

Rivers Edge

Community Development District



Adopted Budget Fiscal Year 2022



Rivers Edge Community Development District

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**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected 3 Months	Projected Thru 9/30/21	Adopted Budget FY 22
Revenues					
Assessments	\$ 1,773,103	\$ 1,757,042	\$ 16,062	\$ 1,773,103	\$ 2,062,535
Misc Income/Interest	\$ 16,000	\$ 1,781	\$ 500	\$ 2,281	\$ 10,000
Rental Revenue	\$ 11,000	\$ 10,535	\$ 2,500	\$ 13,035	\$ 11,000
Special Events	\$ 7,000	\$ 450	\$ 250	\$ 700	\$ 7,000
Cost Share Landscaping Rivers Edge II	\$ 549,948	\$ 549,948	\$ -	\$ 549,948	\$ 688,906
Cost Share Landscaping Rivers Edge III	\$ 137,373	\$ 137,373	\$ -	\$ 137,373	\$ 129,731
Cost Share Amenity Rivers Edge II	\$ 13,418	\$ 13,418	\$ -	\$ 13,418	\$ -
Cost Share Amenity Rivers Edge III	\$ 257,613	\$ 257,613	\$ -	\$ 257,613	\$ 261,748
Community Garden	\$ 500	\$ 788	\$ -	\$ 788	\$ 500
Tennis Revenue	\$ -	\$ 260	\$ -	\$ 260	\$ 250
Total Revenues	\$ 2,765,955	\$ 2,729,207	\$ 19,312	\$ 2,748,518	\$ 3,171,670
Expenditures					
Administrative					
Supervisor Fees	\$ 11,400	\$ 8,400	\$ 3,000	\$ 11,400	\$ 11,400
FICA Expense	\$ 873	\$ 643	\$ 230	\$ 872	\$ 873
Engineering (Prosser)	\$ 15,000	\$ 4,051	\$ 2,000	\$ 6,051	\$ 15,000
Assessment Roll	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,500
Attorney	\$ 40,000	\$ 35,543	\$ 10,000	\$ 45,543	\$ 40,000
Annual Audit	\$ 5,000	\$ -	\$ 4,450	\$ 4,450	\$ 5,000
Trustee Fees	\$ 11,000	\$ 11,155	\$ -	\$ 11,155	\$ 11,000
Dissemination	\$ 6,100	\$ 4,775	\$ 1,525	\$ 6,300	\$ 6,100
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Management Fees	\$ 45,000	\$ 33,750	\$ 11,250	\$ 45,000	\$ 47,500
Information Technology	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 2,888
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,488
Telephone	\$ 250	\$ 461	\$ 100	\$ 561	\$ 250
Postage	\$ 1,500	\$ 1,679	\$ 500	\$ 2,179	\$ 1,500
Printing & Binding	\$ 2,500	\$ 2,295	\$ 420	\$ 2,715	\$ 2,500
Insurance	\$ 12,800	\$ 8,757	\$ -	\$ 8,757	\$ 9,990
Legal Advertising	\$ 2,000	\$ 981	\$ 500	\$ 1,481	\$ 2,000
Other Current Charges	\$ 1,000	\$ 1,059	\$ 500	\$ 1,559	\$ 1,000
Office Supplies	\$ 200	\$ 127	\$ 75	\$ 202	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 164,598	\$ 122,174	\$ 36,025	\$ 158,199	\$ 165,163
Grounds Maintenance					
Field Operations Management	\$ 31,673	\$ 23,754	\$ 7,918	\$ 31,673	\$ 38,569
Landscape Maintenance	\$ 1,201,344	\$ 909,829	\$ 300,733	\$ 1,210,562	\$ 1,527,383
Landscape Reserves	\$ 30,000	\$ 53,420	\$ -	\$ 53,420	\$ 30,000
Irrigation Repairs and Maintenance	\$ 10,000	\$ 18,525	\$ 1,000	\$ 19,525	\$ 10,000
Lakes, Vegetation and Algae Control	\$ 56,340	\$ 41,973	\$ 13,941	\$ 55,914	\$ 56,340
Irrigation Water Use	\$ 375,000	\$ 191,086	\$ 63,695	\$ 254,781	\$ 270,000
Electric	\$ 73,000	\$ 70,115	\$ 23,372	\$ 93,487	\$ 100,000
Street Lighting & Signage Repairs and Replacements	\$ 15,000	\$ 34,152	\$ -	\$ 34,152	\$ 15,000
Street and Drainage Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Other Repairs and Maintenance	\$ 25,000	\$ -	\$ 10,000	\$ 10,000	\$ 25,000
General Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Total Grounds Maintenance	\$ 1,897,357	\$ 1,417,854	\$ 423,159	\$ 1,841,013	\$ 2,152,292

