

Rivers Edge

Community Development District



Approved Budget Fiscal Year 2020



**Rivers Edge
Community Development District**

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**Rivers Edge
Community Development District**

General Fund

Description	Amended Budget FY19	Actual Thru 4/30/19	Projected 5 Months	Projected Thru 9/30/19	Approved Budget FY 20
Revenues					
Assessments	\$1,695,825	\$1,685,985	\$9,840	\$1,695,825	\$1,865,421
Misc Income/Interest	\$4,000	\$14,893	\$7,500	\$22,393	\$10,000
Rental Revenue	\$5,000	\$8,241	\$7,500	\$15,741	\$13,000
Special Events	\$0	\$0	\$0	\$0	\$7,000
Cost Share Rivers Edge	\$404,276	\$0	\$404,276	\$404,276	\$804,264
Community Garden	\$2,000	\$400	\$400	\$800	\$1,000
Total Revenues	\$2,111,101	\$1,709,519	\$429,516	\$2,139,035	\$2,700,685
Expenditures					
Administrative					
Supervisor Fees	\$9,600	\$3,600	\$3,000	\$6,600	\$9,600
FICA Expense	\$735	\$337	\$230	\$567	\$735
Engineering (Prosser)	\$20,000	\$4,635	\$10,000	\$14,635	\$15,000
Assessment Roll	\$4,500	\$0	\$4,500	\$4,500	\$4,500
Attorney	\$30,000	\$18,743	\$13,750	\$32,493	\$30,000
Annual Audit	\$5,200	\$0	\$4,400	\$4,400	\$5,000
Trustee Fees	\$9,200	\$4,614	\$4,000	\$8,614	\$9,200
Dissemination	\$5,500	\$3,958	\$2,292	\$6,250	\$5,500
Arbitrage	\$1,200	\$0	\$0	\$0	\$600
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$2,500	\$3,208	\$1,042	\$4,250	\$3,500
Telephone	\$100	\$132	\$70	\$202	\$250
Postage	\$1,000	\$964	\$625	\$1,589	\$1,500
Printing & Binding	\$2,500	\$2,179	\$1,000	\$3,179	\$3,500
Insurance	\$8,100	\$8,038	\$0	\$8,038	\$8,860
Legal Advertising	\$3,000	\$610	\$404	\$1,014	\$2,000
Other Current Charges	\$1,000	\$435	\$300	\$735	\$1,000
Office Supplies	\$200	\$126	\$75	\$201	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$149,510	\$78,003	\$64,437	\$142,440	\$146,120
Grounds Maintenance					
Field Operations Management	\$30,750	\$17,251	\$12,925	\$30,176	\$31,673
Landscape Maintenance	\$860,775	\$544,896	\$375,000	\$919,896	\$1,246,551
Landscape Reserves	\$20,000	\$4,070	\$3,000	\$7,070	\$30,000
Irrigation Repairs and Maintenance	\$8,500	\$5,043	\$3,000	\$8,043	\$10,000
Lakes, Vegetation and Algae Control	\$56,340	\$32,038	\$28,900	\$60,938	\$56,340
Irrigation Water Use	\$240,000	\$87,077	\$76,900	\$163,977	\$309,700
Electric	\$28,000	\$21,561	\$17,720	\$39,281	\$40,000
Street Lighting & Signage Repairs and Replacements	\$7,500	\$25,130	\$7,500	\$32,630	\$15,000
Street and Drainage Maintenance	\$5,000	\$0	\$3,500	\$3,500	\$5,000
Other Repairs and Maintenance	\$7,500	\$21,324	\$15,000	\$36,324	\$25,000
Total Grounds Maintenance	\$1,264,365	\$758,390	\$543,445	\$1,301,835	\$1,769,264

