Rivers Edge
Community Development District

Adopted Budget Fiscal Year 2020
Rivers Edge
Community Development District

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<tr>
<th>Description</th>
<th>Amended Budget FY19</th>
<th>Actual Thru 6/30/19</th>
<th>Projected 3 Months</th>
<th>Projected Thru 9/30/19</th>
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<td>$ 750</td>
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<td>$ 500</td>
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<td>$ -</td>
<td>$ 1,000</td>
<td>$ 1,000</td>
<td>$ 2,000</td>
</tr>
</tbody>
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| Total Amenity Center Expenses | $ 697,226 | $ 430,122 | $ 198,128 | $ 628,251 | $ 785,302 |
| Total Expenses                | $ 2,111,101 | $ 1,545,407 | $ 597,481 | $ 2,142,888 | $ 2,805,685 |
| Excess Revenues (Expenditures)| - | $ 587,581 | ($587,581) | - | - |
Rivers 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 to the landowner.

Misc Income/Interest
Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income 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. Also included are insurance reimbursement costs.

Rental Revenue
Income received from residents/non-residents for rental of cabana, pool and River House area.

Special Events
Income received from residents/non residents of rental of the facilities for events.

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

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

Cost Share Amenity Rivers Edge II
Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

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

Community Garden
Income received from community garden fees.

EXPENDITURES:

Administrative:

Supervisor Fees & FICA Expense
Supervisors by Florida statutes are eligible for compensation if elected at $200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

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 on platted lots are collected by agreement with St Johns County while unplatted 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.

Trustee Fees
The Trustee at U.S. BANK administers the District’s Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The amount represents the annual 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 unrated 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 (“GMS”). These services are further outlined in Exhibit “A” of the Management Agreement with GMS.

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 such as ADA accessibility.

Telephone
Telephone conference costs for District meetings, workshops and committee meetings.

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.

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.
Rivers Edge
Community Development District
GENERAL FUND BUDGET

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 has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

<table>
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<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
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<tr>
<td>Vesta</td>
<td>Field Operations Management</td>
<td>$2,639</td>
<td>$31,673</td>
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<tr>
<td></td>
<td>Total</td>
<td></td>
<td>$31,673</td>
</tr>
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Landscape Maintenance
The District contracted with Verdego to maintain the common areas of the District and Amenity Center.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
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<tbody>
<tr>
<td>Verdego</td>
<td>CDD Landscape Maintenance</td>
<td>$103,879</td>
<td>$1,246,551</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>$1,246,551</td>
</tr>
</tbody>
</table>

Landscape Reserves
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 Aerostar SES for storm water inspection services.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
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<td>Charles Aquatics</td>
<td>Lake Maintenance</td>
<td>$2,080</td>
<td>$24,960</td>
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<tr>
<td>Aerostar SES</td>
<td>Storm water Inspections</td>
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<td></td>
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<tr>
<td></td>
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<td></td>
<td>$56,340</td>
</tr>
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</table>


Irrigation/Reclaimed Water
Estimated costs for irrigation by the district for reuse water billed by JEA.

