

*River's Edge*  
*Community Development District*



*Approved Budget Fiscal Year 2019*

*August 22, 2018*



# *River's Edge*

## *Community Development District*

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# River's Edge

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 18</i>	<i>Actual Thru 7/31/18</i>	<i>Projected 2 Months</i>	<i>Projected Thru 9/30/2018</i>	<i>Approved Budget FY 19</i>
<b><i>Revenues</i></b>					
<i>Assessments</i>	\$1,499,928	\$1,501,525	\$0	\$1,501,525	\$1,694,627
<i>Developer Cost Share - Mattamy (Roads/Stormwater Expenses)</i>	\$90,507	\$90,507	\$0	\$90,507	\$405,474
<i>Developer Funding - Mattamy (River Club Amenity)</i>	\$282,211	\$161,003	\$0	\$161,003	\$0
<i>Developer Funding - Mattamy (Special Events/Hurricane/Assets)</i>	\$0	\$72,884	\$8,000	\$80,884	\$0
<i>Developer Funding-Mattamy (Repairs and Replacements/Increased Services)</i>	\$0	\$0	\$191,393	\$191,393	\$0
<i>Misc Income/Interest</i>	\$1,000	\$6,579	\$1,000	\$7,579	\$4,000
<i>Rental Revenue</i>	\$5,000	\$9,407	\$3,500	\$12,907	\$5,000
<i>Community Garden</i>	\$0	\$0	\$0	\$0	\$2,000
<i>River Club Café - net sales</i>	\$0	\$0	\$2,422	\$2,422	\$0
<b><i>Total Revenues</i></b>	<b>\$1,878,646</b>	<b>\$1,841,905</b>	<b>\$206,315</b>	<b>\$2,048,220</b>	<b>\$2,111,101</b>
<b><i>Expenditures</i></b>					
<b><i>Administrative</i></b>					
<i>Supervisor Fees</i>	\$6,000	\$3,200	\$1,600	\$4,800	\$9,600
<i>FICA Expense</i>	\$459	\$245	\$62	\$307	\$735
<i>Engineering (Prosser)</i>	\$20,000	\$14,423	\$5,577	\$20,000	\$20,000
<i>Assessment Roll</i>	\$4,500	\$4,500	\$0	\$4,500	\$4,500
<i>Attorney</i>	\$40,000	\$39,534	\$7,500	\$47,034	\$30,000
<i>Annual Audit</i>	\$5,200	\$4,400	\$0	\$4,400	\$5,200
<i>Trustee Fees</i>	\$6,500	\$9,576	\$0	\$9,576	\$9,200
<i>Dissemination</i>	\$5,500	\$5,517	\$1,500	\$7,017	\$5,500
<i>Arbitrage</i>	\$1,200	\$1,200	\$0	\$1,200	\$1,200
<i>Management Fees</i>	\$45,000	\$37,500	\$7,500	\$45,000	\$45,000
<i>Information Technology</i>	\$2,500	\$2,083	\$416	\$2,499	\$2,500
<i>Telephone</i>	\$100	\$124	\$25	\$149	\$100
<i>Postage</i>	\$1,000	\$858	\$150	\$1,008	\$1,000
<i>Printing &amp; Binding</i>	\$2,700	\$2,503	\$500	\$3,003	\$2,500
<i>Insurance</i>	\$8,038	\$8,038	\$0	\$8,038	\$8,100
<i>Legal Advertising</i>	\$3,000	\$1,041	\$250	\$1,291	\$3,000
<i>Other Current Charges</i>	\$1,000	\$573	\$120	\$693	\$1,000
<i>Office Supplies</i>	\$200	\$111	\$50	\$161	\$200
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<b><i>Total Administrative</i></b>	<b>\$153,072</b>	<b>\$135,600</b>	<b>\$25,250</b>	<b>\$160,850</b>	<b>\$149,510</b>
<b><i>Grounds Maintenance</i></b>					
<i>Field Operations Management (Vesta)</i>	\$32,500	\$26,467	\$5,170	\$31,637	\$30,750
<i>Landscape Maintenance (Brightview Landscape Services)</i>	\$579,438	\$447,839	\$52,654	\$500,493	\$860,775
<i>Mulch</i>	\$70,000	\$55,208	\$10,000	\$65,208	\$0
<i>Landscape Reserves</i>	\$20,000	\$153,249	\$20,000	\$173,249	\$20,000
<i>Irrigation Repairs and Maintenance</i>	\$7,620	\$29,958	\$10,000	\$39,958	\$8,500
<i>Lakes, Vegetation and Algae Control</i>	\$52,980	\$38,690	\$8,000	\$46,690	\$56,340
<i>Irrigation Water Use</i>	\$200,000	\$162,875	\$40,000	\$202,875	\$240,000
<i>Electric</i>	\$6,000	\$32,141	\$8,000	\$40,141	\$28,000
<i>Street Lighting &amp; Signage Repairs and Replacements</i>	\$5,000	\$14,497	\$5,000	\$19,497	\$7,500
<i>Street and Drainage Maintenance</i>	\$5,000	\$659	\$200	\$859	\$5,000
<i>Other Repairs and Maintenance</i>	\$2,500	\$24,390	\$5,000	\$29,390	\$7,500
<b><i>Total Grounds Maintenance</i></b>	<b>\$981,038</b>	<b>\$985,972</b>	<b>\$164,024</b>	<b>\$1,149,996</b>	<b>\$1,264,365</b>

