special Events	1,000	-	1,000	1,000	1,000
Interest Revenue	2,000	4,869	3,500	8,369	2,000
Miscellaneous Income	500	-	500	500	500
Insurance Proceeds	-	2,380	-	2,380	-
TOTAL REVENUES	\$ 3,032,773	\$ 1,910,172	\$ 1,123,795	\$ 2,989,536	\$ 3,197,332

EXPENDITURES:

Administrative

District Engineer	\$ 15,000	\$ 10,098	\$ 4,902	\$ 15,000	\$ 20,000
District Counsel	30,000	15,838	14,162	30,000	35,000
District Management	33,034	16,517	16,517	33,034	35,000
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	4,129	2,056	2,073	4,129	4,500
Information Technology	1,416	708	708	1,416	1,500
Website Administration	2,124	1,062	1,062	2,124	2,250
Website Maintenance	800	800	-	800	800
Annual Audit	6,800	-	6,800	6,800	6,900
Trustee Fees	6,600	5,150	3,750	8,900	8,900
Arbitrage Rebate	600	450	600	1,050	1,500
Telephone	150	17	133	150	150
Postage & Delivery	500	555	425	980	1,000
Printing & Binding	1,000	137	863	1,000	1,000
Insurance General Liability	6,932	6,530	-	6,530	7,183
Legal Advertising	2,000	208	1,792	2,000	2,000
Other Current Charges	1,750	41	1,709	1,750	1,750
Office Supplies	50	3	47	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 118,958	\$ 66,243	\$ 55,544	\$ 121,787	\$ 135,908

Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 20,615	\$ 20,615	\$ 41,230	\$ 43,294
Landscape Maintenance	869,028	361,875	490,113	851,988	1,021,317
Landscape Maintenance New Units	85,000	-	85,000	85,000	85,000
Landscape Contingency	100,000	61,123	38,877	100,000	100,000
Irrigation Repairs and Maintenance	65,000	27,631	30,000	57,631	65,000
Lake Maintenance	40,360	15,606	24,754	40,360	40,360
Irrigation Water Use	243,090	73,599	169,491	243,090	243,307
Electric	51,500	2,569	4,500	7,069	7,046
Street Lighting	10,000	-	10,000	10,000	10,000
Street and Drainage Maintenance	3,000	-	3,000	3,000	3,000
Other Repair & Replacements	10,000	9,500	500	10,000	10,000
TOTAL GROUNDS MAINTENANCE	\$ 1,518,207	\$ 572,518	\$ 876,850	\$ 1,449,368	\$ 1,628,323

Rivers Edge III
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Center					
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 54,672	\$ 54,673	\$ 109,345	\$ 79,995
General Manager (Vesta)	48,911	25,334	23,577	48,911	51,354
Amenity Manager (Vesta)	53,680	26,840	26,840	53,680	56,588
Maintenance Service (Vesta)	109,264	54,632	54,632	109,264	115,761
Lifestyle Director (Vesta)	45,426	22,713	22,713	45,426	47,792
Lifeguards (Vesta)	58,043	4,222	53,821	58,043	62,078
Guest Services (Vesta)	66,861	33,431	33,431	66,861	71,511
Janitorial (Vesta)	34,833	17,417	17,417	34,833	36,904
Security Monitoring	1,800	1,110	690	1,800	1,800
Security Guards	25,000	-	-	-	-
Internet & Cable	17,000	6,534	10,466	17,000	15,600
Insurance	87,147	79,781	-	79,781	75,792
Fitness Equipment Lease	68,896	34,448	34,448	68,896	68,896
Window Cleaning	1,500	-	1,500	1,500	1,500
Pressure Washing	5,000	430	4,570	5,000	5,000
Pool Chemicals	20,000	10,612	9,388	20,000	40,000
Natural Gas	500	679	660	1,339	1,320
Electric	20,000	25,768	30,000	55,768	57,000
Water & Sewer	17,000	9,614	12,000	21,614	25,111
Amenity Repairs and Replacement	35,000	21,530	30,000	51,530	50,000
Refuse	15,000	8,890	9,000	17,890	19,200
Pest Control	3,600	1,188	2,412	3,600	3,600
Fire Alarm System and Maintenance	2,000	-	2,000	2,000	2,000
Access Cards	1,000	-	1,000	1,000	1,000
License & Permits	1,800	751	1,049	1,800	1,800
Special Events	30,000	1,975	28,025	30,000	30,000
Holiday Decorations	10,000	-	10,000	10,000	10,000
Office Supplies & Postage	1,500	-	1,500	1,500	1,500
Capital Expenditures	5,500	-	-	-	-
TOTAL AMENITY CENTER	\$ 895,607	\$ 442,570	\$ 475,811	\$ 918,381	\$ 933,101
Reserves					
General Reserves Funding	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
TOTAL RESERVES	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
TOTAL EXPENDITURES	\$ 3,032,773	\$ 1,081,331	\$ 1,908,205	\$ 2,989,536	\$ 3,197,332
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ 50,000 (50,000)	\$ -	\$ 50,000 (50,000)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 828,841	\$ (784,410)	\$ -	\$ -

