

Rivers Edge

Community Development District



Approved Budget Fiscal Year 2023



Rivers Edge Community Development District

TABLE OF CONTENTS

General Fund

Summary of Revenues and Expenses Page 1-2

Narrative Page 3-15

Debt Service Fund

Bond Series 2016 Page 16-18

Bond Series 2018 Page 19-21

Bond Series 2018A-1/2018A-2 Page 22-24

Allocation of Fixed and Variable Costs Page 25

**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY22	Actual Thru 5/31/22	Projected 4 Months	Projected Thru 9/30/22	Approved Budget FY 23
Revenues					
Assessments	\$ 2,062,535	\$ 2,051,071	\$ 11,464	\$ 2,062,535	\$ 2,386,313
Misc Income/Interest	\$ 10,000	\$ 8,568	\$ 1,432	\$ 10,000	\$ 10,000
Insurance Proceeds	\$ -	\$ 1,177	\$ -	\$ 1,177	\$ -
Rental Revenue	\$ 11,000	\$ 15,898	\$ 4,102	\$ 20,000	\$ 20,000
Special Events	\$ 7,000	\$ 3,071	\$ 3,929	\$ 7,000	\$ 7,000
Cost Share Landscaping Rivers Edge II	\$ 688,906	\$ 344,453	\$ 344,453	\$ 688,906	\$ 713,588
Cost Share Landscaping Rivers Edge III	\$ 129,731	\$ 64,866	\$ 64,866	\$ 129,731	\$ 179,286
Cost Share Amenity Rivers Edge III	\$ 261,748	\$ 130,874	\$ 130,874	\$ 261,748	\$ 327,421
Community Garden	\$ 500	\$ 125	\$ 375	\$ 500	\$ 500
Tennis Revenue	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Total Revenues	\$ 3,171,670	\$ 2,620,104	\$ 561,744	\$ 3,181,848	\$ 3,644,358
Expenditures					
Administrative					
Supervisor Fees	\$ 11,400	\$ 6,800	\$ 4,600	\$ 11,400	\$ 12,000
FICA FICA Expense	\$ 873	\$ 520	\$ 352	\$ 872	\$ 918
Engineering (Prosser)	\$ 15,000	\$ 7,854	\$ 7,146	\$ 15,000	\$ 15,000
Assessment Roll	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 5,000
Attorney	\$ 40,000	\$ 32,351	\$ 22,649	\$ 55,000	\$ 55,000
Annual Audit	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ 11,000	\$ 3,959	\$ 7,000	\$ 10,959	\$ 11,000
Dissemination	\$ 6,100	\$ 4,167	\$ 1,933	\$ 6,100	\$ 6,100
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Management Fees	\$ 47,500	\$ 31,667	\$ 15,833	\$ 47,500	\$ 49,875
Information Technology	\$ 2,888	\$ 1,925	\$ 963	\$ 2,888	\$ 2,888
Website Maintenance	\$ 1,488	\$ 992	\$ 496	\$ 1,488	\$ 1,488
Telephone	\$ 250	\$ 432	\$ 350	\$ 782	\$ 800
Postage	\$ 1,500	\$ 604	\$ 596	\$ 1,200	\$ 1,200
Printing & Binding	\$ 2,500	\$ 915	\$ 285	\$ 1,200	\$ 1,200
Insurance	\$ 9,990	\$ 8,954	\$ -	\$ 8,954	\$ 11,280
Legal Advertising	\$ 2,000	\$ 1,127	\$ 873	\$ 2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$ 1,292	\$ 1,208	\$ 2,500	\$ 2,500
Office Supplies	\$ 200	\$ 40	\$ 110	\$ 150	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 165,163	\$ 109,474	\$ 69,994	\$ 179,468	\$ 185,373
Grounds Maintenance					
Field Operations Management (Vesta)	\$ 38,569	\$ 28,021	\$ 14,010	\$ 42,031	\$ 45,210
Landscape Maintenance	\$ 1,527,383	\$ 917,495	\$ 458,748	\$ 1,376,243	\$ 1,726,346
Landscape Reserves	\$ 30,000	\$ 40,347	\$ 19,653	\$ 60,000	\$ 60,000
Irrigation Repairs and Maintenance	\$ 10,000	\$ 52,417	\$ 5,000	\$ 57,417	\$ 15,000
Lakes, Vegetation and Algae Control	\$ 56,340	\$ 29,346	\$ 26,994	\$ 56,340	\$ 56,340
Irrigation Water Use	\$ 270,000	\$ 206,367	\$ 103,184	\$ 309,551	\$ 325,000
Electric	\$ 100,000	\$ 65,199	\$ 32,599	\$ 97,798	\$ 100,000
Street Lighting & Signage Repairs and Replacements	\$ 15,000	\$ 13,031	\$ 6,515	\$ 19,546	\$ 20,000
Street and Drainage Maintenance	\$ 5,000	\$ 2,975	\$ 2,025	\$ 5,000	\$ 5,000
Other Repairs and Maintenance	\$ 25,000	\$ 101	\$ 4,899	\$ 5,000	\$ 20,000
General Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Total Grounds Maintenance	\$ 2,152,292	\$ 1,430,299	\$ 673,627	\$ 2,103,926	\$ 2,447,896

