Rivers Edge III

Community Development District

Adopted Budget
FY 2027

Presented by:

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Rivers Edge III

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 1,101,765	$ 1,156,910	$ 3,682	$ 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	-	1,449,115	1,449,115	1,040,048
Cost Share Landscaping Rivers Edge II	186,679	140,009	46,670	186,679	74,126
Special Events	1,000	-	1,000	1,000	1,000
Interest Revenue	2,000	11,698	1,500	13,198	2,000
Miscellaneous Income	500	102	398	500	500
Insurance Proceeds	-	2,380	-	2,380	-
TOTAL REVENUES	**$ 3,032,773**	**$ 1,974,835**	**$ 1,576,860**	**$ 3,551,695**	**$ 3,197,332**
EXPENDITURES:					
Administrative					
District Engineer	$ 15,000	$ 10,750	$ 4,250	$ 15,000	$ 20,000
District Counsel	30,000	20,995	9,005	30,000	35,000
District Management	33,034	24,775	8,258	33,034	35,000
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	4,129	3,288	841	4,129	4,500
Information Technology	1,416	1,062	354	1,416	1,500
Website Administration	2,124	1,593	531	2,124	2,250
Website Maintenance	800	800	-	800	800
Annual Audit	6,800	6,800	-	6,800	6,900
Trustee Fees	6,600	9,251	3,750	13,001	8,900
Arbitrage Rebate	600	450	600	1,050	1,500
Telephone	150	26	124	150	150
Postage & Delivery	500	901	425	1,326	1,000
Printing & Binding	1,000	221	779	1,000	1,000
Insurance General Liability	6,932	6,530	-	6,530	7,183
Legal Advertising	2,000	274	1,726	2,000	2,000
Other Current Charges	1,750	231	1,519	1,750	1,750
Office Supplies	50	4	46	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 118,958**	**$ 94,025**	**$ 32,208**	**$ 126,233**	**$ 135,908**
Operations & Maintenance					
Grounds Maintenance					
Field Operations Management (Vesta)	$ 41,230	$ 30,922	$ 10,307	$ 41,230	$ 43,294
Landscape Maintenance	869,028	748,350	490,113	1,238,463	1,021,317
Landscape Maintenance New Units	85,000	-	85,000	85,000	85,000
Landscape Contingency	100,000	258,808	-	258,808	100,000
Irrigation Repairs and Maintenance	65,000	40,073	15,000	55,073	65,000
Lake Maintenance	40,360	26,710	13,650	40,360	40,360
Irrigation Water Use	243,090	160,940	90,000	250,940	243,307
Electric	51,500	4,044	1,500	5,544	7,046
Street Lighting	10,000	-	2,000	2,000	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**	**$ 1,279,347**	**$ 711,070**	**$ 1,990,418**	**$ 1,628,323**

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Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Amenity Center					
Cost Share Amenity - Rivers Edge	$ 109,345	$ 82,009	$ 27,336	$ 109,345	$ 79,995
General Manager (Vesta)	48,911	37,981	10,930	48,911	51,354
Amenity Manager (Vesta)	53,680	40,260	13,420	53,680	56,588
Maintenance Service (Vesta)	109,264	81,948	27,316	109,264	115,761
Lifestyle Director (Vesta)	45,426	34,070	11,357	45,426	47,792
Lifeguards (Vesta)	58,043	18,725	39,318	58,043	62,078
Guest Services (Vesta)	66,861	50,146	16,715	66,861	71,511
Janitorial (Vesta)	34,833	26,125	8,708	34,833	36,904
Security Monitoring	1,800	3,241	-	3,241	1,800
Security Guards	25,000	-	-	-	-
Internet & Cable	17,000	9,525	3,000	12,525	15,600
Insurance	87,147	80,103	-	80,103	75,792
Fitness Equipment Lease	68,896	51,672	17,224	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	20,577	5,000	25,577	40,000
Natural Gas	500	883	330	1,213	1,320
Electric	20,000	39,340	15,000	54,340	57,000
Water & Sewer	17,000	13,806	12,000	25,806	25,111
Amenity Repairs and Replacement	35,000	51,939	15,000	66,939	50,000
Refuse	15,000	13,841	4,800	18,641	19,200
Pest Control	3,600	2,166	1,434	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	1,451	349	1,800	1,800
Special Events	30,000	2,975	27,025	30,000	30,000
Holiday Decorations	10,000	-	5,000	5,000	10,000
Office Supplies & Postage	1,500	-	1,500	1,500	1,500
Capital Expenditures	5,500	-	-	-	-
TOTAL AMENITY CENTER	**$ 895,607**	**$ 663,212**	**$ 271,832**	**$ 935,044**	**$ 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**	**$ 2,036,584**	**$ 1,515,111**	**$ 3,551,695**	**$ 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)	**$ -**	**$ (61,750)**	**$ 61,750**	**$ -**	**$ -**

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 District has contracted with Grau & Associates to conduct this annual audit, with the budgeted amount representing the estimated cost.