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Administrative Assessments on Unplatted Land

The District will levy a non-ad valorem special assessment on unplatted land within the District, allocated based on the percentage of such undeveloped units planned relative to the budgeted General Administrative costs of the District.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Cost Share Landscaping Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD III have an agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Interest Income

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

Miscellaneous Income

Income received from access cards, rental fees, miscellaneous deposits, insurance claims, and recreational program revenue.

Expenditures - Administrative

District Engineer

The District's engineer, Prime AE Group, 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.

District Counsel

The District's Attorney, Kilinski Van Wyk, PLLC, will provide 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 as directed by the Board of Supervisors and the District Manager.

District Management

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.

Assessment Roll Administration

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

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.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 333	\$ 4,000
Disclosure Services	Revised Amortization Schedules		500
	Total		\$ 4,500

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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 from the previous year's engagement plus an anticipated increase.

Trustee Fees

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

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation performed on the District's Series 2021, 2024, and 2025 Special Assessment Improvement Revenue Bonds. The District has contracted with Grau and Associates for Series 2021. American Municipal Tax-Exempt Compliance Corp. (AMTEC) serves as the District's tax compliance agent for Series 2024 and 2025, calculating the rebate liability and submitting a report to the District.

Telephone

Internet and Wi-Fi service for the office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Administrative (continued)

Printing and Binding

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

Insurance General Liability

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.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges, BOS email annual subscriptions, 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 – Grounds Maintenance

Field Operations Management

The District has contracted with Vesta Property Services, Inc. to provide field operations management to oversee all day-to-day operations of the District's assets, common grounds, and service providers.

Vendor	Description	Monthly	Annual
Vesta	Field OP Management	\$ 3,608	\$ 43,294

Landscape Maintenance

The District has contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Vendor	Description	Monthly	Annual
Yellowstone	Landscape Maintenance	\$ 85,110	\$ 1,021,317

Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Lake Maintenance

The District receives lake maintenance services from Solitude Lake Management, LLC.

Vendor	Description	Monthly	Annual
Solitude Lake Mngt	Lake Maintenance	\$ 2,530	\$ 30,360
	Contingency or New Units		10,000
	Total		\$ 40,360

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Grounds Maintenance (continued)

Irrigation Water Use

The estimated costs of water and reuse water provided by JEA for irrigation and maintenance of the District's common grounds.