**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected 3 Months	Projected Thru 9/30/21	Adopted Budget FY 22
Amenity Center - River House					
General Manager / Lifestyle Director (Vesta)	\$ 65,148	\$ 47,232	\$ 16,287	\$ 63,519	\$ 67,000
Lifeguards (Vesta)	\$ 32,712	\$ 8,547	\$ 10,000	\$ 18,547	\$ 42,328
Hospitality Staff (Vesta)	\$ 64,608	\$ 48,456	\$ 16,152	\$ 64,608	\$ 67,766
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ -
Security Monitoring	\$ 3,500	\$ 1,866	\$ 867	\$ 2,733	\$ 3,500
Security Guards	\$ 45,000	\$ 40,317	\$ 4,683	\$ 45,000	\$ 75,000
Telephone	\$ 10,000	\$ 12,613	\$ 4,125	\$ 16,738	\$ 17,000
Insurance	\$ 42,591	\$ 42,922	\$ -	\$ 42,922	\$ 44,727
General Facility Maint/Common Grounds Maint (Vesta)	\$ 42,000	\$ 31,500	\$ 10,500	\$ 42,000	\$ 61,289
Pool Maintenance (Vesta)	\$ 18,225	\$ 13,669	\$ 4,556	\$ 18,225	\$ 19,260
Pool Chemicals (Poolsure)	\$ 13,775	\$ 10,570	\$ 4,755	\$ 15,325	\$ 15,335
Pool Chemicals	\$ 7,000	\$ -	\$ -	\$ -	\$ -
Janitorial Services/Supplies	\$ 16,133	\$ 12,099	\$ 4,033	\$ 16,133	\$ 17,260
Window Cleaning	\$ 2,767	\$ -	\$ 1,500	\$ 1,500	\$ 2,767
Pressure Washing	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Natural Gas	\$ 700	\$ 2,291	\$ 1,000	\$ 3,291	\$ 2,500
Electric	\$ 25,000	\$ 17,798	\$ 1,200	\$ 18,998	\$ 25,000
Sewer/Water/Irrigation	\$ 45,000	\$ 26,373	\$ 8,791	\$ 35,164	\$ 45,000
Repair and Replacements	\$ 54,136	\$ 46,484	\$ 15,000	\$ 61,484	\$ 54,136
Refuse	\$ 15,000	\$ 12,076	\$ 7,500	\$ 19,576	\$ 17,000
Pest Control	\$ 5,700	\$ 3,888	\$ 1,287	\$ 5,175	\$ 5,700
Facility Preventative Maintenance	\$ 2,680	\$ -	\$ 1,500	\$ 1,500	\$ 2,680
Access Cards	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
License/Permits	\$ 1,800	\$ 1,909	\$ 600	\$ 2,509	\$ 1,800
Other Current	\$ 2,500	\$ 1,407	\$ 600	\$ 2,007	\$ 2,500
Special Events	\$ 50,000	\$ 16,578	\$ 7,500	\$ 24,078	\$ 50,000
Holiday Decorations	\$ 11,000	\$ -	\$ 5,000	\$ 5,000	\$ 11,000
Landscape Replacements	\$ 750	\$ -	\$ 500	\$ 500	\$ 750
Office Supplies/Postage	\$ 2,000	\$ 1,168	\$ 800	\$ 1,968	\$ 2,000
Capital Expenditure	\$ 7,500	\$ -	\$ 3,500	\$ 3,500	\$ 88,416
General Reserve	\$ 104,277	\$ 104,277	\$ -	\$ 104,277	\$ 100,000
Community Garden	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Total Amenity Center Expenses	\$ 704,001	\$ 504,040	\$ 138,485	\$ 642,526	\$ 854,215
Total Expenses	\$ 2,765,955	\$ 2,044,069	\$ 597,669	\$ 2,641,738	\$ 3,171,670
Excess Revenues (Expenditures)	\$ -	\$ 685,138	\$ (578,357)	\$ 106,781	\$ -

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 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.