**Rivers Edge
Community Development District**

General Fund

Description	Amended Budget FY19	Actual Thru 4/30/19	Projected 5 Months	Projected Thru 9/30/19	Approved Budget FY 20
<u>Amenity Center - River House</u>					
General Manager / Lifestyle Director (Vesta)	\$62,250	\$34,986	\$26,242	\$61,228	\$65,148
Lifeguards (Vesta)	\$32,712	\$10,828	\$26,000	\$36,828	\$32,712
Hospitality Staff (Vesta)	\$55,890	\$23,936	\$17,931	\$41,867	\$64,608
Security Monitoring	\$2,208	\$2,380	\$1,000	\$3,380	\$3,500
Security Guards	\$60,000	\$34,727	\$25,000	\$59,727	\$45,000
Telephone	\$8,600	\$5,303	\$3,840	\$9,143	\$7,500
Insurance	\$34,500	\$33,466	\$0	\$33,466	\$34,719
General Facility Maint/Common Grounds Maint (Vesta)	\$59,833	\$23,547	\$19,062	\$42,609	\$42,000
Pool Maintenance (Vesta)	\$27,337	\$18,401	\$13,261	\$31,662	\$18,225
Pool Maintenance (Poolsure)	\$0	\$0	\$0	\$0	\$13,775
Pool Chemicals	\$11,136	\$32	\$5,000	\$5,032	\$7,000
Janitorial Services/Supplies	\$22,788	\$9,859	\$7,413	\$17,272	\$16,133
Window Cleaning	\$2,767	\$778	\$778	\$1,556	\$2,767
Pressure Washing	\$0	\$0	\$0	\$0	\$10,000
Natural Gas	\$650	\$695	\$400	\$1,095	\$650
Electric	\$25,000	\$14,439	\$10,000	\$24,439	\$25,000
Sewer/Water/Irrigation	\$36,755	\$28,531	\$16,250	\$44,781	\$45,000
Repair and Replacements	\$32,000	\$51,120	\$30,000	\$81,120	\$54,136
Refuse	\$7,900	\$6,560	\$5,000	\$11,560	\$9,500
Pest Control	\$5,840	\$2,850	\$1,775	\$4,625	\$5,700
Facility Preventative Maintenance	\$2,680	\$0	\$1,500	\$1,500	\$2,680
Access Cards	\$2,000	\$2,363	\$500	\$2,863	\$2,000
License/Permits	\$1,800	\$635	\$400	\$1,035	\$1,800
Other Current	\$1,500	\$1,430	\$1,000	\$2,430	\$2,500
Special Events	\$54,330	\$16,728	\$12,529	\$29,257	\$50,000
Holiday Decorations	\$0	\$0	\$0	\$0	\$11,000
Landscape Replacements	\$750	\$0	\$500	\$500	\$750
Office Supplies/Postage	\$1,500	\$1,385	\$1,000	\$2,385	\$2,000
Capital Expenditure	\$7,500	\$4,285	\$3,116	\$7,401	\$7,500
General Reserve	\$135,000	\$0	\$135,000	\$135,000	\$200,000
Community Garden	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Total Amenity Center Expenses	\$697,226	\$329,263	\$365,497	\$694,760	\$785,302
Total Expenses	\$2,111,101	\$1,165,656	\$973,379	\$2,139,035	\$2,700,685
Excess Revenues (Expenditures)	\$0	\$543,863	(\$543,863)	\$0	\$0

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 Rivers Edge

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.

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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.

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.

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.

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

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.

Vendor	Description	Monthly	Annual
Vesta	Field Operations Management	\$ 2,639	\$ 31,673
Total			\$ 31,673

Landscape Maintenance

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

Vendor	Description	Monthly	Annual
Verdego	CDD Landscape Maintenance	\$ 103,879	\$ 1,246,551
Total			\$ 1,246,551

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.

Vendor	Description	Monthly	Annual
Charles Aquatics	Lake Maintenance	\$ 2,080	\$ 24,960
AerostarSES	Stormwter Inspections	\$ 2,250	\$ 27,000
	Contingency		\$ 4,380
Total			\$ 56,340

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Irrigation/Reclaimed Water

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

Location	Meter Number	Monthly	Annual
147 Whistling Straits Dr	84332628	\$312	\$3,743
149 Lanier St	80914013	\$2,927	\$35,124
15 Baya St	71174367	\$38	\$450
160 Riverglade Run	84087156	\$97	\$1,164
1668 Orange Branch	80529647	\$144	\$1,731
17 Baya St	73270055	\$19	\$227
1846 Orange Branch Trl	68953528	\$121	\$1,448
234 Perdido St	75392334	\$20	\$234
252 Rawlings Dr	68090707	\$1,798	\$21,574
258 Rivertown Main St	83003077	\$920	\$11,046
29 Rivertown Bv	68090742	\$1,621	\$19,457
316 Rambling Water Run	67153677	\$38	\$450
33 Calumet Dr	80575469	\$126	\$1,508
341 Calumet Dr	83003074	\$301	\$3,617
345 Orange Branch	80914037	\$34	\$414
345 Orange Branch TL	84682773	\$450	\$5,400
366 Sternwheel Dr	68090744	\$583	\$7,000
373 Waterfront Dr	68090725	\$565	\$6,777
386 Perdido St	74759223	\$64	\$767
407 Yearling BV	78727795	\$46	\$549
547 Rivertown Main Street	82400253	\$26	\$316
674 Sternwheel Dr	72407045	\$64	\$774
7306 Longleaf Pine	81286590	\$34	\$406
7601 Longleaf Pine	70204198	\$67	\$808
7904 Longleaf Pine	71731573	\$38	\$450
8102 Longleaf Pine	70204176	\$38	\$450
847 Orange Branch TL	80914007	\$1,537	\$18,445
87 Kendall Crossing Dr	68090740	\$323	\$3,882
907 Keystone Corners BV	80913980	\$396	\$4,757
298 Riverglade Run	83547180	\$573	\$6,872
598 Kendall Crossings Dr	83113752	\$986	\$11,837
Contingency for new accounts		\$11,502	\$138,022
Total		\$25,808	\$309,700