Location	Meter		Monthly	Annual
123 Grand Bridge Dr Apt IR01	81842960	\$	3,036	\$ 36,432
1729 Rivertown Main St Apt IR01	98879626		568	6,812
175 Palomar Dr Apt IR01	101257906		1,241	14,886
193 Albright Ct Apt IR01	95047215		290	3,482
21 Grand Verde Dr Apt IR01	94648252		1,514	18,168
2567 Rivertown Main St Apt IR01	8193163		314	3,766
300 Dahlia Falls Dr	89882808		451	5,416
3059 Rivertown Main St Apt IR01	8193156		5,821	69,858
40 Sydney Cv	81840820		439	5,269
438 Meadow Creek Dr	89241610		249	2,985
147 Grand Lakes Dr Apt IR01	100703747		1,852	22,221
361 Claiborne La Apt IR01	98537574		1,475	17,694
377 Holly Creek Dr Apt IR01	514092938		290	3,484
57 Orangedale Cr Apt IR01	100691730		877	10,524
685 Claiborne La Apt IR01	94504957		572	6,867
149 Saddlebunch Ct Apt IR01	89241658		299	3,591
158 Adirondack Dr Apt IR01	100691731		297	3,566
475 Adirondack Dr Apt IR01	101141078		524	6,288
Contingency				2,000
Total		\$	20,109	\$ 243,307

Electric

The estimated costs of electric service provided by FPL for the District's irrigation pumps and lift stations located throughout the community.

Location	Meter		Monthly	Annual
435 Meadow Creek Dr #IRR	9443314324	\$	37	\$ 443
213 Wambaw Dr # LF Sta	358405579		55	662
3332 Rivertown Main St #IRR	4550426110		32	387
3614 Rivertown Main St #IRR	1843716117		32	386
153 Grand Lakes Dr #IRR	6356546405		37	442
63 Orangedale Cir #IRR	4192721290		37	442
4286 Rivertown Main St #IRR	954602108		36	437
3604 State Road 13 N	8252554343		212	2,539
469 Adirondack Dr #IRR	8496240220		26	308
Contingency				1,000
Total		\$	504	\$ 7,046

Streetlighting

The estimated costs for electric billed to the District by FPL.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Other Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the District.

Expenditures – Amenity Center

Cost Share - Amenity Rivers Edge

Shared costs with Rivers Edge CDD for amenities. Cost share is based on future development and estimated costs.

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Amenity Manager

The District has contracted with Vesta Property Services to provide management services for the Amenity Center.

Maintenance Services

The District has contracted with Vesta Property Services, Inc. to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Lifestyle Director

The District has contracted with Vesta Property Services, Inc. to provide planning, implementation, and supervision of the day-to-day social and recreational group activities and entertainment for the residents living in the community.

Lifeguards

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards and/or pool attendants during the operating season for the pool.

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)

Guest Services

The District has contracted with Vesta to provide community facility staff for the Amenity Center to greet patrons, provide facility tours, issue access cards, and enforce policy.

Janitorial Services

The District has contracted with Vesta Property Services, Inc. to provide janitorial services for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 3,075	\$ 36,904

Security Monitoring

Maintenance costs and quarterly monitoring of the security alarms/cameras provided by Dynamic Security.

Internet & Cable

The estimated cost for internet and cable services provided by Comcast Business for two District facilities: the Amenity Center at 110 Grand Verde Dr and the River Lodge at 100 Grand Verde Dr.

Vendor	Description	Location	Monthly	Annual
Comcast	Internet & Cable	Amenity Center	\$ 500	\$ 6,000
Comcast	Internet & Cable	River Lodge	800	9,600
Total			\$ 1,300	\$ 15,600

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon the estimated premium for property insurance related to the Amenity Center and other District facilities.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Vendor	Description	Monthly	Annual
Macrolease	Fitness Equipment Lease	\$ 5,741	\$ 68,896

Window Cleaning

The estimated cost to have windows cleaned inside and outside three times a year.

Pressure Washing

The estimated costs to have the District's Amenity Center pressure washed.

Pool Chemicals

The estimated costs for providing chemicals for the Amenity Center swimming pools.

Natural Gas

The District is under contract with TECO Peoples Gas and Florida Natural Gas to provide gas for the fireplace and gas grills.

Vendor	Description	Monthly	Annual
Teco	Gas	\$ 90	\$ 1,080
Florida Natural Gas	Gas	20	240
Total			\$ 110 \$ 1,320

Electric

The estimated costs for electricity billed to the District by the electric company.