Tennis Revenue

Income received from tennis camps.

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	\$ 3,214	\$ 38,569
Total			\$ 38,569

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	\$ 109,284	\$ 1,311,408
Verdego	New Water Tech		\$ 93,675
Verdego	Fertilization		\$ 72,300
Verdego	New Areas & 2nd Mulch Application		\$ 50,000
Total			\$ 1,527,383

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
10 Bailey Creek Apr	87744848	\$129	\$1,547
109 Cloverbrook Rd	85557736	\$19	\$227
109 Fawnwood	86408611	\$198	\$2,372
112 Maybeck Dr	84918378	\$19	\$227
121 Cabot Place Apt IR01	85639239	\$88	\$1,054
1217 Rivertown Main St	87743256	\$2,980	\$35,758
128 Maybeck Dr	84966345	\$967	\$11,601
140 Whistling Straits Dr	84332628	\$260	\$3,114
141 Kendall Crossings	86624382	\$284	\$3,403
149 Lanier St Apt IR01	80914013	\$464	\$5,569
15 Baya St	71174367	\$83	\$999
15 Kendall Crossings Dr	88897801	\$1,318	\$15,810
16 Cloverbrook	82157881	\$127	\$1,524
1668 Orange Branch TL APT IR01	80529647	\$221	\$2,652
17 Baya St	73270055	\$19	\$227
1846 Orange Branch Trl	68953528	\$302	\$3,621
21 Sequoia Creek TL- Water	85563403	\$0	\$0
22 Sequoia Creek TL- Sewer	85563403	\$0	\$0
234 Perdido St	75392334	\$19	\$233
252 Rawlings Dr Apt IR01	68090707	\$1,521	\$18,252
258 Rivertown Main St	83003077	\$446	\$5,347
261 Indian Grass	85083644	\$402	\$4,824
262 Chandler Dr APT IR01	86823624	\$42	\$508
277 Footbridge Apt IR01	87647651	\$25	\$299
29 Rivertown Bv	68090742	\$1,371	\$16,448
308 Oak Shadow Pl	88310615	\$82	\$980
316 Rambling Water Run	67153677	\$196	\$2,352
32 Fawnwood	88310637	\$50	\$598
324 Silkgrass Pl	87614708	\$175	\$2,102
33 Calumet Dr Apt IR01	80575469	\$146	\$1,754
341 Calumet Dr Apt IR01	83003074	\$227	\$2,724
345 Orange Branch TL APT IR01	84682773	\$604	\$7,244
366 Sternwheel Dr	86349187	\$1,071	\$12,848
373 Waterfront Dr	68090725	\$800	\$9,604
386 Perdido St Apt LS01	74759223	\$66	\$788
405 Oak Shadow Pl	87386163	\$120	\$1,442
407 Yearling BV	78727795	\$135	\$1,625
41 Indian Grass Rd	83547108	\$73	\$874
41 Oak Shadow Pl	87614709	\$135	\$1,621
481 Indian Grass	85083641	\$302	\$3,627
49 Fiddlewood Dr	89393736	\$7	\$80
498 Narrowleaf Dr Apt IR01	84966365	\$636	\$7,629
547 Rivertown Main Street	82400253	\$20	\$246
598 Kendall Crossings Dr	83113752	\$592	\$7,100
674 Sternwheel Dr	72407045	\$127	\$1,529
6824 Longleaf Pine PY APT IR01	87614645	\$78	\$940
7306 Longleaf Pine PY APT IR01	81286590	\$154	\$1,842
7601 Longleaf Pine PY	70204198	\$103	\$1,232
7904 Longleaf Pine PY	71731573	\$48	\$574
8102 Longleaf Pine PY	70204176	\$36	\$435
847 Orange Branch TL APT IR01	80914007	\$594	\$7,129
87 Kendall Crossing Dr Apt IR01	68090740	\$796	\$9,557
Contingency for new accounts		\$3,826	\$45,909
Total		\$22,500	\$270,000

