

Rivers Edge

Community Development District



Adopted Budget Fiscal Year 2021



**Rivers Edge
Community Development District**

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**Rivers Edge
Community Development District**

General Fund

Description	Adoped Budget FY20	Actual Thru 6/30/20	Projected 3 Months	Projected Thru 9/30/20	Adopted Budget FY 21
Revenues					
Assessments	\$ 1,773,103	\$ 1,769,658	\$ 1,278	\$ 1,770,935	\$ 1,773,103
Misc Income/Interest	\$ 10,000	\$ 18,884	\$ 5,000	\$ 23,884	\$ 16,000
Rental Revenue	\$ 13,000	\$ 5,892	\$ 2,000	\$ 7,892	\$ 11,000
Special Events	\$ 7,000	\$ 117	\$ -	\$ 117	\$ 7,000
Cost Share Landscaping Rivers Edge II	\$ 471,820	\$ 471,820	\$ -	\$ 471,820	\$ 549,948
Cost Share Landscaping Rivers Edge III	\$ 265,828	\$ 265,828	\$ -	\$ 265,828	\$ 137,373
Cost Share Amenity Rivers Edge II	\$ 13,847	\$ 13,847	\$ -	\$ 13,847	\$ 13,418
Cost Share Amenity Rivers Edge III	\$ 250,087	\$ 250,087	\$ -	\$ 250,087	\$ 257,613
Community Garden	\$ 1,000	\$ 125	\$ 100	\$ 225	\$ 500
Total Revenues	\$ 2,805,685	\$ 2,796,258	\$ 8,378	\$ 2,804,635	\$ 2,765,955
Expenditures					
Administrative					
Supervisor Fees	\$ 9,600	\$ 4,800	\$ 2,400	\$ 7,200	\$ 11,400
FICA Expense	\$ 735	\$ 367	\$ 183	\$ 550	\$ 873
Engineering (Prosser)	\$ 15,000	\$ 4,143	\$ 2,000	\$ 6,143	\$ 15,000
Assessment Roll	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,500
Attorney	\$ 30,000	\$ 40,779	\$ 9,600	\$ 50,379	\$ 40,000
Annual Audit	\$ 5,000	\$ 4,450	\$ -	\$ 4,450	\$ 5,000
Trustee Fees	\$ 9,200	\$ 10,817	\$ -	\$ 10,817	\$ 11,000
Dissemination	\$ 5,500	\$ 4,725	\$ 1,374	\$ 6,099	\$ 6,100
Arbitrage	\$ 600	\$ 3,000	\$ -	\$ 3,000	\$ 1,800
Management Fees	\$ 45,000	\$ 33,750	\$ 11,250	\$ 45,000	\$ 45,000
Information Technology	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 3,500
Telephone	\$ 250	\$ 144	\$ 75	\$ 219	\$ 250
Postage	\$ 1,500	\$ 1,608	\$ 450	\$ 2,058	\$ 1,500
Printing & Binding	\$ 3,500	\$ 1,616	\$ 390	\$ 2,006	\$ 2,500
Insurance	\$ 8,860	\$ 12,524	\$ -	\$ 12,524	\$ 12,800
Legal Advertising	\$ 2,000	\$ 1,862	\$ 243	\$ 2,105	\$ 2,000
Other Current Charges	\$ 1,000	\$ 434	\$ 100	\$ 534	\$ 1,000
Office Supplies	\$ 200	\$ 113	\$ 75	\$ 188	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 146,120	\$ 132,432	\$ 29,015	\$ 161,447	\$ 164,598
Grounds Maintenance					
Field Operations Management	\$ 31,673	\$ 21,115	\$ 7,918	\$ 29,033	\$ 31,673
Landscape Maintenance	\$ 1,246,551	\$ 711,102	\$ 398,788	\$ 1,109,890	\$ 1,201,344
Landscape Reserves	\$ 30,000	\$ 31,818	\$ -	\$ 31,818	\$ 30,000
Irrigation Repairs and Maintenance	\$ 10,000	\$ 21,289	\$ -	\$ 21,289	\$ 10,000
Lakes, Vegetation and Algae Control	\$ 56,340	\$ 43,746	\$ 13,233	\$ 56,979	\$ 56,340
Irrigation Water Use	\$ 309,700	\$ 350,293	\$ 91,446	\$ 441,739	\$ 375,000
Electric	\$ 45,000	\$ 54,013	\$ 17,136	\$ 71,149	\$ 73,000
Street Lighting & Signage Repairs and Replacements	\$ 15,000	\$ 21,813	\$ -	\$ 21,813	\$ 15,000
Street and Drainage Maintenance	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 5,000
Other Repairs and Maintenance	\$ 25,000	\$ 20,185	\$ 1,500	\$ 21,685	\$ 25,000
General Reserves	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 75,000
Total Grounds Maintenance	\$ 1,874,264	\$ 1,275,373	\$ 631,021	\$ 1,906,394	\$ 1,897,357