Location	Meter	Monthly	Annual
2308 Rivertown Main St	9915753587	\$ 5,154	\$ 61,842
Contingency			1,000
Total			\$ 5,154 \$ 62,842

Water & Sewer

Estimated costs for sewer, water, and irrigation for the Amenity Center billed to the District by JEA.

Location	Meter	Monthly	Annual
1849 Rivertown Main St	91681728	\$ 33	\$ 400
2308 Rivertown Main St - Water	94648253	108	1,293
2308 Rivertown Main St	Fire Sprinkler 1	51	612
2308 Rivertown Main St - Water	94648265	1,315	15,777
2308 Rivertown Main St - Sewer	94648253	336	4,028
Contingency			3,000
Total			\$ 1,843 25,111

Amenity Repair and Replacements

Represents regular cleaning, supplies, and repairs and replacements for the District's Amenity Center.

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)
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Refuse

Garbage disposal services for the Amenity Center provided by Republic Services, including one 8-cubic-yard waste container with two pickups per week.

Vendor	Description	Monthly	Annual
Republic Services	Refuse	\$ 1,600	\$ 19,200

Pest Control

The District has contracted with Turner's Pest Control to provide pest control services.

Fire Alarm System and Maintenance

The estimated costs of fire alarm systems and maintenance.

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Licenses & Permits

Represents license fees for the Amenity Center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Special Events

Represents estimated costs for the District to host special events for the community throughout the fiscal year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies/Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

General Reserve

The District funds a capital reserve dedicated to future renewal, replacement, and unanticipated capital needs. These funds are transferred to the Capital Reserve Fund to support long-term financial stability and the ongoing upkeep of District infrastructure and facilities.

Rivers Edge III
Community Development District
Approved Budget
Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 552,665	\$ 543,587	\$ 6,995	\$ 550,581	\$ 552,665
Interest Income	10,000	12,849	5,000	17,849	10,000
Carry Forward Surplus ⁽¹⁾	255,152	265,927	-	265,927	276,003
TOTAL REVENUES	\$ 817,817	\$ 822,363	\$ 11,995	\$ 834,358	\$ 838,668
EXPENDITURES:					
Interest - 11/1	\$ 164,178	\$ 164,178	\$ -	\$ 164,178	\$ 161,438
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	164,178	-	164,178	164,178	161,438
Principal - 5/1	220,000	-	220,000	220,000	225,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 548,355	\$ 169,178	\$ 389,178	\$ 558,355	\$ 547,875
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 548,355	\$ 169,178	\$ 389,178	\$ 558,355	\$ 547,875
EXCESS REVENUES (EXPENDITURES)	\$ 269,462	\$ 653,185	\$ (377,183)	\$ 276,003	\$ 290,793