**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY22	Actual Thru 5/31/22	Projected 4 Months	Projected Thru 9/30/22	Approved Budget FY 23
Amenity Center - River House					
General Manager / Lifestyle Director (Vesta)	\$ 67,000	\$ 59,658	\$ 29,829	\$ 92,988	\$ 95,486
Lifeguards (Vesta)	\$ 42,328	\$ 5,170	\$ 37,158	\$ 45,328	\$ 46,009
Hospitality Staff (Vesta)	\$ 67,766	\$ 38,607	\$ 19,304	\$ 61,911	\$ 106,902
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 18,911
Security Monitoring	\$ 3,500	\$ 1,792	\$ 1,708	\$ 3,500	\$ 3,500
Security Guards	\$ 75,000	\$ 50,355	\$ 24,645	\$ 75,000	\$ 75,000
Telephone	\$ 17,000	\$ 8,742	\$ 8,258	\$ 17,000	\$ 17,406
Insurance	\$ 44,727	\$ 44,534	\$ -	\$ 52,534	\$ 52,906
General Facility Maint/Common Grounds Maint (Vesta)	\$ 61,289	\$ 47,248	\$ 23,624	\$ 75,022	\$ 76,541
Pool Maintenance (Vesta)	\$ 19,260	\$ 6,304	\$ 3,152	\$ 9,456	\$ 10,012
Pool Chemicals (Poolsure)	\$ 15,335	\$ 9,805	\$ 4,903	\$ 14,708	\$ 15,335
Janitorial Services/Supplies (Vesta)	\$ 17,260	\$ 4,944	\$ 2,472	\$ 7,416	\$ 31,003
Window Cleaning	\$ 2,767	\$ -	\$ 2,000	\$ 2,000	\$ 2,767
Pressure Washing	\$ 10,000	\$ -	\$ 8,500	\$ 8,500	\$ 10,000
Natural Gas	\$ 2,500	\$ 247	\$ 131	\$ 378	\$ 500
Electric	\$ 25,000	\$ 18,441	\$ 9,220	\$ 27,661	\$ 28,861
Sewer/Water/Irrigation	\$ 45,000	\$ 31,418	\$ 15,709	\$ 47,127	\$ 48,000
Repair and Replacements	\$ 54,136	\$ 67,275	\$ 33,638	\$ 100,913	\$ 100,000
Refuse	\$ 17,000	\$ 13,499	\$ 8,133	\$ 21,632	\$ 21,632
Pest Control	\$ 5,700	\$ 4,219	\$ 2,369	\$ 6,588	\$ 6,588
Facility Preventative Maintenance	\$ 2,680	\$ -	\$ 2,000	\$ 2,000	\$ 2,680
Access Cards	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
License/Permits	\$ 1,800	\$ 391	\$ 609	\$ 1,000	\$ 1,800
Other Current	\$ 2,500	\$ 2,205	\$ 1,150	\$ 3,355	\$ 3,500
Special Events	\$ 50,000	\$ 18,690	\$ 31,310	\$ 50,000	\$ 50,000
Holiday Decorations	\$ 11,000	\$ -	\$ 8,500	\$ 8,500	\$ 11,000
Landscape Replacements	\$ 750	\$ -	\$ 500	\$ 500	\$ 750
Office Supplies/Postage	\$ 2,000	\$ 486	\$ 1,014	\$ 1,500	\$ 1,500
Capital Expenditure	\$ 88,416	\$ -	\$ 20,000	\$ 20,000	\$ 70,000
General Reserve	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Community Garden	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Total Amenity Center Expenses	\$ 854,215	\$ 534,032	\$ 301,085	\$ 857,767	\$ 1,011,089
Total Expenses	\$ 3,171,670	\$ 2,073,804	\$ 1,044,706	\$ 3,141,161	\$ 3,644,358
Excess Revenues (Expenditures)	\$ -	\$ 546,299	\$ (482,962)	\$ 40,687	\$ -

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Yellowstone 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:

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Administrative:

Supervisor Fees & FICA Expense

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

Engineering Fees

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with St Johns County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

Attorney

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by Grau and Associates, an Independent Certified Public Accounting Firm.