**Rivers Edge
Community Development District**

General Fund

Description	Adoped Budget FY20	Actual Thru 6/30/20	Projected 3 Months	Projected Thru 9/30/20	Adopted Budget FY 21
<u>Amenity Center - River House</u>					
General Manager / Lifestyle Director (Vesta)	\$ 65,148	\$ 43,432	\$ 15,747	\$ 59,179	\$ 65,148
Lifeguards (Vesta)	\$ 32,712	\$ -	\$ 10,000	\$ 10,000	\$ 32,712
Hospitality Staff (Vesta)	\$ 64,608	\$ 43,078	\$ 16,152	\$ 59,230	\$ 64,608
Security Monitoring	\$ 3,500	\$ 3,271	\$ 750	\$ 4,021	\$ 3,500
Security Guards	\$ 45,000	\$ 45,410	\$ -	\$ 45,410	\$ 45,000
Telephone	\$ 7,500	\$ 7,375	\$ 2,458	\$ 9,833	\$ 10,000
Insurance	\$ 34,719	\$ 34,465	\$ -	\$ 34,465	\$ 42,591
General Facility Maint/Common Grounds Maint (Vesta)	\$ 42,000	\$ 28,142	\$ 10,500	\$ 38,642	\$ 42,000
Pool Maintenance (Vesta)	\$ 18,225	\$ 12,150	\$ 4,556	\$ 16,706	\$ 18,225
Pool Maintenance (Poolsure)	\$ 13,775	\$ 10,413	\$ 2,913	\$ 13,326	\$ 13,775
Pool Chemicals	\$ 7,000	\$ -	\$ 2,500	\$ 2,500	\$ 7,000
Janitorial Services/Supplies	\$ 16,133	\$ 10,755	\$ 6,722	\$ 17,477	\$ 16,133
Window Cleaning	\$ 2,767	\$ -	\$ 1,000	\$ 1,000	\$ 2,767
Pressure Washing	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Natural Gas	\$ 650	\$ 924	\$ 125	\$ 1,049	\$ 700
Electric	\$ 25,000	\$ 17,035	\$ 8,973	\$ 26,007	\$ 25,000
Sewer/Water/Irrigation	\$ 45,000	\$ 34,624	\$ 18,186	\$ 52,811	\$ 45,000
Repair and Replacements	\$ 54,136	\$ 40,453	\$ 21,184	\$ 61,637	\$ 54,136
Refuse	\$ 9,500	\$ 9,525	\$ 4,850	\$ 14,375	\$ 15,000
Pest Control	\$ 5,700	\$ 4,465	\$ 2,375	\$ 6,840	\$ 5,700
Facility Preventative Maintenance	\$ 2,680	\$ -	\$ 1,000	\$ 1,000	\$ 2,680
Access Cards	\$ 2,000	\$ 1,695	\$ 500	\$ 2,195	\$ 2,000
License/Permits	\$ 1,800	\$ 1,580	\$ 250	\$ 1,830	\$ 1,800
Other Current	\$ 2,500	\$ 1,394	\$ 1,000	\$ 2,394	\$ 2,500
Special Events	\$ 50,000	\$ 18,352	\$ 10,000	\$ 28,352	\$ 50,000
Holiday Decorations	\$ 11,000	\$ -	\$ 11,000	\$ 11,000	\$ 11,000
Landscape Replacements	\$ 750	\$ -	\$ 500	\$ 500	\$ 750
Office Supplies/Postage	\$ 2,000	\$ 1,029	\$ 500	\$ 1,529	\$ 2,000
Capital Expenditure	\$ 7,500	\$ 9,984	\$ -	\$ 9,984	\$ 7,500
General Reserve	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 104,277
Community Garden	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 500
Total Amenity Center Expenses	\$ 785,302	\$ 379,553	\$ 357,241	\$ 736,794	\$ 704,001
Total Expenses	\$ 2,805,685	\$ 1,787,358	\$ 1,017,277	\$ 2,804,635	\$ 2,765,955
Excess Revenues (Expenditures)	\$ -	\$ 1,008,900	\$(1,008,900)	\$ -	\$ -