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 158,063

Rivers Edge III
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,755,000	3.000%	225,000	161,438	
05/01/27	8,530,000	3.000%	-	158,063	544,500
11/01/27	8,530,000	3.000%	230,000	158,063	
05/01/28	8,300,000	3.000%	-	154,613	542,675
11/01/28	8,300,000	3.000%	240,000	154,613	
05/01/29	8,060,000	3.000%	-	151,013	545,625
11/01/29	8,060,000	3.000%	245,000	151,013	
05/01/30	7,815,000	3.000%	-	147,338	543,350
11/01/30	7,815,000	3.000%	255,000	147,338	
05/01/31	7,560,000	3.000%	-	143,513	545,850
11/01/31	7,560,000	3.500%	260,000	143,513	
05/01/32	7,300,000	3.500%	-	138,963	542,475
11/01/32	7,300,000	3.500%	270,000	138,963	
05/01/33	7,030,000	3.500%	-	134,238	543,200
11/01/33	7,030,000	3.500%	280,000	134,238	
05/01/34	6,750,000	3.500%	-	129,338	543,575
11/01/34	6,750,000	3.500%	290,000	129,338	
05/01/35	6,460,000	3.500%	-	124,263	543,600
11/01/35	6,460,000	3.500%	300,000	124,263	
05/01/36	6,160,000	3.500%	-	119,013	543,275
11/01/36	6,160,000	3.500%	310,000	119,013	
05/01/37	5,850,000	3.500%	-	113,588	542,600
11/01/37	5,850,000	3.500%	325,000	113,588	
05/01/38	5,525,000	3.500%	-	107,900	546,488
11/01/38	5,525,000	3.500%	335,000	107,900	
05/01/39	5,190,000	3.500%	-	102,038	544,938
11/01/39	5,190,000	3.500%	345,000	102,038	
05/01/40	4,845,000	3.500%	-	96,000	543,038
11/01/40	4,845,000	3.500%	360,000	96,000	
05/01/41	4,485,000	3.500%	-	89,700	545,700
11/01/41	4,485,000	4.000%	370,000	89,700	
05/01/42	4,115,000	4.000%	-	82,300	542,000
11/01/42	4,115,000	4.000%	385,000	82,300	
05/01/43	3,730,000	4.000%	-	74,600	541,900
11/01/43	3,730,000	4.000%	405,000	74,600	
05/01/44	3,325,000	4.000%	-	66,500	546,100
11/01/44	3,325,000	4.000%	420,000	66,500	
05/01/45	2,905,000	4.000%	-	58,100	544,600
11/01/45	2,905,000	4.000%	435,000	58,100	
05/01/46	2,470,000	4.000%	-	49,400	542,500
11/01/46	2,470,000	4.000%	455,000	49,400	
05/01/47	2,015,000	4.000%	-	40,300	544,700
11/01/47	2,015,000	4.000%	475,000	40,300	
05/01/48	1,540,000	4.000%	-	30,800	546,100
11/01/48	1,540,000	4.000%	495,000	30,800	
05/01/49	1,045,000	4.000%	-	20,900	546,700
11/01/49	1,045,000	4.000%	510,000	20,900	
05/01/50	535,000	4.000%	-	10,700	541,600
11/01/50	535,000	4.000%	535,000	10,700	
05/01/51	-	4.000%	-	-	545,700
Total			\$ 8,755,000	\$ 4,847,788	\$ 13,602,788

Rivers Edge III

Community Development District

Approved Budget Debt Service Series 2024 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 67,018	\$ 61,660	\$ 5,358	\$ 67,018	\$ 62,454
Special Assessments - Direct Bill	628,501	471,376	157,125	628,501	628,501
Interest Income	10,000	11,182	4,000	15,182	10,000
Carry Forward Surplus ⁽¹⁾	334,797	344,541	-	344,541	351,544
TOTAL REVENUES	\$ 1,040,316	\$ 888,759	\$ 166,483	\$ 1,055,242	\$ 1,052,499
EXPENDITURES:					
Interest - 11/1	\$ 281,849	\$ 281,849	\$ -	\$ 281,849	\$ 278,431
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	281,849	-	281,849	281,849	278,431
Principal - 5/1	130,000	-	130,000	130,000	140,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 693,698	\$ 286,849	\$ 416,849	\$ 703,698	\$ 696,863
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 693,698	\$ 286,849	\$ 416,849	\$ 703,698	\$ 696,863
EXCESS REVENUES (EXPENDITURES)	\$ 346,619	\$ 601,910	\$ (250,366)	\$ 351,544	\$ 355,636