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.

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**

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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)

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

Adopted Budget

Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 552,665	$ 548,834	$ 1,747	$ 550,581	$ 552,665
Interest Income	10,000	20,021	1,500	21,521	10,000
Carry Forward Surplus (1)	255,152	265,927	-	265,927	274,774
TOTAL REVENUES	**$ 817,817**	**$ 834,782**	**$ 3,247**	**$ 838,029**	**$ 837,439**
EXPENDITURES:					
Interest - 11/1	$ 164,178	$ 164,178	$ -	$ 164,178	$ 161,250
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	164,178	164,078	-	164,078	161,250
Principal - 5/1	220,000	220,000	-	220,000	225,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
Principal Prepayment - 8/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	**$ 548,355**	**$ 558,255**	**$ 5,000**	**$ 563,255**	**$ 547,500**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 548,355**	**$ 558,255**	**$ 5,000**	**$ 563,255**	**$ 547,500**
EXCESS REVENUES (EXPENDITURES)	**$ 269,462**	**$ 276,527**	**$ (1,753)**	**$ 274,774**	**$ 289,939**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 157,875

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	8,745,000	3.000%		161,250	
05/01/27	8,745,000	3.000%	225,000	161,250	547,500
11/01/27	8,520,000	3.000%		157,875	
05/01/28	8,520,000	3.000%	230,000	157,875	545,750
11/01/28	8,290,000	3.000%		154,425	
05/01/29	8,290,000	3.000%	240,000	154,425	548,850
11/01/29	8,050,000	3.000%		150,825	
05/01/30	8,050,000	3.000%	245,000	150,825	546,650
11/01/30	7,805,000	3.000%		147,150	
05/01/31	7,805,000	3.000%	255,000	147,150	549,300
11/01/31	7,550,000	3.500%		143,325	
05/01/32	7,550,000	3.500%	260,000	143,325	546,650
11/01/32	7,290,000	3.500%		138,775	
05/01/33	7,290,000	3.500%	270,000	138,775	547,550
11/01/33	7,020,000	3.500%		134,050	
05/01/34	7,020,000	3.500%	280,000	134,050	548,100
11/01/34	6,740,000	3.500%		129,150	
05/01/35	6,740,000	3.500%	290,000	129,150	548,300
11/01/35	6,450,000	3.500%		124,075	
05/01/36	6,450,000	3.500%	300,000	124,075	548,150
11/01/36	6,150,000	3.500%		118,825	
05/01/37	6,150,000	3.500%	310,000	118,825	547,650
11/01/37	5,840,000	3.500%		113,400	
05/01/38	5,840,000	3.500%	320,000	113,400	546,800
11/01/38	5,520,000	3.500%		107,800	
05/01/39	5,520,000	3.500%	335,000	107,800	550,600
11/01/39	5,185,000	3.500%		101,938	
05/01/40	5,185,000	3.500%	345,000	101,938	548,875
11/01/40	4,840,000	3.500%		95,900	
05/01/41	4,840,000	3.500%	360,000	95,900	551,800
11/01/41	4,480,000	4.000%		89,600	
05/01/42	4,480,000	4.000%	370,000	89,600	549,200
11/01/42	4,110,000	4.000%		82,200	
05/01/43	4,110,000	4.000%	385,000	82,200	549,400
11/01/43	3,725,000	4.000%		74,500	
05/01/44	3,725,000	4.000%	405,000	74,500	554,000
11/01/44	3,320,000	4.000%		66,400	
05/01/45	3,320,000	4.000%	420,000	66,400	552,800
11/01/45	2,900,000	4.000%		58,000	
05/01/46	2,900,000	4.000%	435,000	58,000	551,000
11/01/46	2,465,000	4.000%		49,300	
05/01/47	2,465,000	4.000%	455,000	49,300	553,600
11/01/47	2,010,000	4.000%		40,200	
05/01/48	2,010,000	4.000%	475,000	40,200	555,400
11/01/48	1,535,000	4.000%		30,700	
05/01/49	1,535,000	4.000%	490,000	30,700	551,400
11/01/49	1,045,000	4.000%		20,900	
05/01/50	1,045,000	4.000%	510,000	20,900	551,800
11/01/50	535,000	4.000%		10,700	
05/01/51	535,000	4.000%	535,000	10,700	556,400
Total			**$ 8,745,000**	**$ 5,002,525**	**$ 13,747,525**