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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.

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.

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	Master Landscape Agreement	\$ 80,855	\$ 970,260
Verdego	District & OBT Agreement		\$ 42,913
Verdego	Keystone Center Agreement		\$ 47,035
Verdego	Parcels 24/25 Agreement		\$ 91,136
Contingency			\$ 50,000
Total			\$ 1,201,344

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
109 Cloverbrook Rd	85557736	\$19	\$227
112 Maybeck Dr	84918378	\$19	\$227
114 Mistflower Dr	86624406	\$2,000	\$24,000
121 Cabot Place Apt IR01	85639239	\$134	\$1,604
128 Maybeck Dr	84966345	\$1,000	\$12,000
140 Whistling Straits Dr	84332628	\$110	\$1,320
141 Kendall Crossings	86624382	\$2,201	\$26,412
149 Lanier St Apt IR01	80914013	\$145	\$1,740
15 Baya St	71174367	\$38	\$450
16 Cloverbrook	82157881	\$135	\$1,620
1668 Orange Branch TL APT IR01	80529647	\$150	\$1,800
17 Baya St	73270055	\$19	\$227
1846 Orange Branch Trl	68953528	\$228	\$2,733
21 Sequoia Creek TL- Water	85563403	\$63	\$759
22 Sequoia Creek TL- Sewer	85563403	\$107	\$1,280
234 Perdido St	75392334	\$20	\$235
252 Rawlings Dr Apt IR01	68090707	\$2,049	\$24,583
258 Rivertown Main St	83003077	\$1,271	\$15,253
261 Indian Grass	85083644	\$743	\$8,912
262 Chandler Dr APT IR01	86823624	\$166	\$1,990
277 Footbridge Apt IR01	87647651	\$125	\$1,500
29 Mistleflower	83742269	\$32	\$378
29 Rivertown Bv	68090742	\$1,788	\$21,452
316 Rambling Water Run	67153677	\$38	\$456
33 Calumet Dr Apt IR01	80575469	\$542	\$6,502
341 Calumet Dr Apt IR01	83003074	\$413	\$4,950
345 Orange Branch TL APT IR01	84682773	\$1,542	\$18,510
366 Sternwheel Dr	86349187	\$800	\$9,600
373 Waterfront Dr	68090725	\$816	\$9,794
386 Perdido St Apt LS01	74759223	\$64	\$767
407 Yearling BV	78727795	\$55	\$660
41 Indian Grass Rd	83547108	\$294	\$3,533
41 Keystone Corners BV	86131615	\$2,823	\$33,870
481 Indian Grass	85083641	\$812	\$9,742
498 Narrowleaf Dr Apt IR01	84966365	\$1,012	\$12,147
547 Rivertown Main Street	82400253	\$20	\$241
598 Kendall Crossings Dr	83113752	\$1,389	\$16,672
627 Keystone Corners BV APT IR01	86131621	\$2,454	\$29,448
674 Sternwheel Dr	72407045	\$198	\$2,378
7306 Longleaf Pine PY APT IR01	81286590	\$110	\$1,315
75 Sequoia Creek TL APT Ir01	85979465	\$1,210	\$14,521
7601 Longleaf Pine PY	70204198	\$38	\$450
7904 Longleaf Pine PY	71731573	\$152	\$1,828
8102 Longleaf Pine PY	70204176	\$82	\$983
847 Orange Branch TL APT IR01	80914007	\$1,887	\$22,647
87 Kendall Crossing Dr Apt IR01	68090740	\$627	\$7,530
907 Keystone Corners BV Apt IR01	80913980	\$545	\$6,538
Contingency for new accounts		\$768	\$9,218
Total		\$31,250	\$375,000