Trustee Fees

The Trustee at U.S. BANK administers the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Dissemination

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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	Discription	Monthly	Annual
Vesta	Field Operations Management	\$3,686	\$44,237
Total			\$44,237

Landscape Maintenance

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

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	\$ 78	\$ 930
109 Cloverbrook Rd	85557736	\$ 19	\$ 227
109 Fawnwood	86408611	\$ 204	\$ 2,445
112 Maybeck Dr	84918378	\$ 19	\$ 230
121 Cabot Place Apt IR01	85639239	\$ 72	\$ 865
1217 Rivertown Main St	87743256	\$ 2,136	\$ 25,636
128 Maybeck Dr	84966345	\$ 710	\$ 8,514
140 Whistling Straits Dr	84332628	\$ 256	\$ 3,073
141 Kendall Crossings	86624382	\$ 1,324	\$ 15,886
141 Whirlaway Ct	210027239	\$ 267	\$ 3,204
149 Lanier St Apt IR01	80914013	\$ 765	\$ 9,180
15 Baya St	71174367	\$ 385	\$ 4,621
15 Kendall Crossings Dr	88897801	\$ 1,768	\$ 21,212
16 Cloverbrook	82157881	\$ 100	\$ 1,200
1668 Orange Branch TL APT IR01	80529647	\$ 107	\$ 1,283
17 Baya St	73270055	\$ 49	\$ 588
1846 Orange Branch Trl	68953528	\$ 711	\$ 8,533
234 Perdido St	75392334	\$ 80	\$ 960
252 Rawlings Dr Apt IR01	68090707	\$ 2,081	\$ 24,972
258 Rivertown Main St	83003077	\$ 734	\$ 8,808
261 Indian Grass	85083644	\$ 536	\$ 6,432
262 Chandler Dr APT IR01	86823624	\$ 46	\$ 552
277 Footbridge Apt IR01	87647651	\$ 35	\$ 420
29 Rivertown Bv	68090742	\$ 1,790	\$ 21,478
308 Oak Shadow Pl	88310615	\$ 35	\$ 420
316 Rambling Water Run	67153677	\$ 806	\$ 9,676
32 Fawnwood	88310637	\$ 101	\$ 1,212
324 Silkgrass Pl	87614708	\$ 80	\$ 960
33 Calumet Dr Apt IR01	80575469	\$ 311	\$ 3,732
341 Calumet Dr Apt IR01	83003074	\$ 390	\$ 4,676
345 Orange Branch TL APT IR01	84682773	\$ 852	\$ 10,224
366 Sternwheel Dr	86349187	\$ 1,627	\$ 19,530
373 Waterfront Dr	68090725	\$ 739	\$ 8,868
386 Perdido St Apt LS01	74759223	\$ 75	\$ 900
39 Riverwalk Blvd	71731588	\$ 71	\$ 854
405 Oak Shadow Pl	87386163	\$ 171	\$ 2,058
407 Yearling BV	78727795	\$ 94	\$ 1,128
41 Indian Grass Rd	83547108	\$ 219	\$ 2,623
41 Oak Shadow Pl	87614709	\$ 321	\$ 3,852
481 Indian Grass	85083641	\$ 623	\$ 7,473
49 Fiddlewood Dr	89393736	\$ 104	\$ 1,248
498 Narrowleaf Dr Apt IR01	84966365	\$ 771	\$ 9,250
547 Rivertown Main Street	82400253	\$ 52	\$ 624
598 Kendall Crossings Dr	83113752	\$ 1,311	\$ 15,730
674 Sternwheel Dr	72407045	\$ 159	\$ 1,906
6824 Longleaf Pine PY APT IR01	87614645	\$ 180	\$ 2,160
7306 Longleaf Pine PY APT IR01	81286590	\$ 30	\$ 360
7601 Longleaf Pine PY	70204198	\$ 260	\$ 3,122
7904 Longleaf Pine PY	71731573	\$ 36	\$ 437
8102 Longleaf Pine PY	70204176	\$ 37	\$ 443
847 Orange Branch TL APT IR01	80914007	\$ 1,647	\$ 19,770
87 Kendall Crossing Dr Apt IR01	68090740	\$ 1,267	\$ 15,208
88 Riverfront TL	71731611	\$ 298	\$ 3,576
39 Riverwalk Blvd- Sewer	70602127	\$ 25	\$ 300
Contingency for new accounts		\$ 119	\$ 1,431
Total		\$ 27,083	\$ 325,000