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	\$ 18	\$ 221
43 Secret River PL #Lights	961173390	\$ 18	\$ 221
66 Foot Bridge Dr #Lights	1840736282	\$ 40	\$ 480
158 Chandler Dr	1948796477	\$ 12	\$ 142
20 Cloverbrook Rd	1983445246	\$ 11	\$ 138
153 Rawlings Dr #Lights	2027153390	\$ 51	\$ 612
53 Lanier St Lights	2138829185	\$ 49	\$ 590
10 Bryson Drive	2295929356	\$ 13	\$ 156
20 Twim Flower Place #Entry	2306702586	\$ 18	\$ 220
477 Newberry Dr	2697349351	\$ 13	\$ 154
380 Sternwheel Dr	2961434400	\$ 93	\$ 1,111
1758 Orange Branch Trl	3022429090	\$ 25	\$ 297
49 Indian Grass Dr #IRR	3719284246	\$ 13	\$ 161
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 11	\$ 130
	4003273234	\$ 541	\$ 6,494
595 Rivertown Main St #Lights	4535462172	\$ 36	\$ 437
7306 Longleaf Pine Pkwy #Sign	5262085169	\$ 12	\$ 143
156 Landing St # Lights	5292756029	\$ 109	\$ 1,311
87 Kendall Crossing Dr #Kiosk	5465700168	\$ 28	\$ 333
808 Keystone Corners Blvd #IRR	5822774047	\$ 70	\$ 846
459 Kendall Crossing #Lights	5923894249	\$ 20	\$ 236
95 Lindenwood RL #IRR	6042922226	\$ 41	\$ 489
385 Rushin Dr #Light	6130612309	\$ 98	\$ 1,172
783 Rivertown Main St. # Lights	6547572179	\$ 81	\$ 969
25 Rafter Tail Ln #Entr	6649873020	\$ 61	\$ 730
106 Keystone Corners Blcd #Lights	6702745339	\$ 69	\$ 828
8 Mascotte Place	7123229028	\$ 25	\$ 294
131 Rivertown Main St #Lights	7248902178	\$ 100	\$ 1,199
53 Mistleflower Dr #Fntn	7642409317	\$ 924	\$ 11,087
251 Waterfront Dr #Lights	7663646300	\$ 18	\$ 217
427 Rivertown Main St. #Lights	7862742173	\$ 63	\$ 751
71 Landing St #Park	7975970117	\$ 16	\$ 189
147 Chipola Trce #Lights	8461452438	\$ 16	\$ 188
2198 Orange Branch Trl	8521892243	\$ 62	\$ 742
656 Narrowlead Dr	9067238536	\$ 13	\$ 160
484 Indian Grass Fr	9116255242	\$ 13	\$ 161
109 Rivertown Main St. #Fountains	9328401261	\$ 1,689	\$ 20,267
98 Perdido St #Lights	9390325356	\$ 19	\$ 228
111 Orange Branch Trail	9614703305	\$ 3,099	\$ 37,187
324 Silkgrass PL IRR	9116038283	\$ 22	\$ 264
13 Fawnwood St	1136848288	\$ 32	\$ 378
41 Oak Shadow Place	5656738282	\$ 27	\$ 320
405 Oak Shadow Place	4043348285	\$ 25	\$ 305
Contingency for new accounts		\$ 620	\$ 7,445
Total		\$ 8,333	\$ 100,000

Rivers 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, facility administration, and special event coordinator services.

Vendor	Description	Monthly	Annual
Vesta	General & Lifestyle Manager	\$ 5,583	\$ 67,000
Total			\$ 67,000

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	\$ 3,527	\$ 42,328
Total			\$ 42,328

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	\$ 5,647	\$ 67,766
Total			\$ 67,766

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 Securiry	Quarterly Monitoring	\$ 35	\$ 420
	Contingency		\$ 872
Total			\$ 3,500

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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 and St. Johns Sherriff's office to provide off-duty patrol.