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
373 Waterfront Dr # Lights	849527304	\$ 20	\$ 235
43 Secret River PL #Lights	961173390	\$ 21	\$ 257
66 Foot Bridge Dr #Lights	1840736282	\$ 50	\$ 598
158 Chandler Dr	1948796477	\$ 12	\$ 144
20 Cloverbrook Rd	1983445246	\$ 12	\$ 149
153 Rawlings Dr #Lights	2027153390	\$ 50	\$ 598
53 Lanier St Lights	2138829185	\$ 23	\$ 276
20 Twim Flower Place #Entry	2306702586	\$ 27	\$ 329
380 Sternwheel Dr	2961434400	\$ 66	\$ 790
1758 Orange Branch Trl	3022429090	\$ 33	\$ 391
49 Indian Grass Dr #IRR	3719284246	\$ 12	\$ 139
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 13	\$ 153
595 Rivertown Main St #Lights	4535462172	\$ 38	\$ 460
7306 Longleaf Pine Pkwy #Sign	5262085169	\$ 14	\$ 168
156 Landing St # Lights	5292756029	\$ 127	\$ 1,528
87 Kendall Crossing Dr #Kiosk	5465700168	\$ 30	\$ 361
808 Keystone Corners Blvd #IRR	5822774047	\$ 49	\$ 594
459 Kendall Crossing #Lights	5923894249	\$ 17	\$ 205
95 Lindenwood RL #IRR	6042922226	\$ 36	\$ 436
385 Rushin Dr #Light	6130612309	\$ 10	\$ 118
783 Rivertown Main St. # Lights	6547572179	\$ 79	\$ 953
25 Rafter Tail Ln #Entr	6649873020	\$ 68	\$ 813
106 Keystone Corners Blcd #Lights	6702745339	\$ 43	\$ 520
8 Mascotte Place	7123229028	\$ 24	\$ 286
131 Rivertown Main St #Lights	7248902178	\$ 102	\$ 1,219
251 Waterfront Dr #Lights	7663646300	\$ 20	\$ 245
427 Rivertown Main St. #Lights	7862742173	\$ 65	\$ 784
71 Landing St #Park	7975970117	\$ 16	\$ 192
147 Chipola Trce #Lights	8461452438	\$ 24	\$ 287
656 Narrowlead Dr	9067238536	\$ 18	\$ 221
109 Rivertown Main St. #Fountains	9328401261	\$ 1,536	\$ 18,438
98 Perdido St #Lights	9390325356	\$ 20	\$ 243
111 Orange Branch Trail	9614703305	\$ 3,024	\$ 36,287
484 Indian Grass Fr	9116255242	\$ 11	\$ 129
Contingency for new accounts		\$ 371	\$ 4,453
Total		\$ 6,083	\$ 73,000

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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

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 Securty	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	\$ 3,750	\$ 45,000
Total			\$ 45,000

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Telephone

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

Account	Description	Monthly	Annual
AT&T	Fire Pannel	\$ 87	\$ 1,046
AT&T	Internet	\$ 72	\$ 861
AT&T	TV Service/Phone/Internet	\$ 325	\$ 3,900
AT&T	TV Service/Phone/Internet	\$ 300	\$ 3,595
	Contingency		\$ 598
Total			\$ 10,000

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.

