

# *River's Edge*

## *Community Development District*



*Adopted Budget Fiscal Year 2018*

*August 16, 2017*



# *River's Edge*

## *Community Development District*

### *TABLE OF CONTENTS*

#### *General Fund*

*Summary of Revenues and Expenses* *Page 1-3*

*Narrative* *Page 4-12*

#### *Debt Service Fund*

*Bond Series 2008A* *Page 13-14*

*Bond Series 2016* *Page 15-17*

*Allocation of Fixed and Variable Costs* *Page 18*

# River's Edge

## Community Development District

<i>Description</i>	<i>Adopted Budget FY 17</i>	<i>Actual Thru 7/31/2017</i>	<i>Projected Thru 9/30/2017</i>	<i>Adopted Budget FY 18</i>
<b><i>Revenues</i></b>				
<i>Assessments</i>	\$1,518,870	\$1,376,931	\$1,518,870	\$1,499,928
<i>Developer Cost Share - Mattamy (Roads/Stormwater Expenses)</i>	\$5,000	\$124,591	\$149,509	\$90,507
<i>Developer Funding - Mattamy (River Club Amenity)</i>	\$0	\$0	\$0	\$282,211
<i>Misc Income/Interest</i>	\$1,000	\$15,349	\$15,349	\$1,000
<i>Rental Revenue</i>	\$4,000	\$5,819	\$5,819	\$5,000
<b><i>Total Revenues</i></b>	<b>\$1,528,870</b>	<b>\$1,522,690</b>	<b>\$1,689,547</b>	<b>\$1,878,646</b>
<b><i>Expenditures</i></b>				
<b><i>Administrative</i></b>				
<i>Supervisor Fees</i>	\$0	\$2,000	\$2,800	\$6,000
<i>FICA Expense</i>	\$0	\$153	\$214	\$459
<i>Engineering (Prosser)</i>	\$20,000	\$23,063	\$27,600	\$20,000
<i>Assessment Roll</i>	\$4,500	\$4,500	\$4,500	\$4,500
<i>Attorney</i>	\$40,000	\$39,954	\$48,000	\$40,000
<i>Boundary Amendment Exp</i>	\$5,000	\$18,473	\$18,500	\$0
<i>Annual Audit</i>	\$4,300	\$4,300	\$4,300	\$5,200
<i>Trustee Fees</i>	\$4,500	\$4,339	\$4,500	\$6,500
<i>Dissemination</i>	\$5,500	\$5,375	\$5,500	\$5,500
<i>Arbitrage</i>	\$1,200	\$1,200	\$1,200	\$1,200
<i>Management Fees</i>	\$45,000	\$37,500	\$45,000	\$45,000
<i>Information Technology</i>	\$1,500	\$1,250	\$2,500	\$2,500
<i>Telephone</i>	\$100	\$103	\$150	\$100
<i>Postage</i>	\$1,000	\$950	\$1,000	\$1,000
<i>Printing &amp; Binding</i>	\$2,700	\$2,355	\$2,700	\$2,700
<i>Insurance</i>	\$8,669	\$8,038	\$8,038	\$8,038
<i>Legal Advertising</i>	\$3,000	\$905	\$3,000	\$3,000
<i>Other Current Charges (1)</i>	\$1,000	\$926	\$1,000	\$1,000
<i>Office Supplies</i>	\$200	\$113	\$200	\$200
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$175	\$175
<b><i>Total Administrative</i></b>	<b>\$148,344</b>	<b>\$155,672</b>	<b>\$180,877</b>	<b>\$153,072</b>
<b><i>Grounds Maintenance</i></b>				
<i>Field Operations Management</i>	\$32,500	\$27,083	\$32,500	\$32,500
<i>Landscape Maintenance</i>	\$362,206	\$319,130	\$362,206	\$579,438
<i>Mulch</i>	\$70,000	\$30,205	\$70,000	\$70,000
<i>Landscape Reserves</i>	\$20,000	\$36,797	\$30,000	\$20,000
<i>Landscaping - New Areas</i>	\$282,500	\$62,932	\$170,000	\$0
<i>Irrigation Repairs and Maintenance</i>	\$7,620	\$22,919	\$7,620	\$7,620
<i>Lakes, Vegetation and Algae Control</i>	\$46,683	\$41,824	\$46,683	\$52,980
<i>Irrigation Water Use</i>	\$155,600	\$263,571	\$200,000	\$200,000

# River's Edge

## Community Development District

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<i>Electric</i>	\$6,000	\$14,563	\$17,475	\$6,000
<i>Street Lighting &amp; Signage Repairs and Replacements</i>	\$10,000	\$5,100	\$10,000	\$5,000
<i>Street and Drainage Maintenance</i>	\$5,000	\$10,815	\$15,000	\$5,000
<i>Other Repairs and Maintenance</i>	\$5,000	\$7,652	\$5,000	\$2,500
<b><i>Total Grounds Maintenance</i></b>	<b>\$1,003,109</b>	<b>\$842,593</b>	<b>\$966,484</b>	<b>\$981,038</b>