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
147 Chipola Trce #Lights	8461452438	\$ 20	\$ 245
156 Landing St # Lights	5292756029	\$ 96	\$ 1,150
1758 Orange Branch Trl	3022429090	\$ 37	\$ 440
251 Waterfront Dr #Lights	7663646300	\$ 21	\$ 256
373 Waterfront Dr # Lights	849527304	\$ 26	\$ 315
380 Sternwheel Dr	2961434400	\$ 57	\$ 683
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 13	\$ 157
71 Landing St #Park	7975970117	\$ 16	\$ 195
8 Mascotte Place	7123229028	\$ 28	\$ 342
87 Kendall Crossing Dr #Kiosk	5465700168	\$ 39	\$ 462
98 Perdido St #Lights	9390325356	\$ 23	\$ 280
66 Foot Bridge Dr #Lights	1840736282	\$ 54	\$ 649
595 Rivertown Main St #Lights	4535462172	\$ 39	\$ 474
783 Rivertown Main St. # Lights	6547572179	\$ 79	\$ 952
131 Rivertown Main St #Lights	7248902178	\$ 107	\$ 1,285
427 Rivertown Main St. #Lights	7862742173	\$ 67	\$ 806
109 Rivertown Main St. #Fountains	9328401261	\$ 1,211	\$ 14,535
43 Secret River PL #Lights	961173390	\$ 23	\$ 280
153 Rawlings Dr #Lights	2027153390	\$ 51	\$ 607
53 Lanier St #Lights	3257411201	\$ 5	\$ 62
111 Orange Branch Trail	9614703305	\$ 1,036	\$ 12,431
Contingency for new accounts		\$ 283	\$ 3,395
Total		\$ 3,333	\$ 40,000

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.

Vendor	Description	Monthly	Annual
Vesta	General & Lifestyle Manager	\$ 5,429	\$ 65,148
Total			\$ 65,148

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.

Vendor	Description	Monthly	Annual
Vesta	Lifeguards/Pool Attendants	\$ 2,726	\$ 32,712
Total			\$ 32,712

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Hospitality Lead / Hourly

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

Vendor	Description	Monthly	Annual
Vesta	Hospitality Staff	\$ 5,384	\$ 64,608
Total			\$ 64,608

Security Monitoring

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

Vendor	Description	Monthly	Annual
Sonitrol	Security Monitoring	\$ 184	\$ 2,208
Dynamic Security	Quarterly Monitoring	\$ 35	\$ 420
	Contingency		\$ 872
Total			\$ 3,500

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.

Vendor	Description	Monthly	Annual
Giddens Security	Security Patrols	\$ 5,000	\$ 60,000
Total			\$ 60,000

Telephone

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

Account	Description	Monthly	Annual
AT&T	Fire Pannel	\$ 85	\$ 1,020
AT&T	Internet	\$ 69	\$ 826
AT&T	TV Service/Phone/Internet	\$ 325	\$ 3,900
	Contingency		\$ 1,754
Total			\$ 7,500

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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.

Vendor	Description	Monthly	Annual
Vesta	General Facility& Common Grounds Maintenance	\$ 3,500	\$ 42,000
Total			\$ 42,000

Pool Maintenance

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

Vendor	Description	Monthly	Annual
Vesta	Pool Maintenance	\$ 1,519	\$ 18,225
Total			\$ 18,225

Pool Maintenance

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

Vendor	Description	Monthly	Annual
Poolsure	Pool Maintenance	\$ 1,148	\$ 13,775
Total			\$ 13,775

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.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 1,344	\$ 16,133
Total			\$ 16,133

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Window Cleaning

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

Vendor	Description	Monthly	Annual
Commercial Window Cleaning	Security Patrols	\$ 231	\$ 2,767
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.

Location	Monthly	Annual
156 Landing St	\$ 30	\$ 360
Contingency		\$ 290
Total		\$ 650

Electric

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	73172207	\$ 444	\$ 5,331
136 Landing St (Tennis)	8675434248	\$ 995	\$ 11,935
140 Landing St Fitness	2299084240	\$ 631	\$ 7,568
Contingency for new accounts		\$ 14	\$ 166
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.