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

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	Janatorial Services	\$ 1,344	\$ 16,133
Total			\$ 16,133

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
90 Lanier St.-Water	80913987	\$364	\$4,362
91 Lanier St.-Sewer	80913987	\$190	\$2,277
Contingency for new accounts		\$814	\$9,771
Total		\$3,750	\$45,000

Repair and Replacements

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

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Refuse Service

Garbage disposal services for the Amenity Centers provided Republic Services.

Vendor	Description	Monthly	Annual
Republic Services	Clubhouse	\$ 700	\$ 8,400
Republic Services	Park	\$ 470	\$ 5,645
	Contingency	\$ 80	\$ 955
Total			\$ 15,000

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	Adopted Budget FY20	Actual Thru 6/30/20	Projected Thru 9/30/20	Adopted Budget FY 21
Revenues				
Assessments - Tax Roll/Direct (1)	\$711,978	\$713,850	\$711,978	\$711,978
Assessments - Prepayments	\$0	\$12,367	\$12,367	\$0
Interest Income	\$3,500	\$5,089	\$17,000	\$5,000
Carry Forward Surplus	\$281,112	\$284,785	\$284,785	\$292,503
Total Revenues	\$996,590	\$1,016,090	\$1,026,130	\$1,009,481
Expenditures				
<i>Series 2016</i>				
Interest 11/1	\$264,513	\$264,380	\$264,380	\$259,608
Special Call 11/1	\$0	\$5,000	\$5,000	\$0
Interest 5/1	\$264,513	\$264,248	\$264,248	\$259,609
Principal 5/1	\$185,000	\$185,000	\$185,000	\$195,000
Special Call 11/1	\$0	\$15,000	\$15,000	\$0
Total Expenses	\$714,025	\$733,628	\$733,628	\$714,216
EXCESS REVENUES / (EXPENDITURES)	\$282,565	\$282,463	\$292,503	\$295,265