### *Amenity Center - River House*

<i>General Manager</i>	\$0	\$0	\$0	\$32,500
<i>Facility Manager/Lifestyle Director (ASG)</i>	\$52,000	\$43,333	\$52,000	\$26,750
<i>Lifeguards/Pool Attendants (ASG)</i>	\$13,289	\$3,190	\$13,300	\$36,500
<i>Security Monitoring</i>	\$2,208	\$1,656	\$2,200	\$2,208
<i>Security Guards</i>	\$60,000	\$51,540	\$60,000	\$60,000
<i>Telephone</i>	\$8,600	\$4,624	\$6,000	\$8,600
<i>Insurance</i>	\$34,609	\$32,961	\$32,961	\$34,609
<i>General Facility Maint/Common Grounds Maint</i>	\$52,500	\$44,550	\$53,500	\$59,833
<i>Pool Maintenance</i>	\$13,666	\$11,388	\$13,666	\$24,300
<i>Pool Chemicals</i>	\$11,136	\$9,403	\$11,136	\$11,136
<i>Janitorial Services/Supplies</i>	\$7,701	\$6,688	\$7,701	\$22,788
<i>Window Cleaning</i>	\$2,767	\$2,767	\$4,000	\$2,767
<i>Propane Gas</i>	\$1,500	\$311	\$250	\$500
<i>Electric</i>	\$25,000	\$19,018	\$25,000	\$25,000
<i>Sewer/Water/Irrigation</i>	\$36,753	\$41,085	\$49,500	\$36,753
<i>Repair and Replacements</i>	\$25,000	\$42,006	\$50,500	\$23,600
<i>Refuse</i>	\$7,900	\$8,208	\$10,000	\$7,900
<i>Pest Control</i>	\$2,240	\$2,025	\$2,500	\$5,840
<i>Facility Preventative Maintenance</i>	\$2,680	\$828	\$2,680	\$2,680
<i>Access Cards</i>	\$500	\$0	\$500	\$500
<i>License/Permits</i>	\$1,968	\$1,493	\$2,250	\$1,968
<i>Other Current</i>	\$1,500	\$1,309	\$1,600	\$1,500
<i>Special Events</i>	\$6,000	\$36,266	\$43,500	\$20,000
<i>Landscape Replacements</i>	\$500	\$0	\$500	\$500
<i>Office Supplies/Postage</i>	\$1,400	\$906	\$2,000	\$1,400
<i>Capital Expenditure</i>	\$6,000	\$636	\$6,000	\$3,772
<i>Developer Amenity Replacements</i>	\$0	\$65,083	\$65,083	\$0
<i>General Reserve</i>	\$0	\$0	\$0	\$8,421
<b><i>Total Amenity Center Expenses</i></b>	<b>\$377,417</b>	<b>\$431,274</b>	<b>\$518,327</b>	<b>\$462,325</b>

### *Amenity River Club*

<i>General Manager</i>	\$0	\$0	\$0	\$32,500
<i>Community Facility Staff</i>	\$0	\$0	\$0	\$27,500
<i>Community Maintenance Staff</i>	\$0	\$0	\$0	\$26,750
<i>Facility Attendants</i>	\$0	\$0	\$0	\$45,750

# River's Edge

## Community Development District

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<i>Security Monitoring</i>	\$0	\$0	\$0	\$2,000
<i>Telephone</i>	\$0	\$0	\$0	\$5,000
<i>Insurance</i>	\$0	\$0	\$0	\$0
<i>General Facility Maint/Common Grounds Maint</i>	\$0	\$0	\$0	\$16,167
<i>Pool Maintenance</i>	\$0	\$0	\$0	\$12,150
<i>Pool Chemicals</i>	\$0	\$0	\$0	\$10,000
<i>Janitorial Services</i>	\$0	\$0	\$0	\$11,394
<i>Window Cleaning</i>	\$0	\$0	\$0	\$2,500
<i>Propane Gas</i>	\$0	\$0	\$0	\$500
<i>Electric</i>	\$0	\$0	\$0	\$20,000
<i>Sewer/Water/Irrigation</i>	\$0	\$0	\$0	\$30,000
<i>Repair and Replacements</i>	\$0	\$0	\$0	\$5,000
<i>Refuse</i>	\$0	\$0	\$0	\$7,000
<i>Pest Control</i>	\$0	\$0	\$0	\$2,500
<i>Facility Preventative Maintenance</i>	\$0	\$0	\$0	\$2,000
<i>Access Cards</i>	\$0	\$0	\$0	\$0
<i>License/Permits</i>	\$0	\$0	\$0	\$1,500
<i>Other Current</i>	\$0	\$0	\$0	\$1,000
<i>Special Events</i>	\$0	\$0	\$0	\$20,000
<i>Landscape Replacements</i>	\$0	\$0	\$0	\$500
<i>Office Supplies/Postage</i>	\$0	\$0	\$0	\$500
<i>Capital Expenditure</i>	\$0	\$0	\$0	\$0
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0
<b><i>Total Amenity Center Expenses</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$282,211</b>
<b><i>Total Expenses</i></b>	<b>\$1,528,870</b>	<b>\$1,429,539</b>	<b>\$1,665,689</b>	<b>\$1,878,646</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$0</b>	<b>\$93,151</b>	<b>\$23,858</b>	<b>\$0</b>