<table>
<thead>
<tr>
<th>Location</th>
<th>Meter Number</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>147 Whistling Straits Dr</td>
<td>84332628</td>
<td>$312</td>
<td>$3,743</td>
</tr>
<tr>
<td>149 Lanier St</td>
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<tr>
<td>15 Baya St</td>
<td>71174367</td>
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<td>$450</td>
</tr>
<tr>
<td>1668 Orange Branch</td>
<td>80529647</td>
<td>$144</td>
<td>$1,731</td>
</tr>
<tr>
<td>17 Baya St</td>
<td>73270055</td>
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<td>$227</td>
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<tr>
<td>1846 Orange Branch Trl</td>
<td>68953528</td>
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<tr>
<td>234 Perdido St</td>
<td>75392334</td>
<td>$20</td>
<td>$234</td>
</tr>
<tr>
<td>252 Rawlings Dr</td>
<td>68090707</td>
<td>$1,798</td>
<td>$21,574</td>
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<tr>
<td>258 Rivertown Main St</td>
<td>83003077</td>
<td>$920</td>
<td>$11,046</td>
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<tr>
<td>29 Rivertown Bv</td>
<td>68090742</td>
<td>$1,621</td>
<td>$19,457</td>
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<tr>
<td>316 Rambling Water Run</td>
<td>67153677</td>
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<td>$450</td>
</tr>
<tr>
<td>33 Calumet Dr</td>
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<td>$126</td>
<td>$1,508</td>
</tr>
<tr>
<td>341 Calumet Dr</td>
<td>83003074</td>
<td>$301</td>
<td>$3,617</td>
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<td>80914037</td>
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<td>$414</td>
</tr>
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<td>345 Orange Branch TL</td>
<td>84682773</td>
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<td>$5,400</td>
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<td>366 Sternwheel Dr</td>
<td>68090744</td>
<td>$583</td>
<td>$7,000</td>
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<tr>
<td>373 Waterfront Dr</td>
<td>68090725</td>
<td>$565</td>
<td>$6,777</td>
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<tr>
<td>386 Perdido St</td>
<td>74759223</td>
<td>$64</td>
<td>$767</td>
</tr>
<tr>
<td>407 Yearling BV</td>
<td>78727795</td>
<td>$46</td>
<td>$549</td>
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<tr>
<td>547 Rivertown Main Street</td>
<td>82400253</td>
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<td>$316</td>
</tr>
<tr>
<td>674 Sternwheel Dr</td>
<td>72407045</td>
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<td>$774</td>
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<tr>
<td>7306 Longleaf Pine</td>
<td>81286590</td>
<td>$34</td>
<td>$406</td>
</tr>
<tr>
<td>7601 Longleaf Pine</td>
<td>70204198</td>
<td>$67</td>
<td>$808</td>
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<tr>
<td>7904 Longleaf Pine</td>
<td>71731573</td>
<td>$38</td>
<td>$450</td>
</tr>
<tr>
<td>8102 Longleaf Pine</td>
<td>70204176</td>
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<td>$450</td>
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<tr>
<td>847 Orange Branch TL</td>
<td>80914007</td>
<td>$1,537</td>
<td>$18,445</td>
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<tr>
<td>87 Kendall Crossing Dr</td>
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<td>$3,882</td>
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<tr>
<td>907 Keystone Corners BV</td>
<td>80913980</td>
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<tr>
<td>598 Kendall Corners Dr</td>
<td>83113752</td>
<td>$986</td>
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<td>41 Indian Grass Rd</td>
<td>83547108</td>
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<td>$4,272</td>
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<tr>
<td>261 Indian Grass</td>
<td>85083644</td>
<td>$554</td>
<td>$6,648</td>
</tr>
<tr>
<td>481 Indian Grass</td>
<td>85083641</td>
<td>$523</td>
<td>$6,276</td>
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<tr>
<td>128 Maybeck Dr</td>
<td>84966345</td>
<td>$645</td>
<td>$7,740</td>
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<tr>
<td>129 Maybeck Dr</td>
<td>84918378</td>
<td>$8</td>
<td>$96</td>
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<tr>
<td>498 Narrowleaf Dr Apt IR01</td>
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<tr>
<td>121 Cabot Place Apt IR01</td>
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<tr>
<td>16 Cloverbrook</td>
<td>82157881</td>
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<td>$480</td>
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<tr>
<td>Contingency for new accounts</td>
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<td>$108,390</td>
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<td>Total</td>
<td>$25,808</td>
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<td>$309,700</td>
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</table>
**Rivers Edge**  
**Community Development District**  
**GENERAL FUND BUDGET**