Rivers Edge III

Community Development District

Adopted Budget

Debt Service Series 2024 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 67,018	$ 62,255	$ 4,763	$ 67,018	$ 62,454
Special Assessments - Direct Bill	628,501	628,501	-	628,501	628,501
Prepayments	-	36,465	-	36,465	-
Interest Income	10,000	18,589	1,000	19,589	10,000
Carry Forward Surplus (1)	334,797	344,541	-	344,541	291,320
TOTAL REVENUES	**$ 1,040,316**	**$ 1,090,351**	**$ 5,763**	**$ 1,096,114**	**$ 992,274**
EXPENDITURES:					
Interest - 11/1	$ 281,849	$ 281,849	$ -	$ 281,849	$ 277,285
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	281,849	281,700	-	281,700	277,285
Principal - 5/1	130,000	130,000	-	130,000	140,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
Principal Prepayment - 8/1	-	-	40,000	40,000	-
TOTAL EXPENDITURES	**$ 693,698**	**$ 703,549**	**$ 40,000**	**$ 743,549**	**$ 694,570**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ (61,245)	$ -	$ (61,245)	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ (61,245)**	**$ -**	**$ (61,245)**	**$ -**
TOTAL EXPENDITURES	**$ 693,698**	**$ 764,794**	**$ 40,000**	**$ 804,794**	**$ 694,570**
EXCESS REVENUES (EXPENDITURES)	**$ 346,619**	**$ 325,557**	**$ (34,237)**	**$ 291,320**	**$ 297,704**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 273,925

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	9,635,000	4.800%	-	277,285	277,285
05/01/27	9,635,000	4.800%	140,000	277,285	
11/01/27	9,495,000	4.800%	$ -	273,925	691,210
05/01/28	9,495,000	4.800%	145,000	273,925	
11/01/28	9,350,000	4.800%	-	270,445	689,370
05/01/29	9,350,000	4.800%	150,000	270,445	
11/01/29	9,200,000	4.800%	-	266,845	687,290
05/01/30	9,200,000	4.800%	160,000	266,845	
11/01/30	9,040,000	4.800%	-	263,005	689,850
05/01/31	9,040,000	4.800%	170,000	263,005	
11/01/31	8,870,000	4.800%	-	258,925	691,930
05/01/32	8,870,000	5.650%	175,000	258,925	
11/01/32	8,695,000	5.650%	-	253,981	687,906
05/01/33	8,695,000	5.650%	185,000	253,981	
11/01/33	8,510,000	5.650%	-	248,755	687,736
05/01/34	8,510,000	5.650%	200,000	248,755	
11/01/34	8,310,000	5.650%	-	243,105	691,860
05/01/35	8,310,000	5.650%	210,000	243,105	
11/01/35	8,100,000	5.650%	-	237,173	690,278
05/01/36	8,100,000	5.650%	220,000	237,173	
11/01/36	7,880,000	5.650%	-	230,958	688,130
05/01/37	7,880,000	5.650%	235,000	230,958	
11/01/37	7,645,000	5.650%	-	224,319	690,276
05/01/38	7,645,000	5.650%	250,000	224,319	
11/01/38	7,395,000	5.650%	-	217,256	691,575
05/01/39	7,395,000	5.650%	265,000	217,256	
11/01/39	7,130,000	5.650%	-	209,770	692,026
05/01/40	7,130,000	5.650%	280,000	209,770	
11/01/40	6,850,000	5.650%	-	201,860	691,630
05/01/41	6,850,000	5.650%	295,000	201,860	
11/01/41	6,555,000	5.650%	-	193,526	690,386
05/01/42	6,555,000	5.650%	310,000	193,526	
11/01/42	6,245,000	5.650%	-	184,769	688,295
05/01/43	6,245,000	5.650%	330,000	184,769	
11/01/43	5,915,000	5.650%	-	175,446	690,215
05/01/44	5,915,000	5.650%	350,000	175,446	
11/01/44	5,565,000	5.650%	-	165,559	691,005
05/01/45	5,565,000	5.950%	370,000	165,559	
11/01/45	5,195,000	5.950%	-	154,551	690,110
05/01/46	5,195,000	5.950%	390,000	154,551	
11/01/46	4,805,000	5.950%	-	142,949	687,500
05/01/47	4,805,000	5.950%	415,000	142,949	
11/01/47	4,390,000	5.950%	-	130,603	688,551
05/01/48	4,390,000	5.950%	440,000	130,603	
11/01/48	3,950,000	5.950%	-	117,513	688,115
05/01/49	3,950,000	5.950%	470,000	117,513	
11/01/49	3,480,000	5.950%	-	103,530	691,043
05/01/50	3,480,000	5.950%	495,000	103,530	
11/01/50	2,985,000	5.950%	-	88,804	687,334
05/01/51	2,985,000	5.950%	530,000	88,804	
11/01/51	2,455,000	5.950%	-	73,036	691,840
05/01/52	2,455,000	5.950%	560,000	73,036	
11/01/52	1,895,000	5.950%	-	56,376	689,413
05/01/53	1,895,000	5.950%	595,000	56,376	
11/01/53	1,300,000	5.950%	-	38,675	690,051
05/01/54	1,300,000	5.950%	630,000	38,675	
11/01/54	670,000	5.950%	-	19,933	688,608
05/01/55	670,000	5.950%	670,000	19,933	
9/18/2055		5.950%	-	$-	689,932.50
Total			**$ 9,635,000**	**$ 10,645,750**	**$ 20,280,750**