Location	Meter Number	Monthly	Annual
156 Landing St -Sewer	84310710	\$526	\$6,307
156 Landing St-Fire Sprinkler		\$42	\$504
156 Landing St -Water	70924484	\$650	\$7,800
156 Landing St -Water	84310710	\$365	\$4,379
156 Landing St -Irrigation	68090752	\$800	\$9,600
160 Riverglade Run -Sewer	84087139	\$494	\$5,925
160 Riverglade Run -Water	84087139	\$196	\$2,350
90 Lanier St.-Water	80913987	\$364	\$4,362
91 Lanier St.-Sewer	80913987	\$190	\$2,277
Contingency for new accounts		\$125	\$1,495
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.

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Pest Control

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

Vendor	Description	Monthly	Annual
Turners Pest Control	Pest Control	\$ 475	\$ 5,700
Total			\$ 5,700

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**

Description	Amended Budget FY19	Actual Thru 4/30/19	Projected Thru 9/30/19	Approved Budget FY 20
Revenues				
Assessments - Tax Roll/Direct (1)	\$711,978	\$592,056	\$711,978	\$711,978
Interest Income	\$1,000	\$6,421	\$10,000	\$3,500
Carry Forward Surplus	\$275,152	\$281,402	\$281,402	\$286,100
Total Revenues	\$988,130	\$879,880	\$1,003,380	\$1,001,578
Expenditures				
<i>Series 2016</i>				
Interest 11/1	\$268,640	\$268,640	\$268,640	\$264,513
Special Call	\$0	\$5,000	\$5,000	\$0
Interest 5/1	\$268,640	\$0	\$268,640	\$264,513
Principal 5/1	\$175,000	\$0	\$175,000	\$185,000
Total Expenses	\$712,280	\$273,640	\$717,280	\$714,025
EXCESS REVENUES / (EXPENDITURES)	\$275,850	\$606,240	\$286,100	\$287,553

Interest Payment 11/01 \$ 260,270

(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
Net Annual Assessment			\$711,978

Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/19	\$ 10,430,000	\$ 175,000	\$ 268,510	\$ -
11/01/19	\$ 10,255,000	\$ -	\$ 264,513	\$ 708,023
05/01/20	\$ 10,255,000	\$ 185,000	\$ 264,513	\$ -
11/01/20	\$ 10,070,000	\$ -	\$ 260,270	\$ 709,783
05/01/21	\$ 10,070,000	\$ 195,000	\$ 260,270	\$ -
11/01/21	\$ 9,875,000	\$ -	\$ 255,803	\$ 711,073
05/01/22	\$ 9,875,000	\$ 200,000	\$ 255,803	\$ -
11/01/22	\$ 9,675,000	\$ -	\$ 251,243	\$ 707,045
05/01/23	\$ 9,675,000	\$ 210,000	\$ 251,243	\$ -
11/01/23	\$ 9,465,000	\$ -	\$ 246,438	\$ 707,680
05/01/24	\$ 9,465,000	\$ 220,000	\$ 246,438	\$ -
11/01/24	\$ 9,245,000	\$ -	\$ 241,408	\$ 707,845
05/01/25	\$ 9,245,000	\$ 230,000	\$ 241,408	\$ -
11/01/25	\$ 9,015,000	\$ -	\$ 236,153	\$ 707,560
05/01/26	\$ 9,015,000	\$ 245,000	\$ 236,153	\$ -
11/01/26	\$ 8,770,000	\$ -	\$ 230,540	\$ 711,693
05/01/27	\$ 8,770,000	\$ 255,000	\$ 230,540	\$ -
11/01/27	\$ 8,515,000	\$ -	\$ 223,898	\$ 709,438
05/01/28	\$ 8,515,000	\$ 270,000	\$ 223,898	\$ -
11/01/28	\$ 8,245,000	\$ -	\$ 216,863	\$ 710,760
05/01/29	\$ 8,245,000	\$ 285,000	\$ 216,863	\$ -
11/01/29	\$ 7,960,000	\$ -	\$ 209,438	\$ 711,300
05/01/30	\$ 7,960,000	\$ 300,000	\$ 209,438	\$ -
11/01/30	\$ 7,660,000	\$ -	\$ 201,623	\$ 711,060
05/01/31	\$ 7,660,000	\$ 315,000	\$ 201,623	\$ -
11/01/31	\$ 7,345,000	\$ -	\$ 193,418	\$ 710,040
05/01/32	\$ 7,345,000	\$ 330,000	\$ 193,418	\$ -
11/01/32	\$ 7,015,000	\$ -	\$ 184,823	\$ 708,240
05/01/33	\$ 7,015,000	\$ 350,000	\$ 184,823	\$ -
11/01/33	\$ 6,665,000	\$ -	\$ 175,705	\$ 710,528
05/01/34	\$ 6,665,000	\$ 365,000	\$ 175,705	\$ -
11/01/34	\$ 6,300,000	\$ -	\$ 166,198	\$ 706,903
05/01/35	\$ 6,300,000	\$ 385,000	\$ 166,198	\$ -
11/01/35	\$ 5,915,000	\$ -	\$ 156,170	\$ 707,368
05/01/36	\$ 5,915,000	\$ 410,000	\$ 156,170	\$ -
11/01/36	\$ 5,505,000	\$ -	\$ 145,488	\$ 711,658
05/01/37	\$ 5,505,000	\$ 430,000	\$ 145,488	\$ -
11/01/37	\$ 5,075,000	\$ -	\$ 134,285	\$ 709,773
05/01/38	\$ 5,075,000	\$ 450,000	\$ 134,285	\$ -
11/01/38	\$ 4,625,000	\$ -	\$ 122,563	\$ 706,848
05/01/39	\$ 4,625,000	\$ 475,000	\$ 122,563	\$ -
11/01/39	\$ 4,150,000	\$ -	\$ 109,975	\$ 707,538

Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/40	\$ 4,150,000	\$ 505,000	\$ 109,975	
11/01/40	\$ 3,645,000		\$ 96,593	\$ 711,568
05/01/41	\$ 3,645,000	\$ 530,000	\$ 96,593	
11/01/41	\$ 3,115,000		\$ 82,548	\$ 709,140
05/01/42	\$ 3,115,000	\$ 560,000	\$ 82,548	
11/01/42	\$ 2,555,000		\$ 67,708	\$ 710,255
05/01/43	\$ 2,555,000	\$ 590,000	\$ 67,708	
11/01/43	\$ 1,965,000		\$ 52,073	\$ 709,780
05/01/44	\$ 1,965,000	\$ 620,000	\$ 52,073	
11/01/44	\$ 1,345,000		\$ 35,643	\$ 707,715
05/01/45	\$ 1,345,000	\$ 655,000	\$ 35,643	
11/01/45	\$ 690,000		\$ 18,285	\$ 708,928
05/01/46	\$ 690,000	\$ 690,000	\$ 18,285	
11/01/46			\$ -	\$ 708,285
		\$ 10,430,000	\$ 9,427,820	\$ 19,857,820

**Rivers Edge
Community Development District**

**Debt Service Fund
Series 2018**

Description	Amended Budget FY19	Actual Thru 3/31/19	Projected Thru 9/30/19	Approved Budget FY 20
Revenues				
Assessments - Tax Roll/Direct	\$470,032	\$0	\$0	\$470,032
Interest Income	\$1,000	\$7,687	\$10,000	\$5,000
Carry Forward Surplus	\$0	\$534,193	\$534,193	\$195,658
Total Revenues	\$471,032	\$541,880	\$544,193	\$670,690
Expenditures				
<i>Series 2018</i>				
Interest 11/1	\$166,162	\$166,162	\$166,162	\$182,373
Interest 5/1	\$182,373	\$0	\$182,373	\$182,373
Principal 5/1	\$0	\$0	\$0	\$105,000
Total Expenses	\$348,535	\$166,162	\$348,535	\$469,746
EXCESS REVENUES / (EXPENDITURES)	\$122,497	\$375,718	\$195,658	\$200,944

Interest Payment 11/01 \$ 182,373

Development	Units	Gross Per Unit	Gross Assessments
40/45' lot	149	\$1,011	\$150,585
55' lot	81	\$1,188	\$96,243
600' lot	39	\$1,366	\$53,263
700' lot	122	\$1,639	\$199,942
Gross Total			\$500,034
Less Disc. + Collections 6%			(\$30,002)
Net Annual Assessment			\$470,032