**Electric (Street Lights and Pumps)**  
Estimated costs for electric billed to the district by FPL.

<table>
<thead>
<tr>
<th>Location</th>
<th>Meter Number</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>147 Chipola Trce #Lights</td>
<td>8461452438</td>
<td>$20</td>
<td>$245</td>
</tr>
<tr>
<td>156 Landing St # Lights</td>
<td>5292756029</td>
<td>$96</td>
<td>$1,150</td>
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<tr>
<td>1758 Orange Branch Trl</td>
<td>3022429090</td>
<td>$37</td>
<td>$440</td>
</tr>
<tr>
<td>251 Waterfront Dr #Lights</td>
<td>7663646300</td>
<td>$21</td>
<td>$256</td>
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<tr>
<td>373 Waterfront Dr # Lights</td>
<td>8495273004</td>
<td>$26</td>
<td>$315</td>
</tr>
<tr>
<td>380 Sternwheel Dr</td>
<td>2961434400</td>
<td>$57</td>
<td>$683</td>
</tr>
<tr>
<td>47 Narrowleaf Dr # Mail Kiosk</td>
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<td>$13</td>
<td>$157</td>
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<tr>
<td>71 Landing St #Park</td>
<td>7975970117</td>
<td>$16</td>
<td>$195</td>
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<tr>
<td>8 Mascotte Place</td>
<td>7123229028</td>
<td>$28</td>
<td>$342</td>
</tr>
<tr>
<td>87 Kendall Crossing Dr #Kiosk</td>
<td>5465700168</td>
<td>$39</td>
<td>$462</td>
</tr>
<tr>
<td>98 Perdido St #Lights</td>
<td>9390325356</td>
<td>$23</td>
<td>$280</td>
</tr>
<tr>
<td>66 Root Bridge Dr #Lights</td>
<td>1840736282</td>
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<td>$649</td>
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<tr>
<td>595 Rivertown Main St #Lights</td>
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<tr>
<td>783 Rivertown Main St # Lights</td>
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<td>$79</td>
<td>$952</td>
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<tr>
<td>131 Rivertown Main St #Lights</td>
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<td>$1,285</td>
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<tr>
<td>427 Rivertown Main St #Lights</td>
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<td>$806</td>
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<tr>
<td>109 Rivertown Main St #Fountains</td>
<td>9328401261</td>
<td>$1,211</td>
<td>$14,535</td>
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<tr>
<td>43 Secret River PL #Lights</td>
<td>961173390</td>
<td>$23</td>
<td>$280</td>
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<tr>
<td>153 Rawlings Dr #Lights</td>
<td>2027153390</td>
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<td>$607</td>
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<tr>
<td>53 Lanier St #Lights</td>
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<td>$62</td>
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<tr>
<td>111 Orange Branch Trail</td>
<td>9614703305</td>
<td>$1,036</td>
<td>$12,431</td>
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<tr>
<td>25 Rafter Tail Ln #Entr</td>
<td>6649873020</td>
<td>$59</td>
<td>$711</td>
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<tr>
<td>49 Indian Grass Dr #IBR</td>
<td>3719284246</td>
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<td>$133</td>
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<tr>
<td>95 Underwood RL #IBR</td>
<td>6042922226</td>
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<td>$539</td>
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<tr>
<td>53 Lanier St Lights</td>
<td>2138829185</td>
<td>$63</td>
<td>$752</td>
</tr>
<tr>
<td>158 Chandler Dr</td>
<td>1948796477</td>
<td>$14</td>
<td>$172</td>
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<tr>
<td>20 Cloverbrook Rd</td>
<td>1983445246</td>
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<td>$185</td>
</tr>
<tr>
<td>656 Narrowleaf Dr</td>
<td>9067238536</td>
<td>$18</td>
<td>$210</td>
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<tr>
<td>484 Indian Grass Fr</td>
<td>9116255242</td>
<td>$26</td>
<td>$313</td>
</tr>
<tr>
<td>98 Perdido St Lights</td>
<td>9390235356</td>
<td>$26</td>
<td>$309</td>
</tr>
<tr>
<td>7306 Longleaf Pine Pkwy #Sign</td>
<td>5262085169</td>
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<td>$224</td>
</tr>
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<td>Contingency for new accounts</td>
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<td></td>
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</tbody>
</table>

**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 administration, and special event coordinator services.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vesta</td>
<td>General &amp; Lifestyle Manager</td>
<td>$5,429</td>
<td>$65,148</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$65,148</strong></td>
<td></td>
</tr>
</tbody>
</table>

7
Rivers 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.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vesta</td>
<td>Lifeguards/Pool Attendants</td>
<td>$2,726</td>
<td>$32,712</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$32,712</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Hospitality Lead / Hourly**
The District has contracted with Vesta Property Services, Inc. to provide hospitality staffing for the district amenities.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vesta</td>
<td>Hospitality Staff</td>
<td>$5,384</td>
<td>$64,608</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$64,608</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Security Monitoring**
Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by .

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonitrol</td>
<td>Security Monitoring</td>
<td>$184</td>
<td>$2,208</td>
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<tr>
<td>Dynamic</td>
<td>Quarterly Monitoring</td>
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<td>$420</td>
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<tr>
<td>Security</td>
<td>Contingency</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$3,500</strong></td>
<td></td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Giddens Security</td>
<td>Security Patrols</td>
<td>$5,000</td>
<td>$60,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$60,000</strong></td>
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</table>

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

<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>AT&amp;T</td>
<td>Fire Pannel</td>
<td>$85</td>
<td>$1,020</td>
</tr>
<tr>
<td>AT&amp;T</td>
<td>Internet</td>
<td>$69</td>
<td>$826</td>
</tr>
<tr>
<td>AT&amp;T</td>
<td>TV Service/Phone/Internet</td>
<td>325</td>
<td>$3,900</td>
</tr>
<tr>
<td></td>
<td>Contingency</td>
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<td>$1,754</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$7,500</strong></td>
<td></td>
</tr>
</tbody>
</table>
Rivers Edge
Community Development District
GENERAL FUND BUDGET

Insuraace
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 and other District facilities.