Vendor	Description	Monthly	Annual
Giddens Security	Security Patrols	\$ 3,750	\$ 45,000
SJCSO Off Duty	Security Patrols	\$ 2,500	\$ 30,000
Total			\$ 75,000

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	\$ 290	\$ 3,480
AT&T	TV Service/Phone/Internet	\$ 900	\$ 10,800
	Contingency		\$ 813
Total			\$ 17,000

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	\$ 5,107	\$ 61,289
Total			\$ 61,289

Pool Maintenance (Vesta)

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	\$ 1,605	\$ 19,260
Total			\$ 19,260

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Pool Chemicals (Poolsure)

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

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 971	\$ 5,826
Poolsure	Pool Chemicals Apr-Sept	\$ 1,585	\$ 9,509
	Contingency		
Total			\$ 15,335

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	\$ 1,438	\$ 17,260
Total			\$ 17,260

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	\$ 175	\$ 2,100
Contingency		\$ 400
Total		\$ 2,500

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Electric

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	73172207	\$ 352	\$ 4,222
136 Landing St (Tennis)	8675434248	\$ 925	\$ 11,097
140 Landing St Fitness	2299084240	\$ 517	\$ 6,206
Contingency for new accounts		\$ 290	\$ 3,475
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	\$567	\$6,805
156 Landing St-Fire Sprinkler		\$42	\$504
156 Landing St -Water	70924484	\$968	\$11,611
156 Landing St -Water	84310710	\$326	\$3,914
156 Landing St -Irrigation	68090752	\$1,000	\$12,000
90 Lanier St-Water	80913987	\$404	\$4,848
91 Lanier St-Sewer	80913987	\$169	\$2,030
Contingency for new accounts		\$274	\$3,288
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.

Vendor	Description	Monthly	Annual
Republic Services	Clubhouse	\$ 800	\$ 9,600
Republic Services	Park	\$ 550	\$ 6,600
	Contingency	\$ 67	\$ 800
Total			\$ 17,000

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Access Cards

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

License/Permits

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

Other Current

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

Special Events

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

Landscape Replacements

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

Office Supplies/Postage

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

Capital Expenditures

Represents 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 CDD Capital Plan FY22

Capital Item	Cost
Carpet Squares- Fitness Room	\$ 4,340
Fitness Equipment Allowance	\$ 7,164
Pool Furniture Allowance	\$ 7,164
Ceiling Fans- Pool Pavilion	\$ 956
Patio Furniture Allowance (RH Patio)	\$ 3,478
Patio Furniture Allowance (RH Porch)	\$ 2,319
Wood Celing & Trim Painging (Pool Pavilion)	\$ 2,295
Tennis Court Fence Repairs	\$ 20,000
Grill guts on Palm Court	\$ 900
Grill guts under Pool Pavilion	\$ 900
New tennis court nets	\$ 900
Pergola over Family Pool re-paint	\$ 8,000
Pool coping on lap pool	\$ 30,000
Total	<u>\$ 88,416</u>

**Rivers Edge
Community Development District**

**Debt Service Fund
Series 2016**

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected Thru 9/30/21	Adopted Budget FY 22
Revenues				
Assessments - Tax Roll/Direct (1)	\$711,978	\$703,742	\$711,935	\$711,978
Assessments - Prepayment	\$0	\$15,962	\$15,962	\$0
Interest Income	\$5,000	\$111	\$143	\$1,000
Carry Forward Surplus	\$281,112	\$283,012	\$283,012	\$291,997
Total Revenues	\$998,090	\$1,002,827	\$1,011,052	\$1,004,975
Expenditures				
<i>Series 2016</i>				
Interest 11/1	\$259,608	\$259,608	\$259,608	\$255,140
Special Call 11/1	\$0	\$5,000	\$5,000	\$0
Interest 5/1	\$259,609	\$259,478	\$259,447	\$255,140
Principal 5/1	\$195,000	\$195,000	\$195,000	\$200,000
Total Expenses	\$714,216	\$719,085	\$719,055	\$710,280
EXCESS REVENUES / (EXPENDITURES)	\$283,874	\$283,742	\$291,997	\$294,695