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 275,071

Rivers Edge III

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	9,675,000	4.800%	-	278,431	278,431
05/01/27	9,675,000	4.800%	140,000	278,431	
11/01/27	9,535,000	4.800%	\$ -	275,071	693,503
05/01/28	9,535,000	4.800%	145,000	275,071	
11/01/28	9,390,000	4.800%	-	271,591	691,663
05/01/29	9,390,000	4.800%	155,000	271,591	
11/01/29	9,235,000	4.800%	-	267,871	694,463
05/01/30	9,235,000	4.800%	160,000	267,871	
11/01/30	9,075,000	4.800%	-	264,031	691,903
05/01/31	9,075,000	4.800%	170,000	264,031	
11/01/31	8,905,000	4.800%	-	259,951	693,983
05/01/32	8,905,000	5.650%	175,000	259,951	
11/01/32	8,730,000	5.650%	-	255,008	689,959
05/01/33	8,730,000	5.650%	190,000	255,008	
11/01/33	8,540,000	5.650%	-	249,640	694,648
05/01/34	8,540,000	5.650%	200,000	249,640	
11/01/34	8,340,000	5.650%	-	243,990	693,630
05/01/35	8,340,000	5.650%	210,000	243,990	
11/01/35	8,130,000	5.650%	-	238,058	692,048
05/01/36	8,130,000	5.650%	225,000	238,058	
11/01/36	7,905,000	5.650%	-	231,701	694,759
05/01/37	7,905,000	5.650%	235,000	231,701	
11/01/37	7,670,000	5.650%	-	225,063	691,764
05/01/38	7,670,000	5.650%	250,000	225,063	
11/01/38	7,420,000	5.650%	-	218,000	693,063
05/01/39	7,420,000	5.650%	265,000	218,000	
11/01/39	7,155,000	5.650%	-	210,514	693,514
05/01/40	7,155,000	5.650%	280,000	210,514	
11/01/40	6,875,000	5.650%	-	202,604	693,118
05/01/41	6,875,000	5.650%	295,000	202,604	
11/01/41	6,580,000	5.650%	-	194,270	691,874
05/01/42	6,580,000	5.650%	310,000	194,270	
11/01/42	6,270,000	5.650%	-	185,513	689,783
05/01/43	6,270,000	5.650%	330,000	185,513	
11/01/43	5,940,000	5.650%	-	176,190	691,703
05/01/44	5,940,000	5.650%	350,000	176,190	
11/01/44	5,590,000	5.650%	-	166,303	692,493
05/01/45	5,590,000	5.950%	370,000	166,303	
11/01/45	5,220,000	5.950%	-	155,295	691,598
05/01/46	5,220,000	5.950%	395,000	155,295	
11/01/46	4,825,000	5.950%	-	143,544	693,839
05/01/47	4,825,000	5.950%	420,000	143,544	
11/01/47	4,405,000	5.950%	-	131,049	694,593
05/01/48	4,405,000	5.950%	445,000	131,049	
11/01/48	3,960,000	5.950%	-	117,810	693,859
05/01/49	3,960,000	5.950%	470,000	117,810	
11/01/49	3,490,000	5.950%	-	103,828	691,638
05/01/50	3,490,000	5.950%	500,000	103,828	
11/01/50	2,990,000	5.950%	-	88,953	692,780
05/01/51	2,990,000	5.950%	530,000	88,953	
11/01/51	2,460,000	5.950%	-	73,185	692,138
05/01/52	2,460,000	5.950%	560,000	73,185	
11/01/52	1,900,000	5.950%	-	56,525	689,710
05/01/53	1,900,000	5.950%	595,000	56,525	
11/01/53	1,305,000	5.950%	-	38,824	690,349
05/01/54	1,305,000	5.950%	635,000	38,824	
11/01/54	670,000	5.950%	-	19,933	693,756
05/01/55	670,000	5.950%	670,000	19,933	
9/18/2055		5.950%	-	\$-	689,932.50
Total			\$ 9,535,000	\$ 10,685,485	\$ 20,220,485

Rivers Edge III
Community Development District
Approved Budget
Debt Service Series 2025 Capital Improvement Revenue Bonds