*River's Edge*  
**Community Development District**  
*GENERAL FUND BUDGET*

**REVENUES:**

**Assessments**

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.

**Developer Cost Share**

Mattamy Rivertown LLC agrees to cost share a portion of the maintenance costs for roadways and surface water management systems.

**Developer Funding – Amenity River Club**

Mattamy Rivertown LLC agrees to fund the operations & maintenance expenses of the new River Club Amenity.

**Misc Income/Interest**

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income the is deposited to the district. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year.

**Rental Revenue**

Income received from residents/ non-residents for rental of cabana, pool and Riverhouse area.

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**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Assessment Roll**

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments maybe collected directly by District and/or by County Tax Collector.

**Attorney**

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by Grau and Associates, an Independent Certified Public Accounting Firm.

*River's Edge*  
**Community Development District**  
*GENERAL FUND BUDGET*

**Trustee Fees**

A Trustee at U.S. BANK holds the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

**Dissemination**

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

**Management Fees**

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements maintained by Governmental Management Services, LLC.

**Telephone**

Telephone and fax machine

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

*River's Edge*  
Community Development District  
 GENERAL FUND BUDGET

**Legal Advertising**

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

**Other Current Charges**

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Grounds Maintenance:**

**Field Operations Management**

The District plans to contract with a service organization to provide services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, and Utilities.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Riverside Management Service, LLC	\$1,605	\$32,500

**Landscape Maintenance**

The District contracted with Valleycrest Landscape Maintenance to maintain the common areas of the District and Amenity Center.

<b><u>Contract</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
CDD Landscape Maintenance	\$31,172	\$374,059
Amenity Center Landscape Maintenance	\$8,099	\$97,187
Pocket Park	\$350	\$4,200
Lakes 1	\$4,759	\$57,108
Landings	\$3,107	\$37,284
Annuals	\$800	\$9,600
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	\$48,287	\$579,438
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**Mulch**

Mulching of areas within the District, are under separate contract from landscaping and take place annually in late summer.



*River's Edge*  
Community Development District  
 GENERAL FUND BUDGET

**Landscape Reserve**

For additional landscape services and possible storm cleanup.

**Irrigation Maintenance and Repairs**

Estimated miscellaneous irrigation maintenance and repair costs.

**Lakes, Vegetation and Algae Control**

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Charles Aquatics, Inc. and AeorstarSES for storm water inspection services.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Charles Aquatics	\$1,605	\$19,260
AeorstarSES	\$2,100	\$25,200
	\$710	\$8,520
	<u>\$4,415</u>	<u>\$52,980</u>

**Irrigation/Reclaimed Water**

Estimated costs for irrigation by the district billed by JEA .

<b><u>Location</u></b>	<b><u>Meter Number</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
15 Baya St	71174367	\$885	\$10,614
17 Baya St	73270055	\$19	\$227
1846 Orange Branch Trl	68953528	\$1,363	\$16,360
234 Perdido St	75392334	\$19	\$230
252 Rawlings Dr Apt IR01	68090707	\$3,255	\$39,060
29 Rivertown Bv	68090742	\$2,517	\$30,204
316 Rambling Water Run	67153677	\$38	\$450
366 Sternwheel Dr	68090744	\$3,228	\$38,735
373 Waterfront Dr	68090725	\$1,832	\$21,978
386 Perdido St Apt LS01	74759223	\$65	\$778
407 Yearling BV	78727795	\$406	\$4,870
674 Sternwheel Dr	72407045	\$283	\$3,400
7601 Longleaf Pine PY	70204198	\$201	\$2,415
7904 Longleaf Pine PY	71731573	\$144	\$1,724
8102 Longleaf Pine PY	70204176	\$763	\$9,152
87 Kendall Crossing Dr Apt IR01	68090740	\$107	\$1,282
Contingency for new accounts		\$1,543	\$18,521
		<u>\$16,667</u>	<u>\$200,000</u>

*River's Edge*  
Community Development District  
 GENERAL FUND BUDGET

**Electric (Street Lights and Pumps)**

Estimated costs for electric billed to the district by FPL.