Interest Payment 11/01 \$ 250,580

(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	\$ 10,040,000			
05/01/21	\$ 10,040,000	\$ 195,000	\$ 259,478	\$ -
11/01/21	\$ 10,040,000	\$ -	\$ 255,010	\$ 709,488
05/01/22	\$ 10,040,000	\$ 200,000	\$ 255,010	\$ -
11/01/22	\$ 9,840,000	\$ -	\$ 250,450	\$ 705,460
05/01/23	\$ 9,840,000	\$ 210,000	\$ 250,450	\$ -
11/01/23	\$ 9,630,000	\$ -	\$ 245,645	\$ 706,095
05/01/24	\$ 9,630,000	\$ 220,000	\$ 245,645	\$ -
11/01/24	\$ 9,410,000	\$ -	\$ 240,615	\$ 706,260
05/01/25	\$ 9,410,000	\$ 230,000	\$ 240,615	\$ -
11/01/25	\$ 9,180,000	\$ -	\$ 235,360	\$ 705,975
05/01/26	\$ 9,180,000	\$ 240,000	\$ 235,360	\$ -
11/01/26	\$ 8,940,000	\$ -	\$ 229,880	\$ 705,240
05/01/27	\$ 8,940,000	\$ 255,000	\$ 229,880	\$ -
11/01/27	\$ 8,685,000	\$ -	\$ 223,238	\$ 708,118
05/01/28	\$ 8,685,000	\$ 270,000	\$ 223,238	\$ -
11/01/28	\$ 8,415,000	\$ -	\$ 216,203	\$ 709,440
05/01/29	\$ 8,415,000	\$ 280,000	\$ 216,203	\$ -
11/01/29	\$ 8,135,000	\$ -	\$ 208,908	\$ 705,110
05/01/30	\$ 8,135,000	\$ 295,000	\$ 208,908	\$ -
11/01/30	\$ 7,840,000	\$ -	\$ 201,225	\$ 705,133
05/01/31	\$ 7,840,000	\$ 315,000	\$ 201,225	\$ -
11/01/31	\$ 7,525,000	\$ -	\$ 193,020	\$ 709,245
05/01/32	\$ 7,525,000	\$ 330,000	\$ 193,020	\$ -
11/01/32	\$ 7,195,000	\$ -	\$ 184,425	\$ 707,445
05/01/33	\$ 7,195,000	\$ 350,000	\$ 184,425	\$ -
11/01/33	\$ 6,845,000	\$ -	\$ 175,308	\$ 709,733
05/01/34	\$ 6,845,000	\$ 365,000	\$ 175,308	\$ -
11/01/34	\$ 6,480,000	\$ -	\$ 165,800	\$ 706,108
05/01/35	\$ 6,480,000	\$ 385,000	\$ 165,800	\$ -
11/01/35	\$ 6,095,000	\$ -	\$ 155,773	\$ 706,573
05/01/36	\$ 6,095,000	\$ 405,000	\$ 155,773	\$ -
11/01/36	\$ 5,690,000	\$ -	\$ 145,223	\$ 705,995
05/01/37	\$ 5,690,000	\$ 430,000	\$ 145,223	\$ -
11/01/37	\$ 5,260,000	\$ -	\$ 134,020	\$ 709,243
05/01/38	\$ 5,260,000	\$ 450,000	\$ 134,020	\$ -
11/01/38	\$ 4,810,000		\$ 122,298	\$ 706,318
05/01/39	\$ 4,810,000	\$ 475,000	\$ 122,298	
11/01/39	\$ 4,335,000		\$ 109,710	\$ 707,008
05/01/40	\$ 4,335,000	\$ 500,000	\$ 109,710	
11/01/40	\$ 3,835,000		\$ 96,460	\$ 706,170
05/01/41	\$ 3,835,000	\$ 530,000	\$ 96,460	

Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/41	\$ 3,305,000		\$ 82,415	\$ 708,875
05/01/42	\$ 3,305,000	\$ 555,000	\$ 82,415	
11/01/42	\$ 2,750,000		\$ 67,708	\$ 705,123
05/01/43	\$ 2,750,000	\$ 590,000	\$ 67,708	
11/01/43	\$ 2,160,000		\$ 52,073	\$ 709,780
05/01/44	\$ 2,160,000	\$ 620,000	\$ 52,073	
11/01/44	\$ 1,540,000		\$ 35,643	\$ 707,715
05/01/45	\$ 1,540,000	\$ 655,000	\$ 35,643	
11/01/45	\$ 885,000		\$ 18,285	\$ 708,928
05/01/46	\$ 885,000	\$ 690,000	\$ 18,285	
11/01/46			\$ -	\$ 708,285
		\$ 10,040,000	\$ 8,348,858	\$ 18,388,858