Interest Payment 11/01 \$ 255,140

(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
11/01/20	\$ 10,045,000	\$ -	\$ 259,608	\$ 259,608
05/01/21	\$ 10,045,000	\$ 195,000	\$ 259,608	\$ -
11/01/21	\$ 9,850,000	\$ -	\$ 255,140	\$ 709,748
05/01/22	\$ 9,850,000	\$ 200,000	\$ 255,140	\$ -
11/01/22	\$ 9,650,000	\$ -	\$ 250,580	\$ 705,720
05/01/23	\$ 9,650,000	\$ 210,000	\$ 250,580	\$ -
11/01/23	\$ 9,440,000	\$ -	\$ 245,775	\$ 706,355
05/01/24	\$ 9,440,000	\$ 220,000	\$ 245,775	\$ -
11/01/24	\$ 9,220,000	\$ -	\$ 240,745	\$ 706,520
05/01/25	\$ 9,220,000	\$ 230,000	\$ 240,745	\$ -
11/01/25	\$ 8,990,000	\$ -	\$ 235,490	\$ 706,235
05/01/26	\$ 8,990,000	\$ 240,000	\$ 235,490	\$ -
11/01/26	\$ 8,750,000	\$ -	\$ 230,010	\$ 705,500
05/01/27	\$ 8,750,000	\$ 255,000	\$ 230,010	\$ -
11/01/27	\$ 8,495,000	\$ -	\$ 223,368	\$ 708,378
05/01/28	\$ 8,495,000	\$ 270,000	\$ 223,368	\$ -
11/01/28	\$ 8,225,000	\$ -	\$ 216,333	\$ 709,700
05/01/29	\$ 8,225,000	\$ 285,000	\$ 216,333	\$ -
11/01/29	\$ 7,940,000	\$ -	\$ 208,908	\$ 710,240
05/01/30	\$ 7,940,000	\$ 295,000	\$ 208,908	\$ -
11/01/30	\$ 7,645,000	\$ -	\$ 201,225	\$ 705,133
05/01/31	\$ 7,645,000	\$ 315,000	\$ 201,225	\$ -
11/01/31	\$ 7,330,000	\$ -	\$ 193,020	\$ 709,245
05/01/32	\$ 7,330,000	\$ 330,000	\$ 193,020	\$ -
11/01/32	\$ 7,000,000	\$ -	\$ 184,425	\$ 707,445
05/01/33	\$ 7,000,000	\$ 350,000	\$ 184,425	\$ -
11/01/33	\$ 6,650,000	\$ -	\$ 175,308	\$ 709,733
05/01/34	\$ 6,650,000	\$ 365,000	\$ 175,308	\$ -
11/01/34	\$ 6,285,000	\$ -	\$ 165,800	\$ 706,108
05/01/35	\$ 6,285,000	\$ 385,000	\$ 165,800	\$ -
11/01/35	\$ 5,900,000	\$ -	\$ 155,773	\$ 706,573
05/01/36	\$ 5,900,000	\$ 405,000	\$ 155,773	\$ -
11/01/36	\$ 5,495,000	\$ -	\$ 145,223	\$ 705,995
05/01/37	\$ 5,495,000	\$ 430,000	\$ 145,223	\$ -
11/01/37	\$ 5,065,000	\$ -	\$ 134,020	\$ 709,243
05/01/38	\$ 5,065,000	\$ 450,000	\$ 134,020	\$ -
11/01/38	\$ 4,615,000	\$ -	\$ 122,298	\$ 706,318
05/01/39	\$ 4,615,000	\$ 475,000	\$ 122,298	\$ -
11/01/39	\$ 4,140,000	\$ -	\$ 109,710	\$ 707,008
05/01/40	\$ 4,140,000	\$ 500,000	\$ 109,710	\$ -
11/01/40	\$ 3,640,000	\$ -	\$ 96,460	\$ 706,170
05/01/41	\$ 3,640,000	\$ 530,000	\$ 96,460	\$ -

Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/41	\$ 3,110,000		\$ 82,415	\$ 708,875
05/01/42	\$ 3,110,000	\$ 555,000	\$ 82,415	
11/01/42	\$ 2,555,000		\$ 67,708	\$ 705,123
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
		\$ 10,045,000	\$ 8,610,675	\$ 18,655,675

**Rivers Edge
Community Development District**

**Debt Service Fund
Series 2018**

Description	Adopted Budget FY20	Actual Thru 4/30/20	Projected Thru 9/30/20	Adopted Budget FY 21
Revenues				
Assessments - Tax Roll/Direct	\$470,045	\$470,045	\$470,045	\$470,032
Interest Income	\$5,000	\$3,453	\$7,500	\$5,000
Carry Forward Surplus	\$195,658	\$196,906	\$196,906	\$204,705
Total Revenues	\$670,703	\$670,404	\$674,451	\$679,737
Expenditures				
<i>Series 2018</i>				
Interest 11/1	\$182,373	\$182,373	\$182,373	\$180,220
Interest 5/1	\$182,373	\$182,373	\$182,373	\$180,220
Principal 5/1	\$105,000	\$105,000	\$105,000	\$110,000
Total Expenses	\$469,746	\$469,746	\$469,746	\$470,440
EXCESS REVENUES / (EXPENDITURES)	\$200,957	\$200,658	\$204,705	\$209,297

Interest Payment 11/01 \$ 177,965

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	\$ -
11/1/37	\$ 4,145,000	\$ -	\$ 110,688	\$ 467,615
5/1/38	\$ 4,145,000	\$ 255,000	\$ 110,688	\$ -