# River's Edge

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 18</i>	<i>Actual Thru 7/31/18</i>	<i>Projected 2 Months</i>	<i>Projected Thru 9/30/2018</i>	<i>Approved Budget FY 19</i>
<b><i>Amenity Center - River House</i></b>					
<i>General Manager / Lifestyle Director (Vesta)</i>	\$32,500	\$53,075	\$10,496	\$63,571	\$62,250
<i>Lifeguards/Pool Attendants (Vesta)</i>	\$36,500	\$32,820	\$20,000	\$52,820	\$32,712
<i>Hospitality Staff (Vesta)</i>	\$0	\$0	\$0	\$0	\$55,890
<i>Security Monitoring</i>	\$2,208	\$2,275	\$1,000	\$3,275	\$2,208
<i>Security Guards</i>	\$60,000	\$49,160	\$10,000	\$59,160	\$60,000
<i>Telephone</i>	\$8,600	\$11,365	\$2,000	\$13,365	\$8,600
<i>Insurance</i>	\$34,609	\$33,446	\$0	\$33,446	\$34,500
<i>General Facility Maint/Common Grounds Maint</i>	\$59,833	\$45,312	\$13,125	\$58,437	\$59,833
<i>Pool Maintenance</i>	\$24,300	\$17,591	\$5,000	\$22,591	\$27,337
<i>Pool Chemicals</i>	\$11,136	\$10,409	\$3,248	\$13,657	\$11,136
<i>Janitorial Services/Supplies</i>	\$22,788	\$11,264	\$1,926	\$13,190	\$22,788
<i>Window Cleaning</i>	\$2,767	\$928	\$300	\$1,228	\$2,767
<i>Propane Gas</i>	\$500	\$601	\$60	\$661	\$650
<i>Electric</i>	\$25,000	\$19,997	\$4,000	\$23,997	\$25,000
<i>Sewer/Water/Irrigation</i>	\$36,753	\$26,983	\$7,500	\$34,483	\$36,755
<i>Repair and Replacements</i>	\$23,600	\$72,800	\$10,000	\$82,800	\$32,000
<i>Refuse</i>	\$7,900	\$11,680	\$1,400	\$13,080	\$7,900
<i>Pest Control</i>	\$5,840	\$3,200	\$1,425	\$4,625	\$5,840
<i>Facility Preventative Maintenance</i>	\$2,680	\$0	\$500	\$500	\$2,680
<i>Access Cards</i>	\$500	\$3,150	\$0	\$3,150	\$2,000
<i>License/Permits</i>	\$1,968	\$701	\$305	\$1,006	\$1,800
<i>Other Current</i>	\$1,500	\$1,663	\$600	\$2,263	\$1,500