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
147 Chipola Trce #Lights	8461452438	\$18	\$219
156 Landing St # Lights	5292756029	\$114	\$1,371
1758 Orange Branch Trl	3022429090	\$27	\$318
251 Waterfront Dr #Lights	7663646300	\$23	\$277
373 Waterfront Dr # Lights	849527304	\$18	\$220
380 Sternwheel Dr	2961434400	\$126	\$1,517
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$8	\$94
71 Landing St #Park	7975970117	\$14	\$172
8 Mascotte Place	7123229028	\$25	\$303
87 Kendall Crossing Dr #Kiosk	5465700168	\$18	\$218
98 Perdido St #Lights	9390325356	\$22	\$264
Contingency		\$87	\$1,044
		<u>\$500</u>	<u>\$6,000</u>

**Street Lighting & Signage Repairs and Replacement**

The estimated costs for street lighting and signage repairs and replacements.

**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.

**Amenity Center Expenses- River House**

**General Manager**

The District has contracted with Vesta Property Services, Inc. to provide general amenity management.

**Facility Manager/Lifestyle Director**

The District has contracted with Vesta Property Services, Inc. to provide Facility Administration & special event coordinator services.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services, Inc.	\$2,229	\$26,750

*River's Edge*  
Community Development District  
*GENERAL FUND BUDGET*

**Lifeguards/Pool Attendants**

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services, Inc.	\$3,042	\$36,500

**Security Monitoring**

Maintenance costs of the security alarms/cameras provided by Sonitrol.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Monitoring	\$94	\$1,128
Maintenance	\$90	\$1,080
	<u>\$184</u>	<u>\$2,208</u>

**Security Guards**

The district is contracted with Giddens Security to provide security patrols and mileage reimbursement for District Property at \$15.34/hour and .56/mile.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Giddens Security	\$5,000	\$60,000

**Telephone**

The estimated cost for telephone services for the Amenity Center provided by AT&T.

<u>Contractor</u>	<u>Account Number</u>	<u>Monthly</u>	<u>Annual</u>
AT&T	904-940-9393	\$511	\$6,137
AT&T Uverse	146442959	\$111	\$1,339
AT&T Uverse	144476292	\$83	\$994
	Contingency	\$11	\$130
		<u>\$596</u>	<u>\$8,600</u>

**Insurance**

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity.

*River's Edge*  
Community Development District  
*GENERAL FUND BUDGET*

**General Facility Maintenance/Common Ground Maintenance**

The District is under contract with Vesta Property Services, Inc. to provide maintenance and repairs necessary for upkeep of the Amenity Center and common ground areas.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services, Inc.	\$4,986	\$59,833

**Pool Maintenance**

The District is under contract with Vesta Property Services, Inc. for the maintenance of the Amenity Center Swimming Pools.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services, Inc.	\$2,025	\$24,300

**Pool Chemicals**

The District is under contract with Vesta Property Services, Inc. to provide pool chemicals for the maintenance of the Amenity Center Swimming Pools.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services, Inc.	\$928	\$11,136

**Janitorial Services**

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Janitorial Services	\$1,899	\$22,788

**Window Cleaning**

The District will have windows cleaned inside and outside three times a year.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Commercial Window Cleaning Inc	\$231	\$2,767

**Propane Gas**

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
TECO Peoples Gas	\$42	\$500

*River's Edge*  
Community Development District  
 GENERAL FUND BUDGET

**Electric**

Estimated costs for electric billed to the district by FPL.

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
156 Landing St Club House	73172207	\$280	\$3,356
136 Landing St (Tennis)	8675434248	\$898	\$10,772
140 Landing St Fitness	2299084240	\$593	\$7,114
Contingency		\$313	\$3,758
		<u>\$1,770</u>	<u>\$25,000</u>

**Sewer/Water/Irrigation**

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
156 Landing St- Sewer	72407426	\$525	\$6,298
156 Landing St- Water	70924484	\$943	\$11,312
156 Landing St- Irrigation	68080752	\$1,365	\$12,804
156 Landing St- Water	72407426	\$305	\$3,663
Contingency		\$223	\$2,676
		<u>\$3,361</u>	<u>\$36,753</u>

**Repair and Replacements**

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

**Refuse Service**

Garbage disposal services for the Amenity Centers provided Republic Services.

**Pest Control**

The District is contracted with Nadar's Pest Raiders to provide for pest control services.

<u>Contract</u>	<u>Quarterly</u>	<u>Annual</u>
Nader's Pest Raiders	\$487	\$5,840

**Facility Preventative Maintenance**

Cost of routine inspections of fire extinguishers, back flow preventers, sprinkler system, hydrant, and alarm system provided by Cintas and preventative maintenance on fitness equipment by Commercial Fitness.