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.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vesta</td>
<td>General Facility &amp; Common Grounds Maintenance</td>
<td>$3,500</td>
<td>$42,000</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>$42,000</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vesta</td>
<td>Pool Maintenance</td>
<td>$1,519</td>
<td>$18,225</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>$18,225</td>
</tr>
</tbody>
</table>

Pool Maintenance
The District is under contract with Poolsure for the maintenance of the Amenity Center Swimming Pools.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poolsure</td>
<td>Pool Maintenance</td>
<td>$1,148</td>
<td>$13,775</td>
</tr>
<tr>
<td></td>
<td>Total</td>
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<td>$13,775</td>
</tr>
</tbody>
</table>

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.

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

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vesta</td>
<td>Janitorial Services</td>
<td>$1,344</td>
<td>$16,133</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>$16,133</td>
</tr>
</tbody>
</table>
Rivers Edge
Community Development District
GENERAL FUND BUDGET

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

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Window Cleaning</td>
<td>Security Patrols</td>
<td>$231</td>
<td>$2,767</td>
</tr>
</tbody>
</table>

**Total** $2,767

Pressure Washing
Estimated costs to have the District Amenity Center pressure washed.

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>156 Landing St</td>
<td>$30</td>
<td>$360</td>
</tr>
<tr>
<td>Contingency</td>
<td>$290</td>
<td></td>
</tr>
</tbody>
</table>

**Total** $650

Electric
Estimated costs for electric billed to the district by FPL.

<table>
<thead>
<tr>
<th>Location</th>
<th>Meter Number</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>156 Landing St Club House</td>
<td>73172207</td>
<td>$444</td>
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<tr>
<td>136 Landing St (Tennis)</td>
<td>8675434248</td>
<td>$995</td>
<td>$11,935</td>
</tr>
<tr>
<td>140 Landing St Fitness</td>
<td>2299084240</td>
<td>$631</td>
<td>$7,568</td>
</tr>
<tr>
<td>Contingency for new accounts</td>
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<td>$14</td>
<td>$166</td>
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</tbody>
</table>

**Total** $2,083 $25,000

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Meter Number</th>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>156 Landing St -Sewer</td>
<td>84310710</td>
<td>$526</td>
<td>$6,307</td>
</tr>
<tr>
<td>156 Landing St-Fire Sprinkler</td>
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<td>$42</td>
<td>$504</td>
</tr>
<tr>
<td>156 Landing St -Water</td>
<td>70924484</td>
<td>$650</td>
<td>$7,800</td>
</tr>
<tr>
<td>156 Landing St -Water</td>
<td>84310710</td>
<td>$365</td>
<td>$4,379</td>
</tr>
<tr>
<td>156 Landing St-Irrigation</td>
<td>68090752</td>
<td>$800</td>
<td>$9,600</td>
</tr>
<tr>
<td>90 Lanier St-Water</td>
<td>80913987</td>
<td>$364</td>
<td>$4,362</td>
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<tr>
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<td>$9,771</td>
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**Total** $3,750 $45,000

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 Turner’s Pest Control to provide for pest control services.

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Monthly</th>
<th>Annual</th>
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<td>Turners Pest Control</td>
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<td><strong>Total</strong></td>
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<td><strong>$ 5,700</strong></td>
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</table>

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.

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

Community Garden
Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

General Reserve
Establishment of general reserve to fund future replacements of Capital items.
Rivers Edge
Community Development District
Debt Service Fund
Series 2016

<table>
<thead>
<tr>
<th>Description</th>
<th>Amended Budget FY19</th>
<th>Actual Thru 6/30/19</th>
<th>Projected Thru 9/30/19</th>
<th>Adopted Budget FY20</th>
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<tr>
<td><strong>Revenues</strong></td>
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</tr>
<tr>
<td>Interest 11/1</td>
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<td>$264,513</td>
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(1) Net of Reserve Funds reflective of St. Johns County collection costs of 2% and early payment discount of 4%.