<i>Special Events</i>	\$20,000	\$52,292	\$8,000	\$60,292	\$54,330
<i>Landscape Replacements</i>	\$500	\$0	\$250	\$250	\$750
<i>Office Supplies/Postage</i>	\$1,400	\$2,816	\$750	\$3,566	\$1,500
<i>Capital Expenditure</i>	\$3,772	\$2,286	\$250	\$2,536	\$7,500
<i>General Reserve</i>	\$8,421	\$8,421	\$0	\$8,421	\$135,000
<i>Community Garden</i>	\$0	\$0	\$0	\$0	\$2,000
<b><i>Total Amenity Center Expenses</i></b>	<b>\$435,575</b>	<b>\$474,235</b>	<b>\$102,135</b>	<b>\$576,370</b>	<b>\$697,226</b>
<b><i>Amenity River Club</i></b>					
<i>General &amp; Lifestyle Manager (Vesta)</i>	\$32,500	\$26,242	\$0	\$26,242	\$0
<i>Hospitality Staff (Vesta)</i>	\$0	\$0	\$0	\$0	\$0
<i>Field Operations Management (Vesta)</i>	\$0	\$0	\$0	\$0	\$0
<i>Community Facility Staff</i>	\$27,500	\$25,934	\$0	\$25,934	\$0
<i>Community Maintenance Staff</i>	\$26,750	\$29,553	\$0	\$29,553	\$0
<i>Facility Attendants</i>	\$45,750	\$12,925	\$0	\$12,925	\$0
<i>Security Monitoring</i>	\$2,000	\$0	\$0	\$0	\$0
<i>Telephone</i>	\$5,000	\$0	\$0	\$0	\$0
<i>Insurance</i>	\$0	\$0	\$0	\$0	\$0
<i>Landscape Maintenance (Brightview)</i>	\$0	\$0	\$0	\$0	\$0
<i>General Facility Maint/Common Grounds Maint</i>	\$16,167	\$9,697	\$0	\$9,697	\$0
<i>Pool Maintenance(Vesta)</i>	\$12,150	\$5,818	\$0	\$5,818	\$0
<i>Pool Chemicals</i>	\$10,000	\$0	\$0	\$0	\$0
<i>Janitorial Services</i>	\$11,394	\$12,191	\$0	\$12,191	\$0
<i>Window Cleaning</i>	\$2,500	\$0	\$0	\$0	\$0
<i>Propane Gas</i>	\$500	\$0	\$0	\$0	\$0
<i>Electric</i>	\$20,000	\$0	\$0	\$0	\$0
<i>Sewer/Water/Irrigation</i>	\$30,000	\$0	\$0	\$0	\$0
<i>Repair and Replacements</i>	\$5,000	\$0	\$0	\$0	\$0
<i>Refuse</i>	\$7,000	\$0	\$0	\$0	\$0
<i>Pest Control</i>	\$2,500	\$0	\$0	\$0	\$0
<i>Facility Preventative Maintenance</i>	\$2,000	\$0	\$0	\$0	\$0