Description	Approved Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 718,965
Interest Income	10,000	19,168	5,000	24,168	10,000
Carry Forward Surplus ⁽¹⁾	1,148,950	798,236	-	798,236	322,988
TOTAL REVENUES	\$ 1,158,950	\$ 817,404	\$ 5,000	\$ 822,404	\$ 1,051,953
EXPENDITURES:					
Interest - 11/1	\$ 210,365	\$ 210,365	\$ -	\$ 210,365	\$ 289,051
Interest - 5/1	289,051	-	289,051	289,051	289,051
Principal - 5/1	-	-	-	-	140,000
TOTAL EXPENDITURES	\$ 499,416	\$ 210,365	\$ 289,051	\$ 499,416	\$ 718,103
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 499,416	\$ 210,365	\$ 289,051	\$ 499,416	\$ 718,103
EXCESS REVENUES (EXPENDITURES)	\$ 659,534	\$ 607,039	\$ (284,051)	\$ 322,988	\$ 333,851

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$ 286,076

Rivers Edge III

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2025 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	10,115,000			289,051	
05/01/27	10,115,000	4.250%	140,000	289,051	718,103
11/01/27	9,975,000	4.250%		286,076	
05/01/28	9,975,000	4.250%	150,000	286,076	722,153
11/01/28	9,825,000	4.250%		282,889	
05/01/29	9,825,000	4.250%	155,000	282,889	720,778
11/01/29	9,670,000	4.250%		279,595	
05/01/30	9,670,000	4.250%	160,000	279,595	719,190
11/01/30	9,510,000	4.800%		276,195	
05/01/31	9,510,000	4.800%	170,000	276,195	722,390
11/01/31	9,340,000	4.800%		272,115	
05/01/32	9,340,000	4.800%	175,000	272,115	719,230
11/01/32	9,165,000	4.800%		267,915	
05/01/33	9,165,000	4.800%	185,000	267,915	720,830
11/01/33	8,980,000	4.800%		263,475	
05/01/34	8,980,000	4.800%	195,000	263,475	721,950
11/01/34	8,785,000	4.800%		258,795	
05/01/35	8,785,000	4.800%	205,000	258,795	722,590
11/01/35	8,580,000	4.800%		253,875	
05/01/36	8,580,000	5.750%	215,000	253,875	722,750
11/01/36	8,365,000	5.750%		247,694	
05/01/37	8,365,000	5.750%	230,000	247,694	725,388
11/01/37	8,135,000	5.750%		241,081	
05/01/38	8,135,000	5.750%	240,000	241,081	722,163
11/01/38	7,895,000	5.750%		234,181	
05/01/39	7,895,000	5.750%	255,000	234,181	723,363
11/01/39	7,640,000	5.750%		226,850	
05/01/40	7,640,000	5.750%	270,000	226,850	723,700
11/01/40	7,370,000	5.750%		219,088	
05/01/41	7,370,000	5.750%	285,000	219,088	723,175
11/01/41	7,085,000	5.750%		210,894	
05/01/42	7,085,000	5.750%	305,000	210,894	726,788
11/01/42	6,780,000	5.750%		202,125	
05/01/43	6,780,000	5.750%	320,000	202,125	724,250
11/01/43	6,460,000	5.750%		192,925	
05/01/44	6,460,000	5.750%	340,000	192,925	725,850
11/01/44	6,120,000	5.750%		183,150	
05/01/45	6,120,000	5.750%	360,000	183,150	726,300
11/01/45	5,760,000	6.000%		172,800	
05/01/46	5,760,000	6.000%	380,000	172,800	725,600
11/01/46	5,380,000	6.000%		161,400	
05/01/47	5,380,000	6.000%	405,000	161,400	727,800
11/01/47	4,975,000	6.000%		149,250	
05/01/48	4,975,000	6.000%	430,000	149,250	728,500
11/01/48	4,545,000	6.000%		136,350	
05/01/49	4,545,000	6.000%	455,000	136,350	727,700
11/01/49	4,090,000	6.000%		122,700	
05/01/50	4,090,000	6.000%	485,000	122,700	730,400
11/01/50	3,605,000	6.000%		108,150	
05/01/51	3,605,000	6.000%	515,000	108,150	731,300
11/01/51	3,090,000	6.000%		92,700	
05/01/52	3,090,000	6.000%	545,000	92,700	730,400
11/01/52	2,545,000	6.000%		76,350	
05/01/53	2,545,000	6.000%	580,000	76,350	732,700
11/01/53	1,965,000	6.000%		58,950	
05/01/54	1,965,000	6.000%	615,000	58,950	732,900
11/01/54	1,350,000	6.000%		40,500	
05/01/55	1,350,000	6.000%	655,000	40,500	736,000
11/01/55	695,000	6.000%		20,850	
05/01/56	695,000	6.000%	695,000	20,850	736,700
11/01/56					
Total			\$ 10,115,000	\$ 12,155,354	\$ 22,270,354