Rivers Edge
Community Development District
Series 2018 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/18 \$	7,050,000	\$ -	\$ 166,162	\$ 166,162
5/1/19 \$	7,050,000	\$ -	\$ 182,373	\$ -
11/1/19 \$	7,050,000	\$ -	\$ 182,373	\$ 364,745
5/1/20 \$	7,050,000	\$ 105,000	\$ 182,373	\$ -
11/1/20 \$	6,945,000	\$ -	\$ 180,220	\$ 467,593
5/1/21 \$	6,945,000	\$ 110,000	\$ 180,220	\$ -
11/1/21 \$	6,835,000	\$ -	\$ 177,965	\$ 468,185
5/1/22 \$	6,835,000	\$ 115,000	\$ 177,965	\$ -
11/1/22 \$	6,720,000	\$ -	\$ 175,608	\$ 468,573
5/1/23 \$	6,720,000	\$ 120,000	\$ 175,608	\$ -
11/1/23 \$	6,600,000	\$ -	\$ 173,148	\$ 468,755
5/1/24 \$	6,600,000	\$ 125,000	\$ 173,148	\$ -
11/1/24 \$	6,475,000	\$ -	\$ 170,148	\$ 468,295
5/1/25 \$	6,475,000	\$ 130,000	\$ 170,148	\$ -
11/1/25 \$	6,345,000	\$ -	\$ 167,028	\$ 467,175
5/1/26 \$	6,345,000	\$ 135,000	\$ 167,028	\$ -
11/1/26 \$	6,210,000	\$ -	\$ 163,788	\$ 465,815
5/1/27 \$	6,210,000	\$ 145,000	\$ 163,788	\$ -
11/1/27 \$	6,065,000	\$ -	\$ 160,308	\$ 469,095
5/1/28 \$	6,065,000	\$ 150,000	\$ 160,308	\$ -
11/1/28 \$	5,915,000	\$ -	\$ 156,708	\$ 467,015
5/1/29 \$	5,915,000	\$ 160,000	\$ 156,708	\$ -
11/1/29 \$	5,755,000	\$ -	\$ 152,548	\$ 469,255
5/1/30 \$	5,755,000	\$ 165,000	\$ 152,548	\$ -
11/1/30 \$	5,590,000	\$ -	\$ 148,258	\$ 465,805
5/1/31 \$	5,590,000	\$ 175,000	\$ 148,258	\$ -
11/1/31 \$	5,415,000	\$ -	\$ 143,708	\$ 466,965
5/1/32 \$	5,415,000	\$ 185,000	\$ 143,708	\$ -
11/1/32 \$	5,230,000	\$ -	\$ 138,898	\$ 467,605
5/1/33 \$	5,230,000	\$ 195,000	\$ 138,898	\$ -
11/1/33 \$	5,035,000	\$ -	\$ 133,828	\$ 467,725
5/1/34 \$	5,035,000	\$ 205,000	\$ 133,828	\$ -
11/1/34 \$	4,830,000	\$ -	\$ 128,498	\$ 467,325
5/1/35 \$	4,830,000	\$ 215,000	\$ 128,498	\$ -
11/1/35 \$	4,615,000	\$ -	\$ 122,908	\$ 466,405
5/1/36 \$	4,615,000	\$ 230,000	\$ 122,908	\$ -
11/1/36 \$	4,385,000	\$ -	\$ 116,928	\$ 469,835
5/1/37 \$	4,385,000	\$ 240,000	\$ 116,928	\$ -

Rivers Edge
Community Development District
Series 2018 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/37 \$	4,145,000 \$	-	\$ 110,688	\$ 467,615
5/1/38 \$	4,145,000 \$	255,000	\$ 110,688	\$ -
11/1/38 \$	3,890,000 \$	-	\$ 104,058	\$ 469,745
5/1/39 \$	3,890,000 \$	265,000	\$ 104,058	\$ -
11/1/39 \$	3,625,000 \$	-	\$ 96,969	\$ 466,026
5/1/40 \$	3,625,000 \$	280,000	\$ 96,969	\$ -
11/1/40 \$	3,345,000 \$	-	\$ 89,479	\$ 466,448
5/1/41 \$	3,345,000 \$	295,000	\$ 89,479	\$ -
11/1/41 \$	3,050,000 \$	-	\$ 81,588	\$ 466,066
5/1/42 \$	3,050,000 \$	315,000	\$ 81,588	\$ -
11/1/42 \$	2,735,000 \$	-	\$ 73,161	\$ 469,749
5/1/43 \$	2,735,000 \$	330,000	\$ 73,161	\$ -
11/1/43 \$	2,405,000 \$	-	\$ 64,334	\$ 467,495
5/1/44 \$	2,405,000 \$	350,000	\$ 64,334	\$ -
11/1/44 \$	2,055,000 \$	-	\$ 54,971	\$ 469,305
5/1/45 \$	2,055,000 \$	370,000	\$ 54,971	\$ -
11/1/45 \$	1,685,000 \$	-	\$ 45,074	\$ 470,045
5/1/46 \$	1,685,000 \$	390,000	\$ 45,074	\$ -
11/1/46 \$	1,295,000 \$	-	\$ 34,641	\$ 469,715
5/1/47 \$	1,295,000 \$	410,000	\$ 34,641	\$ -
11/1/47 \$	885,000 \$	-	\$ 23,674	\$ 468,315
5/1/48 \$	885,000 \$	430,000	\$ 23,674	\$ -
11/1/48 \$	455,000 \$	-	\$ 12,171	\$ 465,845
5/1/49 \$	455,000 \$	455,000	\$ 12,171	\$ -
11/1/49 \$	-	-	-	\$ 467,171
		\$ 6,595,000	\$ 7,491,524	\$ 14,565,867