<u>Contractor</u>	<u>Quarterly</u>	<u>Annual</u>
Cintas	-	\$1,700
Commercial Fitness	\$245	\$980
	<u>\$245</u>	<u>\$2,680</u>

*River's Edge*  
**Community Development District**  
*GENERAL FUND BUDGET*

**Access Cards**

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

**License/Permits**

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

**Other Current**

Represents the miscellaneous cost incurred by the District's Amenity Center.

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

**Landscape Replacements**

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

**Office Supplies/Postage**

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

**Capital Expenditures**

Represents capital related purchases for the operation of the Amenity Center.

**General Reserve**

Establishment of general reserve to fund future replacements of Capital items.

**River Club Amenity Expenses**

The River Club Amenity facility is scheduled for opening in October 2018. The facility is planned to be an asset of a future Community Development District for usage of the Rivertown Community. The individual line item costs are estimates at this time and are fully funded by Mattamy Rivertown, LLC. Line item general descriptions are contained in the Amenity Center Expense Narrative.

# River's Edge

Community Development District

Debt Service Fund  
Series 2008A

<i>Description</i>	<i>Adopted Budget FY 17</i>	<i>Actual Thru 7/31/17</i>	<i>Projected Thru 9/30/2017</i>	<i>Adopted Budget FY 18</i>
<b><u>Revenues</u></b>				
<i>Assessments - Tax Roll/Direct</i>	\$1,049,238	\$590,574	\$590,574	\$577,110
<i>Assessments - Prepayment</i>	\$0	\$10,344	\$10,344	\$0
<i>Interest Income</i>	\$0	\$3,263	\$3,915	\$1,000
<i>Carry Forward Surplus</i>	\$427,763	\$874,195	\$874,195	\$247,686
<b><i>Total Revenues</i></b>	<b>\$1,477,001</b>	<b>\$1,478,375</b>	<b>\$1,479,028</b>	<b>\$825,796</b>
<b><u>Expenditures</u></b>				
<i>Series 2008A</i>				
<i>Interest 11/1</i>	\$404,430	\$404,430	\$404,430	\$218,620
<i>Principal 11/1 (Special Call)</i>	\$0	\$15,000	\$15,000	\$0
<i>Interest 5/1</i>	\$404,430	\$403,920	\$403,920	\$218,620
<i>Principal 5/1</i>	\$240,000	\$240,000	\$240,000	\$145,000
<i>Principal 5/1 (Special Call)</i>	\$0	\$15,000	\$15,000	\$0
<i>Transfer Out (1)</i>	\$23,333	\$4,354	\$4,354	\$29,066
<i>Transfer Out to Escrow Agent</i>	\$0	\$148,637	\$148,637	\$0
<b><i>Total Expenses</i></b>	<b>\$1,072,193</b>	<b>\$1,231,342</b>	<b>\$1,231,342</b>	<b>\$611,306</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$404,808</b>	<b>\$247,034</b>	<b>\$247,686</b>	<b>\$214,490</b>

Interest Payment 11/01/2018 \$ 213,690.00

<b>Land Use</b>	<b>Units</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>	<b>Gross Assessments</b>
30	21	\$862	\$917	\$19,263
40	57	\$1,041	\$1,107	\$63,108
50	184	\$1,219	\$1,297	\$238,650
60	81	\$1,398	\$1,487	\$120,435
70	103	\$1,675	\$1,782	\$183,537
80	21	\$1,862	\$1,981	\$41,598
90	1	\$2,049	\$2,180	\$2,180
Gross Total				\$668,771
Less Disc. + Collections 6%				\$91,661
Net Annual Assessment				\$577,110

*River's Edge*  
*Community Development District*  
*Series 2008A Special Assessment Bonds*  
**AMORTIZATION SCHEDULE**