Rivers Edge III
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 100	\$ -	\$ 25	\$ 25	\$ 100
Capital Reserve Funding	500,000	-	500,000	500,000	500,000
Carry Forward Balance	428,882	-	428,882	428,882	297,851
TOTAL REVENUES	\$ 928,982	\$ -	\$ 928,907	\$ 928,907	\$ 797,951
EXPENDITURES:					
Repair and Replacements	\$ 10,000	\$ 11,700	\$ 5,000	\$ 16,700	\$ 10,000
Capital Outlay	150,000	-	358,433	358,433	-
RiverHouse Access Control System (C/S)	5,253	7,249	-	7,249	24,396
RiverHouse Painting (C/S)	31,756	17,332	17,332	34,664	-
RiverHouse Furniture (C/S)	28,016	-	28,016	28,016	-
RiverHouse A/C Unit Replacement (C/S)	38,522	-	38,522	38,522	-
RiverHouse Tennis Court Fencing (C/S)	28,016	-	28,016	28,016	-
RiverHouse Pool Pump Sand Filtration (C/S)	43,775	-	43,775	43,775	-
Permanent Holiday Lighting (C/S)	27,316	-	27,316	27,316	-
Playground Equipment (C/S)	7,004	-	7,004	7,004	35,876
Pocket Parks Equipment Repair/Replacement (C/S)	15,531	-	15,531	15,531	16,144
Maintenance Golf Cart (C/S)	3,502	-	3,502	3,502	-
Maintenance Work Truck (C/S)	22,763	21,968	-	21,968	-
Bank Fee	360	-	360	360	360
RiverHouse Pool Operations Equipment (C/S)	-	-	-	-	125,566
RiverHouse Complex Fencing (C/S)	-	-	-	-	21,526
RiverFront Park Dock (C/S)	-	-	-	-	125,566
RiverHouse Patio Furniture (C/S)	-	-	-	-	10,763
RiverHouse Parking Lot Resurfacing (C/S)	-	-	-	-	62,783
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	44,845
NorthLake Park Renovation (C/S)	-	-	-	-	21,526
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,288
RiverHouse Basketball Goals (C/S)	-	-	-	-	21,526
RiverFront Park Parking Lot (C/S)	-	-	-	-	28,701
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	35,876
Tennis Court Resurfacing (C/S)	-	-	-	-	7,893
Pickleball & Tennis Court Survey (C/S)	-	-	-	-	10,763
RiverClub Expansion Joint (C/S)	-	-	-	-	17,938
TOTAL EXPENDITURES	\$ 411,814	\$ 58,250	\$ 572,807	\$ 631,057	\$ 654,336
Other Sources/(Uses)					
Transfer in	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 411,814	\$ 58,250	\$ 572,807	\$ 631,057	\$ 654,336
EXCESS REVENUES (EXPENDITURES)	\$ 517,168	\$ (58,250)	\$ 356,100	\$ 297,851	\$ 143,615

Rivers Edge III
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Single Family - 40' - 49 Lot	277	\$2,181.45	\$1,788.07	\$393.37	22%
Single Family - 50' - 59 Lot	114	\$2,675.90	\$2,193.36	\$482.54	22%
Single Family - 60' - 69 Lot	179	\$2,908.59	\$2,384.09	\$524.50	22%
Single Family - 70' - 79 Lot	21	\$3,635.72	\$2,980.10	\$655.62	22%
Single Family - 80'+ Lot	0	-	-	-	-
Total	591				