**Rivers Edge
Community Development District**

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

Description	Amended Budget FY19	Actual Thru 3/31/19	Projected Thru 9/30/19	Approved Budget FY 20
Revenues				
Assessments - Tax Roll/Direct	\$458,741	\$451,097	\$458,741	\$458,741
Assessments - Prepayment	\$0	\$18,994	\$18,994	\$0
Interest Income	\$1,000	\$4,530	\$6,000	\$2,500
Interfund Transfer In	\$0	\$102,803	\$102,803	\$0
Carry Forward Surplus	\$0	\$6,450,619	\$6,450,619	\$139,375
Total Revenues	\$459,741	\$7,028,042	\$7,037,157	\$600,616
Expenditures				
<i>Series 2018A-1</i>				
Interest 11/1	\$16,751	\$16,751	\$16,751	\$60,272
Interest 5/1	\$62,740	\$0	\$62,740	\$60,272
Special Call 5/1	\$0	\$0	\$65,000	\$0
Principal 5/1	\$150,000	\$0	\$150,000	\$150,000
<i>Series 2018A-2</i>				
Interest 11/1	\$14,817	\$14,817	\$14,817	\$52,969
Interest 5/1	\$55,638	\$0	\$55,638	\$52,969
Special Call 5/1	\$0	\$0	\$40,000	\$0
Principal 5/1	\$75,000	\$0	\$75,000	\$75,000
Transfer Out Escrow Agent	\$0	\$6,417,837	\$6,417,837	\$0
Total Expenses	\$374,946	\$6,449,404	\$6,897,782	\$451,481
EXCESS REVENUES / (EXPENDITURES)	\$84,796	\$578,638	\$139,375	\$149,135

Interest Payment 11/01 \$ 110,100

Land Use	Units	Net Per Unit	Gross Per Unit	Gross Assessments
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
Net Annual Assessment				\$458,741

Rivers Edge
Community Development District
Series 2018A-1 Capital Improvement Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/19			\$60,272	\$ 60,272
05/01/20	\$3,725,000	\$150,000	\$60,272	
11/01/20			\$58,772	\$ 269,044
05/01/21	\$3,575,000	\$150,000	\$58,772	
11/01/21			\$57,178	\$ 265,950
05/01/22	\$3,425,000	\$155,000	\$57,178	
11/01/22			\$55,434	\$ 267,613
05/01/23	\$3,270,000	\$160,000	\$55,434	
11/01/23			\$53,434	\$ 268,869
05/01/24	\$3,110,000	\$165,000	\$53,434	
11/01/24			\$51,269	\$ 269,703
05/01/25	\$2,945,000	\$165,000	\$51,269	
11/01/25			\$49,000	\$ 265,269
05/01/26	\$2,780,000	\$170,000	\$49,000	
11/01/26			\$46,450	\$ 265,450
05/01/27	\$2,610,000	\$180,000	\$46,450	
11/01/27			\$43,660	\$ 270,110
05/01/28	\$2,430,000	\$185,000	\$43,660	
11/01/28			\$40,700	\$ 269,360
05/01/29	\$2,245,000	\$190,000	\$40,700	
11/01/29			\$37,494	\$ 268,194
05/01/30	\$2,055,000	\$195,000	\$37,494	
11/01/30			\$34,081	\$ 266,575
05/01/31	\$1,860,000	\$205,000	\$34,081	
11/01/31			\$30,494	\$ 269,575
05/01/32	\$1,655,000	\$210,000	\$30,494	
11/01/32			\$26,819	\$ 267,313
05/01/33	\$1,445,000	\$220,000	\$26,819	
11/01/33			\$22,969	\$ 269,788
05/01/34	\$1,225,000	\$225,000	\$22,969	
11/01/34			\$18,750	\$ 266,719
05/01/35	\$1,000,000	\$235,000	\$18,750	
11/01/35			\$14,344	\$ 268,094
05/01/36	\$765,000	\$245,000	\$14,344	
11/01/36			\$9,750	\$ 269,094
05/01/37	\$520,000	\$255,000	\$9,750	
11/01/37			\$4,969	\$ 269,719
05/01/38	\$265,000	\$265,000	\$4,969	
11/01/38				\$ 269,969
		\$3,725,000	\$1,431,676	\$ 5,156,676