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
05/01/17	\$	6,565,000.00	6.80%	\$ 135,000.00	\$ 223,210.00	\$ -
11/01/17	\$	6,430,000.00	6.80%	-	\$ 218,620.00	\$ 576,830.00
05/01/18	\$	6,430,000.00	6.80%	\$ 145,000.00	\$ 218,620.00	\$ -
11/01/18	\$	6,285,000.00	6.80%	-	\$ 213,690.00	\$ 577,310.00
05/01/19	\$	6,285,000.00	6.80%	\$ 155,000.00	\$ 213,690.00	\$ -
11/01/19	\$	6,130,000.00	6.80%	-	\$ 208,420.00	\$ 577,110.00
05/01/20	\$	6,130,000.00	6.80%	\$ 165,000.00	\$ 208,420.00	\$ -
11/01/20	\$	5,965,000.00	6.80%	-	\$ 202,810.00	\$ 576,230.00
05/01/21	\$	5,965,000.00	6.80%	\$ 175,000.00	\$ 202,810.00	\$ -
11/01/21	\$	5,790,000.00	6.80%	-	\$ 196,860.00	\$ 574,670.00
05/01/22	\$	5,790,000.00	6.80%	\$ 185,000.00	\$ 196,860.00	\$ -
11/01/22	\$	5,605,000.00	6.80%	-	\$ 190,570.00	\$ 572,430.00
05/01/23	\$	5,605,000.00	6.80%	\$ 200,000.00	\$ 190,570.00	\$ -
11/01/23	\$	5,405,000.00	6.80%	-	\$ 183,770.00	\$ 574,340.00
05/01/24	\$	5,405,000.00	6.80%	\$ 215,000.00	\$ 183,770.00	\$ -
11/01/24	\$	5,190,000.00	6.80%	-	\$ 176,460.00	\$ 575,230.00
05/01/25	\$	5,190,000.00	6.80%	\$ 230,000.00	\$ 176,460.00	\$ -
11/01/25	\$	4,960,000.00	6.80%	-	\$ 168,640.00	\$ 575,100.00
05/01/26	\$	4,960,000.00	6.80%	\$ 245,000.00	\$ 168,640.00	\$ -
11/01/26	\$	4,715,000.00	6.80%	-	\$ 160,310.00	\$ 573,950.00
05/01/27	\$	4,715,000.00	6.80%	\$ 265,000.00	\$ 160,310.00	\$ -
11/01/27	\$	4,450,000.00	6.80%	-	\$ 151,300.00	\$ 576,610.00
05/01/28	\$	4,450,000.00	6.80%	\$ 280,000.00	\$ 151,300.00	\$ -
11/01/28	\$	4,170,000.00	6.80%	-	\$ 141,780.00	\$ 573,080.00
05/01/29	\$	4,170,000.00	6.80%	\$ 300,000.00	\$ 141,780.00	\$ -
11/01/29	\$	3,870,000.00	6.80%	-	\$ 131,580.00	\$ 573,360.00
05/01/30	\$	3,870,000.00	6.80%	\$ 320,000.00	\$ 131,580.00	\$ -
11/01/30	\$	3,550,000.00	6.80%	-	\$ 120,700.00	\$ 572,280.00
05/01/31	\$	3,550,000.00	6.80%	\$ 345,000.00	\$ 120,700.00	\$ -
11/01/31	\$	3,205,000.00	6.80%	-	\$ 108,970.00	\$ 574,670.00
05/01/32	\$	3,205,000.00	6.80%	\$ 370,000.00	\$ 108,970.00	\$ -
11/01/32	\$	2,835,000.00	6.80%	-	\$ 96,390.00	\$ 575,360.00
05/01/33	\$	2,835,000.00	6.80%	\$ 395,000.00	\$ 96,390.00	\$ -
11/01/33	\$	2,440,000.00	6.80%	-	\$ 82,960.00	\$ 574,350.00
05/01/34	\$	2,440,000.00	6.80%	\$ 425,000.00	\$ 82,960.00	\$ -
11/01/34	\$	2,015,000.00	6.80%	-	\$ 68,510.00	\$ 576,470.00
05/01/35	\$	2,015,000.00	6.80%	\$ 455,000.00	\$ 68,510.00	\$ -
11/01/35	\$	1,560,000.00	6.80%	-	\$ 53,040.00	\$ 576,550.00
05/01/36	\$	1,560,000.00	6.80%	\$ 485,000.00	\$ 53,040.00	\$ -
11/01/36	\$	1,075,000.00	6.80%	-	\$ 36,550.00	\$ 574,590.00
05/01/37	\$	1,075,000.00	6.80%	\$ 520,000.00	\$ 36,550.00	\$ -
11/01/37	\$	555,000.00	6.80%	-	\$ 18,870.00	\$ 575,420.00
05/01/38	\$	555,000.00	6.80%	\$ 555,000.00	\$ 18,870.00	\$ 573,870.00
				<b>\$ 6,565,000.00</b>	<b>\$ 6,084,810.00</b>	<b>\$ \$ 12,649,810.00</b>



# River's Edge

Community Development District

Debt Service Fund  
Series 2016

Description	Proposed Budget FY 17	Actual Thru 7/31/17	Projected Thru 9/30/2017	Adopted Budget FY 18
<b>Revenues</b>				
Assessments - Tax Roll/Direct	\$711,978	\$861,777	\$711,978	\$711,978
Bond Proceeds	\$5,402,262	\$5,402,262	\$5,402,262	\$0
Interest Income	\$1,000	\$1,859	\$1,000	\$1,000
Carry Forward Surplus	\$0	\$0	\$0	\$275,152
<b>Total Revenues</b>	<b>\$6,115,240</b>	<b>\$6,265,898</b>	<b>\$6,115,240</b>	<b>\$988,130</b>
<b>Expenditures</b>				
<u>Series 2016</u>				
Interest 11/1	\$0	\$0	\$0	\$272,525
Interest 5/1	\$277,719	\$277,719	\$277,719	\$272,525
Principal 5/1	\$160,000	\$160,000	\$160,000	\$170,000
Transfer Out to Escrow Agent	\$5,188,669	\$5,188,669	\$5,188,669	\$0
<b>Total Expenses</b>	<b>\$5,626,388</b>	<b>\$5,626,388</b>	<b>\$5,626,388</b>	<b>\$715,050</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$488,852</b>	<b>\$639,510</b>	<b>\$488,851</b>	<b>\$273,080</b>