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# Rivers Edge
## Community Development District
### Series 2016 Special Assessment Bonds

## Amortization Schedule

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<thead>
<tr>
<th>DATE</th>
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<tbody>
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### Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

#### AMORTIZATION SCHEDULE

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<th>DATE</th>
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<th>PRINCIPAL</th>
<th>INTEREST</th>
<th>TOTAL</th>
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$10,430,000 $9,427,820 $19,857,820
## Rivers Edge
### Community Development District
#### Debt Service Fund
##### Series 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Amended Budget FY19</th>
<th>Actual Thru 6/30/19</th>
<th>Projected Thru 9/30/19</th>
<th>Adopted Budget FY 20</th>
</tr>
</thead>
</table>

### Revenues
- **Assessments - Tax Roll/Direct**: $470,032 / $0 / $0 / $470,032
- **Interest Income**: $1,000 / $9,232 / $10,000 / $5,000
- **Carry Forward Surplus**: $0 / $534,193 / $534,193 / $195,658

**Total Revenues**: $471,032 / $543,425 / $544,193 / $670,690

### Expenditures
**Series 2018**
- **Interest 11/1**: $166,162 / $166,162 / $166,162 / $182,373
- **Interest 5/1**: $182,373 / $182,373 / $182,373 / $182,373
- **Principal 5/1**: $0 / $0 / $0 / $105,000

**Total Expenses**: $348,535 / $348,535 / $348,535 / $469,746

**EXCESS REVENUES / (EXPENDITURES)**: $122,497 / $194,890 / $195,658 / $200,944

- **Interest Payment 11/01**: $182,373

### Gross Development Assessments

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<tr>
<th>Gross Development</th>
<th>Gross Units</th>
<th>Gross Per Unit</th>
<th>Gross Assessments</th>
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<td>700' lot</td>
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<td><strong>Less Disc. + Collections 6%</strong></td>
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15
# Rivers Edge Community Development District

Series 2018 Capital Improvement Revenue Bonds

## AMORTIZATION SCHEDULE

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Rivers Edge  
Community Development District  
Series 2018 Capital Improvement Revenue Bonds  

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|              | $6,595,000 | $7,491,524 | $14,565,867 |
### Rivers Edge Community Development District

#### Debt Service Fund

**Series 2018A-1/2018A-2**

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**Expenditures**

**Series 2018A-1**

- **Interest 11/1**: $16,751, $16,751, $16,751, $60,272
- **Interest 5/1**: $62,740, $62,740, $62,740, $60,272
- **Special Call 5/1**: $0, $65,000, $65,000, $0
- **Principal 5/1**: $150,000, $150,000, $150,000, $150,000

**Series 2018A-2**

- **Interest 11/1**: $14,817, $14,817, $14,817, $52,969
- **Interest 5/1**: $55,638, $55,638, $55,638, $52,969
- **Special Call 5/1**: $0, $40,000, $40,000, $0
- **Principal 5/1**: $75,000, $75,000, $75,000, $75,000

**Transfer Out Escrow Agent**

- $0, $6,417,837, $6,417,837, $0

**Total Expenses**

- **$374,946**, **$6,897,782**, **$6,897,782**, **$451,481**

**EXCESS REVENUES / (EXPENDITURES)**

- **$84,796**, **$139,950**, **$139,459**, **$149,219**

- Interest Payment 11/01 $ 110,100

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Gross Total $488,023  
Less Disc. + Collections 6% $29,281  
Net Annual Assessment $458,741
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**Total**

$3,725,000 $1,431,676 $5,156,676

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**Rivers Edge**

**Community Development District**

**Series 2018A-1 Capital Improvement Refunding Bonds**
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|                              | $2,220,000 | $1,239,000 | $3,459,000 |
Rivers Edge Community Development District

FY 2020 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

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<th>Land Use / Product Type</th>
<th>ERU per Unit</th>
<th>Current Platted Units</th>
<th>Future Planned Units</th>
<th>Total Units</th>
<th>Total ERU's</th>
<th>FY 2020 Budget Year Per Unit Net Allocation</th>
<th>FY 2020 Budget Year Per Unit Gross Assessment</th>
<th>FY 2020 Budget Year Per Unit Gross Assessment</th>
<th>FY 2019 Budget Year Per Unit Gross Assessment</th>
<th>Increase Per Unit Gross Assessment</th>
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FY 2020 Budget:

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<th>Description</th>
<th>Amount</th>
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