**Rivers Edge
Community Development District**

**Debt Service Fund
Series 2018**

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected Thru 9/30/21	Adopted Budget FY 22
Revenues				
Assessments - Tax Roll/Direct	\$470,032	\$459,218	\$470,032	\$470,032
Interest Income	\$5,000	\$84	\$250	\$1,000
Carry Forward Surplus	\$195,658	\$200,492	\$200,492	\$200,334
Total Revenues	\$670,690	\$659,795	\$670,774	\$671,365
Expenditures				
<i>Series 2018</i>				
Interest 11/1	\$180,220	\$180,220	\$180,220	\$177,965
Interest 5/1	\$180,220	\$180,220	\$180,220	\$177,965
Principal 5/1	\$110,000	\$110,000	\$110,000	\$115,000
Total Expenses	\$470,440	\$470,440	\$470,440	\$470,930
EXCESS REVENUES / (EXPENDITURES)	\$200,250	\$189,355	\$200,334	\$200,435

Interest Payment 11/01 \$ 175,608

Development	Units	Gross Per Unit	Gross Assessments
40/45' lot	149	\$1,011	\$150,585
55' lot	81	\$1,188	\$96,243
60' lot	39	\$1,366	\$53,263
70' 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 FY21	Actual Thru 6/30/21	Projected Thru 9/30/21	Adopted Budget FY 22
Revenues				
Assessments - Tax Roll/Direct	\$458,741	\$446,745	\$458,741	\$458,741
Assessments - Prepayment	\$0	\$11,140	\$11,140	\$0
Interest Income	\$2,500	\$94	\$150	\$500
Carry Forward Surplus	\$148,682	\$139,139	\$139,139	\$127,062
Total Revenues	\$609,924	\$597,118	\$609,171	\$586,304
Expenditures				
<i>Series 2018A-1</i>				
Interest 11/1	\$58,173	\$58,173	\$58,173	\$56,171
Special Call 11/1	\$0	\$15,000	\$15,000	\$0
Interest 5/1	\$58,173	\$57,936	\$57,936	\$56,171
Principal 5/1	\$150,000	\$150,000	\$150,000	\$155,000
Special Call 5/1	\$0	\$10,000	\$10,000	\$0
<i>Series 2018A-2</i>				
Interest 11/1	\$50,625	\$50,625	\$50,625	\$48,609
Special Call 11/1	\$0	\$10,000	\$10,000	\$0
Interest 5/1	\$50,625	\$50,375	\$50,375	\$48,609
Principal 5/1	\$75,000	\$75,000	\$75,000	\$80,000
Special Call 5/1	\$0	\$5,000	\$5,000	\$0
Total Expenses	\$442,595	\$482,109	\$482,109	\$444,560
EXCESS REVENUES / (EXPENDITURES)	\$167,329	\$115,010	\$127,062	\$141,744

Series 2018A-1 Interest Payment 11/01	\$	54,427
Series 2018A-2 Interest Payment 11/01	\$	46,859
	\$	101,286

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
11/01/21			\$56,171	\$ 56,171
05/01/22	\$3,365,000	\$155,000	\$56,171	
11/01/22			\$54,427	\$ 265,598
05/01/23	\$3,210,000	\$155,000	\$54,427	
11/01/23			\$52,489	\$ 261,916
05/01/24	\$3,055,000	\$160,000	\$52,489	
11/01/24			\$50,389	\$ 262,879
05/01/25	\$2,895,000	\$165,000	\$50,389	
11/01/25			\$48,121	\$ 263,510
05/01/26	\$2,730,000	\$170,000	\$48,121	
11/01/26			\$45,571	\$ 263,691
05/01/27	\$2,560,000	\$175,000	\$45,571	
11/01/27			\$42,858	\$ 263,429
05/01/28	\$2,385,000	\$180,000	\$42,858	
11/01/28			\$39,978	\$ 262,836
05/01/29	\$2,205,000	\$185,000	\$39,978	
11/01/29			\$36,856	\$ 261,834
05/01/30	\$2,020,000	\$195,000	\$36,856	
11/01/30			\$33,444	\$ 265,300
05/01/31	\$1,825,000	\$200,000	\$33,444	
11/01/31			\$29,944	\$ 263,388
05/01/32	\$1,625,000	\$205,000	\$29,944	
11/01/32			\$26,356	\$ 261,300
05/01/33	\$1,420,000	\$215,000	\$26,356	
11/01/33			\$22,594	\$ 263,950
05/01/34	\$1,205,000	\$225,000	\$22,594	
11/01/34			\$18,375	\$ 265,969
05/01/35	\$980,000	\$230,000	\$18,375	
11/01/35			\$14,063	\$ 262,438
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
		\$3,365,000	\$1,172,145	\$ 4,537,145