**Interest Payment 11/01/2018 \$ 268,640.00**

(1) Net of Reserve Funds reflective of St. Johns County collection costs of 2% and early payment discount of 4%

Development	Units	Gross Per Unit	Gross Assessments
Townhouse	59	\$1,141	\$67,325
45' lot	305	\$991	\$302,298
55' lot	204	\$1,182	\$241,218
70' lot	12	\$1,665	\$19,985
80' lot	68	\$1,864	\$126,769
Gross Total			\$757,594
Less Disc. + Collections 6%			\$45,616
<b>Net Annual Assessment</b>			<b>\$711,978</b>

*River's Edge*  
*Community Development District*  
*Series 2016 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

<i>DATE</i>	<i>BALANCE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
05/01/17 \$	10,765,000.00 \$	160,000.00 \$	277,719.37 \$	-
11/01/17 \$	10,605,000.00 \$	-	272,525.00 \$	710,244.37
05/01/18 \$	10,605,000.00 \$	170,000.00 \$	272,525.00 \$	-
11/01/18 \$	10,435,000.00 \$	-	268,640.00 \$	711,165.00
05/01/19 \$	10,435,000.00 \$	175,000.00 \$	268,640.00 \$	-
11/01/19 \$	10,260,000.00 \$	-	264,642.50 \$	708,282.50
05/01/20 \$	10,260,000.00 \$	185,000.00 \$	264,642.50 \$	-
11/01/20 \$	10,075,000.00 \$	-	260,400.00 \$	710,042.50
05/01/21 \$	10,075,000.00 \$	195,000.00 \$	260,400.00 \$	-
11/01/21 \$	9,880,000.00 \$	-	255,932.50 \$	711,332.50
05/01/22 \$	9,880,000.00 \$	200,000.00 \$	255,932.50 \$	-
11/01/22 \$	9,680,000.00 \$	-	251,372.50 \$	707,305.00
05/01/23 \$	9,680,000.00 \$	210,000.00 \$	251,372.50 \$	-
11/01/23 \$	9,470,000.00 \$	-	246,567.50 \$	707,940.00
05/01/24 \$	9,470,000.00 \$	220,000.00 \$	246,567.50 \$	-
11/01/24 \$	9,250,000.00 \$	-	241,537.50 \$	708,105.00
05/01/25 \$	9,250,000.00 \$	230,000.00 \$	241,537.50 \$	-
11/01/25 \$	9,020,000.00 \$	-	236,282.50 \$	707,820.00
05/01/26 \$	9,020,000.00 \$	245,000.00 \$	236,282.50 \$	-
11/01/26 \$	8,775,000.00 \$	-	230,670.00 \$	711,952.50
05/01/27 \$	8,775,000.00 \$	255,000.00 \$	230,670.00 \$	-
11/01/27 \$	8,520,000.00 \$	-	224,027.50 \$	709,697.50
05/01/28 \$	8,520,000.00 \$	270,000.00 \$	224,027.50 \$	-
11/01/28 \$	8,250,000.00 \$	-	216,992.50 \$	711,020.00
05/01/29 \$	8,250,000.00 \$	285,000.00 \$	216,992.50 \$	-
11/01/29 \$	7,965,000.00 \$	-	209,567.50 \$	711,560.00
05/01/30 \$	7,965,000.00 \$	300,000.00 \$	209,567.50 \$	-
11/01/30 \$	7,665,000.00 \$	-	201,752.50 \$	711,320.00
05/01/31 \$	7,665,000.00 \$	315,000.00 \$	201,752.50 \$	-
11/01/31 \$	7,350,000.00 \$	-	193,547.50 \$	710,300.00
05/01/32 \$	7,350,000.00 \$	330,000.00 \$	193,547.50 \$	-
11/01/32 \$	7,020,000.00 \$	-	184,952.50 \$	708,500.00
05/01/33 \$	7,020,000.00 \$	350,000.00 \$	184,952.50 \$	-
11/01/33 \$	6,670,000.00 \$	-	175,835.00 \$	710,787.50
05/01/34 \$	6,670,000.00 \$	365,000.00 \$	175,835.00 \$	-
11/01/34 \$	6,305,000.00 \$	-	166,327.50 \$	707,162.50
05/01/35 \$	6,305,000.00 \$	385,000.00 \$	166,327.50 \$	-
11/01/35 \$	5,920,000.00 \$	-	156,300.00 \$	707,627.50
05/01/36 \$	5,920,000.00 \$	410,000.00 \$	156,300.00 \$	-