# River's Edge

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 18</i>	<i>Actual Thru 7/31/18</i>	<i>Projected 2 Months</i>	<i>Projected Thru 9/30/2018</i>	<i>Approved Budget FY 19</i>
<i>Access Cards</i>	\$0	\$0	\$0	\$0	\$0
<i>License/Permits</i>	\$1,500	\$0	\$0	\$0	\$0
<i>Other Current</i>	\$1,000	\$0	\$0	\$0	\$0
<i>Special Events</i>	\$20,000	\$0	\$0	\$0	\$0
<i>Landscape Replacements</i>	\$500	\$0	\$0	\$0	\$0
<i>Office Supplies/Postage</i>	\$500	\$0	\$0	\$0	\$0
<i>Capital Expenditure</i>	\$0	\$16,743	\$0	\$16,743	\$0
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0
<i>Café- labor &amp; Other Expenses</i>	\$0	\$21,900	\$0	\$21,900	\$0
<b><i>Total Amenity Center Expenses</i></b>	<b>\$282,211</b>	<b>\$161,003</b>	<b>\$0</b>	<b>\$161,003</b>	<b>\$0</b>
<b><i>Total Expenses</i></b>	<b>\$1,851,896</b>	<b>\$1,756,811</b>	<b>\$291,409</b>	<b>\$2,048,220</b>	<b>\$2,111,101</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$26,750</b>	<b>\$85,094</b>	<b>(\$85,094)</b>	<b>\$0</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 to the landowner.

**Developer Cost Share- Roads/ Stormwater**

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for roadways and surface water management systems. The agreement recognizes the benefit to lands outside of the Rivers Edge CDD boundaries.

**Developer Funding - (Special Events / Hurricane / Assets)**

Mattamy Rivertown LLC provide for the funding of hurricane related cleanup expenses in 2018 along with the replacement of certain assets and some special events. For 2019 we have not budgeted any funding for these items.

**Developer Funding - (Repairs and Replacements/Increases Services)**

Mattamy Rivertown LLC provide for the funding of repairs and replacements and increased services incurred during the fiscal year.

**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.

**Community Garden**

Income received from community garden fees.

**River Club - Cafe**

Income received from café food and beverage sales net of cost of goods sold.

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

**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 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 ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

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

**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 GMS.

**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.

**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.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Vesta Property Services, Inc.	\$2,563	\$30,750



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

**Landscape Maintenance**

The District contracted with Brighthouse Services, Inc. for FY2018 to maintain the common areas of the District and Amenity Center. For FY2019, the District has contracted with VerdeGo for these services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
CDD Landscape Maintenance	\$44,681	\$536,176
Shared Landscape	\$ 27,050	\$324,599
	\$71,731	\$860,775

**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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Charles Aquatics	\$1,698	\$20,380
AeorstarSES	\$ 2,193	\$26,320
	\$ 804	\$9,640
	\$ 4,695	\$56,340

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

**Irrigation/Reclaimed Water**

Estimated costs for irrigation by the district for reuse water billed by JEA .

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
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		\$4,876	\$58,521
		\$20,000	\$240,000

**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	\$324
156 Landing St # Lights	5292756029	\$50	\$600
1758 Orange Branch Trl	3022429090	\$40	\$480
251 Waterfront Dr #Lights	7663646300	\$20	\$240
373 Waterfront Dr # Lights	849527304	\$30	\$360
380 Sternwheel Dr	2961434400	\$100	\$1,200
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$12	\$144
71 Landing St #Park	7975970117	\$15	\$180
8 Mascotte Place	7123229028	\$25	\$300
87 Kendall Crossing Dr #Kiosk	5465700168	\$45	\$540
98 Perdido St #Lights	9390325356	\$20	\$240
66 Foot Bridge Dr #Lights	1840736282	\$50	\$600
595 Rivertown Main St #Lights	4535462172	\$35	\$420
783 Rivertown Main St. # Lights	6547572179	\$70	\$840
131 Rivertown Main St #Lights	7248902178	\$75	\$900
427 Rivertown Main St. #Lights	7862742173	\$60	\$720
109 Rivertown Main St. #Fountains	9328401261	\$1,200	\$14,400
Contingency		\$468	\$5,620
		\$2,333	\$28,000

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

**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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services, Inc.	\$5,187	\$62,250

**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.	\$2,604	\$31,250

**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>Annual</u>
Vesta Property Services, Inc.	\$32,712

**Hospitality Lead / Hourly**

The District has contracted with Vesta Property Services, Inc. to provide hospitality staffing for the district amenities.