Rivers Edge
Community Development District
Series 2018 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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	Adopted Budget FY20	Actual Thru 4/30/20	Projected Thru 9/30/20	Adopted Budget FY 21
Revenues				
Assessments - Tax Roll/Direct	\$458,741	\$431,949	\$458,741	\$458,741
Assessments - Prepayment	\$0	\$19,926	\$19,926	\$0
Interest Income	\$2,500	\$3,204	\$6,000	\$2,500
Carry Forward Surplus	\$139,459	\$179,578	\$179,578	\$148,682
Total Revenues	\$600,701	\$634,656	\$664,245	\$609,924
Expenditures				
<i>Series 2018A-1</i>				
Interest 11/1	\$60,272	\$60,272	\$60,272	\$58,173
Special Call 11/1	\$0	\$25,000	\$25,000	\$0
Interest 5/1	\$0	\$59,832	\$59,832	\$58,173
Principal 5/1	\$60,272	\$150,000	\$150,000	\$0
Special Call 5/1	\$150,000	\$10,000	\$10,000	\$150,000
<i>Series 2018A-2</i>				
Interest 11/1	\$52,969	\$52,969	\$52,969	\$50,625
Special Call 11/1	\$0	\$20,000	\$20,000	\$0
Interest 5/1	\$0	\$52,490	\$52,490	\$50,625
Principal 5/1	\$52,969	\$75,000	\$75,000	\$0
Special Call 5/1	\$75,000	\$10,000	\$10,000	\$75,000
Total Expenses	\$451,481	\$515,563	\$515,563	\$442,595
EXCESS REVENUES / (EXPENDITURES)	\$149,219	\$119,094	\$148,682	\$167,329

Interest Payment 11/01 \$ 105,563

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
11/01/20			\$58,173	\$ 58,173
05/01/21	\$3,540,000	\$150,000	\$58,173	
11/01/21			\$56,579	\$ 264,751
05/01/22	\$3,390,000	\$155,000	\$56,579	
11/01/22			\$54,835	\$ 266,414
05/01/23	\$3,235,000	\$160,000	\$54,835	
11/01/23			\$52,835	\$ 267,670
05/01/24	\$3,075,000	\$160,000	\$52,835	
11/01/24			\$50,735	\$ 263,570
05/01/25	\$2,915,000	\$165,000	\$50,735	
11/01/25			\$48,466	\$ 264,201
05/01/26	\$2,750,000	\$170,000	\$48,466	
11/01/26			\$45,916	\$ 264,383
05/01/27	\$2,580,000	\$175,000	\$45,916	
11/01/27			\$43,204	\$ 264,120
05/01/28	\$2,405,000	\$185,000	\$43,204	
11/01/28			\$40,244	\$ 268,448
05/01/29	\$2,220,000	\$190,000	\$40,244	
11/01/29			\$37,038	\$ 267,281
05/01/30	\$2,030,000	\$195,000	\$37,038	
11/01/30			\$33,625	\$ 265,663
05/01/31	\$1,835,000	\$200,000	\$33,625	
11/01/31			\$30,125	\$ 263,750
05/01/32	\$1,635,000	\$210,000	\$30,125	
11/01/32			\$26,450	\$ 266,575
05/01/33	\$1,425,000	\$215,000	\$26,450	
11/01/33			\$22,688	\$ 264,138
05/01/34	\$1,210,000	\$225,000	\$22,688	
11/01/34			\$18,469	\$ 266,156
05/01/35	\$985,000	\$235,000	\$18,469	
11/01/35			\$14,063	\$ 267,531
05/01/36	\$750,000	\$240,000	\$14,063	
11/01/36			\$9,563	\$ 263,625
05/01/37	\$510,000	\$250,000	\$9,563	
11/01/37			\$4,875	\$ 264,438
05/01/38	\$260,000	\$260,000	\$4,875	
11/01/38				\$ 264,875
			\$3,540,000	\$ 4,835,760
			\$1,295,760	\$ 4,835,760