Rivers Edge III

Community Development District

Adopted Budget

Debt Service Series 2025 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessment	$ -	$ -	$ -	$ -	$ 718,965
Interest Income	10,000	26,852	1,000	27,852	10,000
Carry Forward Surplus [1]	1,148,950	798,236	-	798,236	326,672
TOTAL REVENUES	**$ 1,158,950**	**$ 825,088**	**$ 1,000**	**$ 826,088**	**$ 1,055,637**
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**	**$ 499,416**	**$ -**	**$ 499,416**	**$ 718,103**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 499,416**	**$ 499,416**	**$ -**	**$ 499,416**	**$ 718,103**
EXCESS REVENUES (EXPENDITURES)	**$ 659,534**	**$ 325,672**	**$ 1,000**	**$ 326,672**	**$ 337,534**

[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

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Interest Income	$ 100	$ 16	$ 25	$ 41	$ 100
Capital Reserve Funding	500,000	-	500,000	500,000	500,000
Carry Forward Balance	428,882	229,722	-	229,722	92,656
TOTAL REVENUES	**$ 928,982**	**$ 229,738**	**$ 500,025**	**$ 729,763**	**$ 592,756**
EXPENDITURES:					
Repair and Replacements	$ 10,000	$ 17,750	$ 5,000	$ 22,750	$ 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	-
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 Patio Furniture (C/S)	-	-	-	-	10,763
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	44,845
NorthLake Park Renovation (C/S)	-	-	-	-	21,526
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,288
RiverFront Park Parking Lot (C/S)	-	-	-	-	28,701
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	35,876
Tennis Court Resurfacing (C/S)	-	-	-	-	7,893
RiverClub Expansion Joint (C/S)	-	-	-	-	17,938
TOTAL EXPENDITURES	**$ 411,814**	**$ 64,300**	**$ 572,807**	**$ 637,107**	**$ 250,730**
Other Sources/(Uses)					
Transfer in	$ -	$ 50,000	$ -	$ 50,000	$ -
Transfer (Out)	-	(50,000)	-	$ (50,000)	-
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 411,814**	**$ 64,300**	**$ 572,807**	**$ 637,107**	**$ 250,730**
EXCESS REVENUES (EXPENDITURES)	**$ 517,168**	**$ 165,438**	**$ (72,782)**	**$ 92,656**	**$ 342,026**

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 Familiy - 40' - 49 Lot	277	**$2,181.45**	$1,788.07	**$393.37**	**22%**
Single Familiy - 50' - 59 Lot	114	**$2,675.90**	$2,193.36	**$482.54**	**22%**
Single Familiy - 60' - 69 Lot	179	**$2,908.59**	$2,384.09	**$524.50**	**22%**
Single Familiy - 70' - 79 Lot	21	**$3,635.72**	$2,980.10	**$655.62**	**22%**
Single Familiy - 80'+ Lot	0	**-**	-	**-**	**-**
Total	591				