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

**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
	\$184	\$2,208
	\$184	\$2,208

**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
		\$596	\$8,600
		\$596	\$8,600

**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 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.

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

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

**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.	\$2,278	\$27,337

**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	\$54	\$650

**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
		\$1,770	\$25,000

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

**Sewer/Water/Irrigation**

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

	<u>Meter</u>	<u>Monthly</u>	<u>Annual</u>
	<u>Number</u>		
156 Landing St- Sewer			
156 Landing St- Water	72407426	\$525	\$6298
156 Landing St- Irrigation	70924484	\$943	\$11,312
156 Landing St- Water	68080752	\$1,365	\$12,804
Contingency	72407426	\$305	\$3,663
		\$223	\$2,678
		\$3,361	\$36,755

**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
	\$245	\$2,680
	\$245	\$2,680

**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.

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

**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.

*River's Edge  
Community Development District*

*Debt Service Fund  
Series 2016*

<i>Description</i>	<i>Adopted Budget FY 18</i>	<i>Actual Thru 7/31/18</i>	<i>Projected Thru 9/30/2018</i>	<i>Approved Budget FY 19</i>
<b><i>Revenues</i></b>				
<i>Assessments - Tax Roll/Direct</i>	\$711,978	\$711,978	\$711,978	\$711,978
<i>Interest Income</i>	\$1,000	\$5,929	\$7,500	\$1,000
<i>Carry Forward Surplus</i>	\$275,152	\$275,946	\$275,946	\$280,374
<b><i>Total Revenues</i></b>	<b>\$988,130</b>	<b>\$993,853</b>	<b>\$995,424</b>	<b>\$993,352</b>
<b><i>Expenditures</i></b>				
<i>Series 2016</i>				
<i>Interest 11/1</i>	\$272,525	\$272,525	\$272,525	\$268,640
<i>Interest 5/1</i>	\$272,525	\$272,525	\$272,525	\$268,640
<i>Principal 5/1</i>	\$170,000	\$170,000	\$170,000	\$175,000
<b><i>Total Expenses</i></b>	<b>\$715,050</b>	<b>\$715,050</b>	<b>\$715,050</b>	<b>\$712,280</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$273,080</b>	<b>\$278,803</b>	<b>\$280,374</b>	<b>\$281,072</b>

*Interest Payment 11/01 \$ 264,642.50*

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

<i>Development</i>	<i>Units</i>	<i>Gross Per Unit</i>	<i>Gross Assessments</i>
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
Net Annual Assessment			\$711,978



*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

# River's Edge

Community Development District

Debt Service Fund  
Series 2018A-1/2018A-2

<i>Description</i>	<i>Proposed Budget FY 18</i>	<i>Actual Thru 7/31/18</i>	<i>Projected Thru 9/30/2018</i>	<i>Proposed Budget FY 19</i>
<b><u>Revenues</u></b>				
<i>Assessments - Tax Roll/Direct</i>	\$0	\$0	\$0	\$458,741
<i>Bond Proceeds</i>	\$192,728	\$0	\$192,728	\$0
<i>Interest Income</i>	\$100	\$0	\$500	\$1,000
<i>Carry Forward Surplus</i>	\$0	\$0	\$0	\$31,658
<b><i>Total Revenues</i></b>	<b>\$192,828</b>	<b>\$0</b>	<b>\$193,228</b>	<b>\$491,399</b>
<b><u>Expenditures</u></b>				
<i>Series 2018</i>				
<i>Interest 11/1</i>	\$0	\$0	\$0	\$31,568
<i>Interest 5/1</i>	\$0	\$0	\$0	\$118,378
<i>Principal 5/1</i>	\$0	\$0	\$0	\$225,000
<i>Transfer Out to Escrow Agent</i>	\$0	\$0	\$0	\$0
<b><i>Total Expenses</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$374,946</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$192,828</b>	<b>\$0</b>	<b>\$193,228</b>	<b>\$116,454</b>