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21			\$48,609	\$ 48,609
05/01/22	\$2,025,000	\$80,000	\$48,609	
11/01/22			\$46,859	\$ 175,469
05/01/23	\$1,985,000	\$85,000	\$46,859	
11/01/23			\$45,000	\$ 176,859
05/01/24	\$1,900,000	\$90,000	\$45,000	
11/01/24			\$43,031	\$ 178,031
05/01/25	\$1,810,000	\$90,000	\$43,031	
11/01/25			\$41,063	\$ 174,094
05/01/26	\$1,715,000	\$95,000	\$41,063	
11/01/26			\$38,984	\$ 175,047
05/01/27	\$1,615,000	\$100,000	\$38,984	
11/01/27			\$36,797	\$ 175,781
05/01/28	\$1,515,000	\$105,000	\$36,797	
11/01/28			\$34,500	\$ 176,297
05/01/29	\$1,410,000	\$110,000	\$34,500	
11/01/29			\$31,750	\$ 176,250
05/01/30	\$1,300,000	\$115,000	\$31,750	
11/01/30			\$28,875	\$ 175,625
05/01/31	\$1,185,000	\$120,000	\$28,875	
11/01/31			\$25,875	\$ 174,750
05/01/32	\$1,060,000	\$125,000	\$25,875	
11/01/32			\$22,750	\$ 173,625
05/01/33	\$930,000	\$135,000	\$22,750	
11/01/33			\$19,375	\$ 177,125
05/01/34	\$795,000	\$140,000	\$19,375	
11/01/34			\$15,875	\$ 175,250
05/01/35	\$650,000	\$145,000	\$15,875	
11/01/35			\$12,250	\$ 173,125
05/01/36	\$500,000	\$155,000	\$12,250	
11/01/36			\$8,375	\$ 175,625
05/01/37	\$340,000	\$165,000	\$8,375	
11/01/37			\$4,250	\$ 177,625
05/01/38	\$175,000	\$170,000	\$4,250	
11/01/38				\$ 174,250
		\$2,025,000	\$1,008,438	\$ 3,033,438

Rivers Edge Community Development District

FY 2022 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 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.85	0	18	18	15.3	1.10%	\$22,592.69	\$1,255.15	\$1,335.27	\$1,147.89	\$187.38
Single Family - 30' Lot	0.62	21	0	21	13.02	0.93%	\$19,225.93	\$915.52	\$973.96	\$837.28	\$136.67
Single Family - 40' Lot	0.74	57	173	230	170.2	12.19%	\$251,325.20	\$1,092.72	\$1,162.47	\$999.34	\$163.13
Single Family - 45' Lot	0.74	0	302	302	223.48	16.00%	\$330,000.91	\$1,092.72	\$1,162.47	\$999.34	\$163.13
Single Family - 50' Lot	0.87	205	14	219	190.53	13.64%	\$281,345.42	\$1,284.68	\$1,366.68	\$1,174.90	\$191.78
Single Family - 55' Lot	0.87	0	264	264	229.68	16.44%	\$339,156.12	\$1,284.68	\$1,366.68	\$1,174.90	\$191.78
Single Family - 60' Lot	1	81	115	196	196	14.03%	\$289,422.67	\$1,476.65	\$1,570.90	\$1,350.46	\$220.44
Single Family - 70' Lot	1.2	102	117	219	262.8	18.81%	\$388,062.65	\$1,771.98	\$1,885.08	\$1,620.55	\$264.53
Single Family - 80' Lot	1.33	10	62	72	95.76	6.86%	\$141,403.65	\$1,963.94	\$2,089.30	\$1,796.11	\$293.19
Single Family - 90' Lot	1.47	0	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		476	1065	1,541	1,397	100.00%	\$2,062,535				

FY 2022 Budget:

Administrative	\$165,163
Field and Grounds	\$2,152,292
Amenity Center	\$854,215
Less: Cost Share RE 2 & 3	-\$1,080,385
Less: Other Income	-\$28,750
	<u>\$2,062,535</u>