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20			\$50,625	\$ 50,625
05/01/21	\$2,115,000	\$75,000	\$50,625	
11/01/21			\$48,984	\$ 174,609
05/01/22	\$2,065,000	\$80,000	\$48,984	
11/01/22			\$47,234	\$ 176,219
05/01/23	\$1,985,000	\$85,000	\$47,234	
11/01/23			\$45,375	\$ 177,609
05/01/24	\$1,900,000	\$90,000	\$45,375	
11/01/24			\$43,406	\$ 178,781
05/01/25	\$1,810,000	\$90,000	\$43,406	
11/01/25			\$41,438	\$ 174,844
05/01/26	\$1,715,000	\$95,000	\$41,438	
11/01/26			\$39,359	\$ 175,797
05/01/27	\$1,615,000	\$100,000	\$39,359	
11/01/27			\$37,172	\$ 176,531
05/01/28	\$1,515,000	\$105,000	\$37,172	
11/01/28			\$34,875	\$ 177,047
05/01/29	\$1,410,000	\$110,000	\$34,875	
11/01/29			\$32,125	\$ 177,000
05/01/30	\$1,300,000	\$115,000	\$32,125	
11/01/30			\$29,250	\$ 176,375
05/01/31	\$1,185,000	\$120,000	\$29,250	
11/01/31			\$26,250	\$ 175,500
05/01/32	\$1,060,000	\$130,000	\$26,250	
11/01/32			\$23,000	\$ 179,250
05/01/33	\$930,000	\$135,000	\$23,000	
11/01/33			\$19,625	\$ 177,625
05/01/34	\$795,000	\$140,000	\$19,625	
11/01/34			\$16,125	\$ 175,750
05/01/35	\$650,000	\$150,000	\$16,125	
11/01/35			\$12,375	\$ 178,500
05/01/36	\$500,000	\$155,000	\$12,375	
11/01/36			\$8,500	\$ 175,875
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
		\$2,115,000	\$1,120,188	\$ 3,235,188

Rivers Edge Community Development District

FY 2021 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 2021 Budget Allocation	FY 2021 Per Unit Net Assessment	FY 2021 Per Unit Gross Assessment	FY 2020 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.85	0	18	18	15.3	1.10%	\$19,422.30	\$1,079.02	\$1,147.89	\$1,147.89	\$0.00
Single Family - 30' Lot	0.62	21	0	21	13.02	0.93%	\$16,527.99	\$787.05	\$837.28	\$837.28	\$0.00
Single Family - 40' Lot	0.74	57	173	230	170.2	12.19%	\$216,057.19	\$939.38	\$999.34	\$999.34	\$0.00
Single Family - 45' Lot	0.74	0	302	302	223.48	16.00%	\$283,692.49	\$939.38	\$999.34	\$999.34	\$0.00
Single Family - 50' Lot	0.87	205	14	219	190.53	13.64%	\$241,864.73	\$1,104.41	\$1,174.90	\$1,174.90	\$0.00
Single Family - 55' Lot	0.87	0	264	264	229.68	16.44%	\$291,562.96	\$1,104.41	\$1,174.90	\$1,174.90	\$0.00
Single Family - 60' Lot	1	81	115	196	196	14.03%	\$248,808.52	\$1,269.43	\$1,350.46	\$1,350.46	\$0.00
Single Family - 70' Lot	1.2	102	117	219	262.8	18.81%	\$333,606.52	\$1,523.32	\$1,620.55	\$1,620.55	\$0.00
Single Family - 80' Lot	1.33	10	62	72	95.76	6.86%	\$121,560.73	\$1,688.34	\$1,796.11	\$1,796.11	\$0.00
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>1,397</u>	100.00%	<u>\$1,773,103</u>				

FY 2021 Budget:

Administrative	\$164,598
Field and Grounds	\$1,897,357
Amenity Center	\$704,001
Less: Cost Share RE 2 & 3	-\$958,352
Less: Other Income	-\$34,500
	<u>\$1,773,103</u>