Interest Payment 11/01/2019 \$ 115,237.51

<u>Land Use</u>	<u>Units</u>	<u>Net Per Unit</u>	<u>Gross Per Unit</u>	<u>Gross Assessments</u>
30	21	\$680	\$723	\$15,187
40	54	\$820	\$873	\$47,135
50	163	\$961	\$1,023	\$166,673
60	51	\$1,102	\$1,172	\$59,782
70	78	\$1,320	\$1,404	\$109,549
80	21	\$1,468	\$1,561	\$32,788
90	1	\$1,615	\$1,718	\$1,718
	63	Various	\$55,191	\$55,191
Gross Total				\$488,023
Less Disc. + Collections 6%				-\$29,281
<b>Net Annual Assessment</b>				<b>\$458,741</b>

*River's Edge  
Community Development District  
Series 2018 Special Assessment Bonds*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/18 \$	6,275,000.00 \$	- \$	31,567.50 \$	31,567.50 \$
05/01/19 \$	6,275,000.00 \$	225,000.00 \$	118,378.13 \$	- \$
11/01/19 \$	6,050,000.00 \$	- \$	115,237.51 \$	458,615.64 \$
05/01/20 \$	6,050,000.00 \$	225,000.00 \$	115,237.51 \$	- \$
11/01/20 \$	5,825,000.00 \$	- \$	112,096.88 \$	452,334.39 \$
05/01/21 \$	5,825,000.00 \$	235,000.00 \$	112,096.88 \$	- \$
11/01/21 \$	5,590,000.00 \$	- \$	108,700.00 \$	455,796.88 \$
05/01/22 \$	5,590,000.00 \$	245,000.00 \$	108,700.00 \$	- \$
11/01/22 \$	5,345,000.00 \$	- \$	105,040.63 \$	458,740.63 \$
05/01/23 \$	5,345,000.00 \$	250,000.00 \$	105,040.63 \$	- \$
11/01/23 \$	5,095,000.00 \$	- \$	101,118.75 \$	456,159.38 \$
05/01/24 \$	5,095,000.00 \$	255,000.00 \$	101,118.75 \$	- \$
11/01/24 \$	4,840,000.00 \$	- \$	96,984.38 \$	453,103.13 \$
05/01/25 \$	4,840,000.00 \$	265,000.00 \$	96,984.38 \$	- \$
11/01/25 \$	4,575,000.00 \$	- \$	92,568.76 \$	454,553.14 \$
05/01/26 \$	4,575,000.00 \$	275,000.00 \$	92,568.76 \$	- \$
11/01/26 \$	4,300,000.00 \$	- \$	87,756.26 \$	455,325.02 \$
05/01/27 \$	4,300,000.00 \$	285,000.00 \$	87,756.26 \$	- \$
11/01/27 \$	4,015,000.00 \$	- \$	82,669.38 \$	455,425.64 \$
05/01/28 \$	4,015,000.00 \$	295,000.00 \$	82,669.38 \$	- \$
11/01/28 \$	3,720,000.00 \$	- \$	77,303.13 \$	454,972.51 \$
05/01/29 \$	3,720,000.00 \$	310,000.00 \$	77,303.13 \$	- \$
11/01/29 \$	3,410,000.00 \$	- \$	71,137.50 \$	458,440.63 \$
05/01/30 \$	3,410,000.00 \$	320,000.00 \$	71,137.50 \$	- \$
11/01/30 \$	3,090,000.00 \$	- \$	64,637.50 \$	455,775.00 \$
05/01/31 \$	3,090,000.00 \$	330,000.00 \$	64,637.50 \$	- \$
11/01/31 \$	2,760,000.00 \$	- \$	57,925.00 \$	452,562.50 \$
05/01/32 \$	2,760,000.00 \$	345,000.00 \$	57,925.00 \$	- \$
11/01/32 \$	2,415,000.00 \$	- \$	50,912.50 \$	453,837.50 \$
05/01/33 \$	2,415,000.00 \$	360,000.00 \$	50,912.50 \$	- \$
11/01/33 \$	2,055,000.00 \$	- \$	43,562.50 \$	454,475.00 \$
05/01/34 \$	2,055,000.00 \$	375,000.00 \$	43,562.50 \$	- \$
11/01/34 \$	1,680,000.00 \$	- \$	35,625.00 \$	454,187.50 \$
05/01/35 \$	1,680,000.00 \$	395,000.00 \$	35,625.00 \$	- \$
11/01/35 \$	1,285,000.00 \$	- \$	27,250.00 \$	457,875.00 \$
05/01/36 \$	1,285,000.00 \$	410,000.00 \$	27,250.00 \$	- \$
11/01/36 \$	875,000.00 \$	- \$	18,562.50 \$	455,812.50 \$
05/01/37 \$	875,000.00 \$	430,000.00 \$	18,562.50 \$	- \$
11/01/37 \$	445,000.00 \$	- \$	9,437.50 \$	458,000.00 \$
05/01/38 \$	445,000.00 \$	445,000.00 \$	9,437.50 \$	- \$
11/01/38 \$	- \$	- \$	- \$	454,437.50 \$
		\$ 6,275,000.00	\$ 2,866,996.99	\$ 9,141,996.99