Rivers Edge
Community Development District
Series 2018A-2 Capital Improvement Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/19			\$52,969	\$ 52,969
05/01/20	\$2,220,000	\$75,000	\$52,969	
11/01/20			\$51,328	\$ 179,297
05/01/21	\$2,145,000	\$80,000	\$51,328	
11/01/21			\$49,578	\$ 180,906
05/01/22	\$2,065,000	\$80,000	\$49,578	
11/01/22			\$47,828	\$ 177,406
05/01/23	\$1,985,000	\$85,000	\$47,828	
11/01/23			\$45,969	\$ 178,797
05/01/24	\$1,900,000	\$90,000	\$45,969	
11/01/24			\$44,000	\$ 179,969
05/01/25	\$1,810,000	\$95,000	\$44,000	
11/01/25			\$41,922	\$ 180,922
05/01/26	\$1,715,000	\$100,000	\$41,922	
11/01/26			\$39,734	\$ 181,656
05/01/27	\$1,615,000	\$100,000	\$39,734	
11/01/27			\$37,547	\$ 177,281
05/01/28	\$1,515,000	\$105,000	\$37,547	
11/01/28			\$35,250	\$ 177,797
05/01/29	\$1,410,000	\$110,000	\$35,250	
11/01/29			\$32,500	\$ 177,750
05/01/30	\$1,300,000	\$115,000	\$32,500	
11/01/30			\$29,625	\$ 177,125
05/01/31	\$1,185,000	\$125,000	\$29,625	
11/01/31			\$26,500	\$ 181,125
05/01/32	\$1,060,000	\$130,000	\$26,500	
11/01/32			\$23,250	\$ 179,750
05/01/33	\$930,000	\$135,000	\$23,250	
11/01/33			\$19,875	\$ 178,125
05/01/34	\$795,000	\$145,000	\$19,875	
11/01/34			\$16,250	\$ 181,125
05/01/35	\$650,000	\$150,000	\$16,250	
11/01/35			\$12,500	\$ 178,750
05/01/36	\$500,000	\$160,000	\$12,500	
11/01/36			\$8,500	\$ 181,000
05/01/37	\$340,000	\$165,000	\$8,500	
11/01/37			\$4,375	\$ 177,875
05/01/38	\$175,000	\$175,000	\$4,375	
11/01/38				\$ 179,375
		\$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

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2020 Budget Allocation	FY 2020 Per Unit Net Assessment	FY 2020 Per Unit Gross Assessment	FY 2019 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.85	0	18	18	15.3	1.10%	\$20,433.53	\$1,135.20	\$1,207.66	\$1,097.09	\$110.57
Single Family - 30' Lot	0.62	21	0	21	13.02	0.93%	\$17,388.54	\$828.03	\$880.88	\$800.23	\$80.65
Single Family - 40' Lot	0.74	57	173	230	170.2	12.19%	\$227,306.38	\$988.29	\$1,051.37	\$955.11	\$96.26
Single Family - 45' Lot	0.74	0	302	302	223.48	16.00%	\$298,463.15	\$988.29	\$1,051.37	\$955.11	\$96.26
Single Family - 50' Lot	0.87	205	14	219	190.53	13.64%	\$254,457.60	\$1,161.91	\$1,236.07	\$1,122.90	\$113.17
Single Family - 55' Lot	0.87	0	264	264	229.68	16.44%	\$306,743.41	\$1,161.91	\$1,236.07	\$1,122.90	\$113.17
Single Family - 60' Lot	1	81	115	196	196	14.03%	\$261,762.92	\$1,335.53	\$1,420.77	\$1,290.69	\$130.08
Single Family - 70' Lot	1.2	102	117	219	262.8	18.81%	\$350,976.00	\$1,602.63	\$1,704.93	\$1,548.83	\$156.10
Single Family - 80' Lot	1.33	10	62	72	95.76	6.86%	\$127,889.89	\$1,776.25	\$1,889.63	\$1,716.62	\$173.01
Single Family - 90' Lot	1.47	0	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		<u>476</u>	<u>1065</u>	<u>1,541</u>	<u>1,396.77</u>	<u>100.00%</u>	<u>\$1,865,421</u>				

FY 2020 Budget:

Administrative	\$146,120
Field and Grounds	\$1,769,264
Amenity Center	\$785,302
Less: Deficit Funding	-\$804,264
Less: Other Income	-\$31,000
	<u>\$1,865,421</u>