*River's Edge*  
*Community Development District*  
*Series 2016 Special Assessment Bonds*

*AMORTIZATION SCHEDULE*

<i>DATE</i>	<i>BALANCE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/36 \$	5,510,000.00 \$	- \$	145,617.50 \$	711,917.50 \$
05/01/37 \$	5,510,000.00 \$	430,000.00 \$	145,617.50 \$	- \$
11/01/37 \$	5,080,000.00 \$	- \$	134,415.00 \$	710,032.50 \$
05/01/38 \$	5,080,000.00 \$	455,000.00 \$	134,415.00 \$	- \$
11/01/38 \$	4,625,000.00		122,562.50 \$	711,977.50 \$
05/01/39 \$	4,625,000.00 \$	475,000.00 \$	122,562.50	
11/01/39 \$	4,150,000.00		109,975.00 \$	707,537.50 \$
05/01/40 \$	4,150,000.00 \$	505,000.00 \$	109,975.00	
11/01/40 \$	3,645,000.00		96,592.50 \$	711,567.50 \$
05/01/41 \$	3,645,000.00 \$	530,000.00 \$	96,592.50	
11/01/41 \$	3,115,000.00		82,547.50 \$	709,140.00 \$
05/01/42 \$	3,115,000.00 \$	560,000.00 \$	82,547.50	
11/01/42 \$	2,555,000.00		67,707.50 \$	710,255.00 \$
05/01/43 \$	2,555,000.00 \$	590,000.00 \$	67,707.50	
11/01/43 \$	1,965,000.00		52,072.50 \$	709,780.00 \$
05/01/44 \$	1,965,000.00 \$	620,000.00 \$	52,072.50	
11/01/44 \$	1,345,000.00		35,642.50 \$	707,715.00 \$
05/01/45 \$	1,345,000.00 \$	655,000.00 \$	35,642.50	
11/01/45 \$	690,000.00		18,285.00 \$	708,927.50 \$
05/01/46 \$	690,000.00 \$	690,000.00 \$	18,285.00	
11/01/46 \$	-		- \$	708,285.00 \$
		\$ 10,765,000.00	\$ 10,524,299.37	\$ 21,289,299.37

Rivers Edge Community Development District

FY 2018 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2018 Budget Allocation	FY 2018 Per Unit Net Assessment	FY 2018 Per Unit Gross Assessment	FY 2017 Per Unit Gross Assessment	(Decrease) Increase Per Unit Gross Assessment
Townhomes	0.85	0	59	59	50.15	3.66%	\$54,865.68	\$929.93	\$989.28	\$993.20	(\$4)
Single Family - 30' Lot	0.62	21	0	21	13.02	0.95%	\$14,244.29	\$678.30	\$721.60	\$721.24	\$0
Single Family - 40' Lot	0.74	57	0	57	42.18	3.08%	\$46,146.24	\$809.58	\$861.26	\$870.32	(\$9)
Single Family - 45' Lot	0.74	0	305	305	225.7	16.46%	\$246,922.89	\$809.58	\$861.26	\$870.32	(\$9)
Single Family - 50' Lot	0.87	184	169	353	307.11	22.40%	\$335,987.99	\$951.81	\$1,012.56	\$1,019.40	(\$7)
Single Family - 55' Lot	0.87	0	204	204	177.48	12.95%	\$194,168.69	\$951.81	\$1,012.56	\$1,019.40	(\$7)
Single Family - 60' Lot	1	81	0	81	81	5.91%	\$88,616.54	\$1,094.03	\$1,163.86	\$1,168.47	(\$5)
Single Family - 70' Lot	1.2	103	147	250	300	21.88%	\$328,209.42	\$1,312.84	\$1,396.64	\$1,401.65	(\$5)
Single Family - 80' Lot	1.33	21	109	130	172.9	12.61%	\$189,158.03	\$1,455.06	\$1,547.94	\$1,556.35	(\$8)
Single Family - 90' Lot	1.47	1	0	1	1.47	0.11%	\$1,608.23	\$1,608.23	\$1,710.88	\$1,712.71	(\$2)
<b>Total</b>		<u>468</u>	<u>993</u>	<u>1,461</u>	<u>1,371.01</u>	100.00%	<u>\$1,499,928</u>				

**FY 2018 Budget:**

Administrative \$153,072  
 Field and Grounds \$981,038  
 Amenity Center \$365,818

\$1,499,928