**Rivers Edge Community Development District**  
**FY 2019 Operations and Maintenance Methodology**

**Equivalent Residential Unit Allocation**

**Assessments per Unit - Net and Gross**

<u>Land Use / Product Type</u>	<u>ERU per Unit</u>	<u>Current Platted Units</u>	<u>Future Planned Units</u>	<u>Total Units</u>	<u>Total ERU's</u>	<u>%</u>	<u>FY 2019 Budget Allocation</u>	<u>FY 2019 Per Unit Net Assessment</u>	<u>FY 2019 Per Unit Gross Assessment</u>	<u>FY 2018 Per Unit Gross Assessment</u>	<u>Increase Per Unit Gross Assessment</u>
Townhomes	0.85	0	18	18	15.3	1.10%	\$18,562.68	\$1,031.26	\$1,097.09	\$989.28	\$107.81
Single Familiy - 30' Lot	0.62	21	0	21	13.02	0.93%	\$15,796.48	\$752.21	\$800.23	\$721.60	\$78.63
Single Familiy - 40' Lot	0.74	57	173	230	170.2	12.19%	\$206,494.64	\$897.80	\$955.11	\$861.26	\$93.85
Single Familiy - 45' Lot	0.74	0	302	302	223.48	16.00%	\$271,136.44	\$897.80	\$955.11	\$861.26	\$93.85
Single Familiy - 50' Lot	0.87	205	14	219	190.53	13.64%	\$231,159.95	\$1,055.52	\$1,122.90	\$1,012.56	\$110.34
Single Familiy - 55' Lot	0.87	0	264	264	229.68	16.44%	\$278,658.57	\$1,055.52	\$1,122.90	\$1,012.56	\$110.34
Single Familiy - 60' Lot	1	81	115	196	196	14.03%	\$237,796.41	\$1,213.25	\$1,290.69	\$1,163.86	\$126.83
Single Familiy - 70' Lot	1.2	102	117	219	262.8	18.81%	\$318,841.31	\$1,455.90	\$1,548.83	\$1,396.64	\$152.19
Single Familiy - 80' Lot	1.33	10	62	72	95.76	6.86%	\$116,180.53	\$1,613.62	\$1,716.62	\$1,547.94	\$168.68
Single Familiy - 90' Lot	1.47	0	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<u>476</u>	<u>1065</u>	<u>1,541</u>	<u>1,396.77</u>	100.00%	<u>\$1,694,627</u>				

**FY 2018 Budget:**

Administrative	\$149,510
Field and Grounds	\$1,264,365
Amenity Center	\$697,226
Less: Dev Cost Share	-\$405,474
Less: Other Income	-\$11,000
	<u>\$1,694,627</u>