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	0849527304	\$ 25	\$ 300
43 Secret River PL #Lights	0961173390	\$ 25	\$ 300
66 Foot Bridge Dr #Lights	1840736282	\$ 63	\$ 756
158 Chandler Dr #IRR	1948796477	\$ 25	\$ 300
20 Cloverbrook Rd #IRR	1983445246	\$ 25	\$ 300
153 Rawlings Dr #Lights	2027153390	\$ 75	\$ 900
53 LANIER ST # LIGHTS	2138829185	\$ 75	\$ 900
20 Twin Flower Pl #Entry	2306702586	\$ 25	\$ 300
380 Sternwheel Dr	2961434400	\$ 209	\$ 2,508
1758 Orange Branch Trl	3022429090	\$ 27	\$ 321
49 Indian Grass Dr #IRR	3719284246	\$ 25	\$ 300
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 25	\$ 300
595 Rivertown Main St #Lights	4535462172	\$ 43	\$ 522
7306 Longleaf Pine Pkwy #Sign	5262085169	\$ 17	\$ 199
156 Landing St # Lights	5292756029	\$ 99	\$ 1,190
216 Perdido ST Kiosk	5465700168	\$ 27	\$ 327
808 KEYSTONE CORNERS BLVD #IRR	5822774047	\$ 73	\$ 879
459 Kendall Crossing Dr #LGTS	5923894249	\$ 19	\$ 224
385 RUSKIN DR #LTG	6130612309	\$ 81	\$ 969
783 Rivertown Main St. # Lights	6547572179	\$ 76	\$ 912
25 Rafter Tail Ln #Entr	6649873020	\$ 69	\$ 827
8 Mascotte Place	7123229028	\$ 36	\$ 432
131 Rivertown Main St #Lights	7248902178	\$ 111	\$ 1,327
251 Waterfront Dr #Lights	7663646300	\$ 20	\$ 236
427 Rivertown Main St. #Lights	7862742173	\$ 73	\$ 879
71 Landing St #Park	7975970117	\$ 20	\$ 240
147 Chipola Trce #Lights	8461452438	\$ 20	\$ 240
2198 Orange Branche Trl #ENTR	8521892243	\$ 80	\$ 960
686 NARROWLEAF DR # IRR	9067238536	\$ 20	\$ 240
484 INDIAN GRASS DR # IRR	9116255242	\$ 15	\$ 180
109 Rivertown Main St. #Fountains	9328401261	\$ 1,845	\$ 22,140
98 Perdido St #Lights	9390325356	\$ 25	\$ 300
111 Orange Branch Trail	9614703305	\$ 4,763	\$ 57,158
324 Silkgrass PL IRR	9116038283	\$ 20	\$ 240
13 Fawnwood St	1136848288	\$ 20	\$ 235
41 Oak Shadow Place	5656738282	\$ 15	\$ 180
405 Oak Shadow Place	4043348285	\$ 15	\$ 180
Contingency for new accounts		\$ 108	\$ 1,297
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	\$ 7,801	\$ 93,614
Total			\$ 93,614

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	\$ 3,834	\$ 46,009
Total			\$ 46,009

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	\$ 5,121	\$ 61,446
Total			\$ 61,446

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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 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	\$ 97	\$ 1,164
AT&T	Internet	\$ 82	\$ 984
AT&T	TV Service/Phone/Internet	\$ 300	\$ 3,600
AT&T	TV Service/Phone/Internet	\$ 910	\$ 10,920
	Contingency		\$ 738
Total			\$ 17,406

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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	\$ 7,801	\$ 93,614
Total			\$ 93,614

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	\$ 843	\$ 10,112
Total			\$ 10,112

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Vendor	Description	Monthly	Annual
Vesta	Janatorial Services	\$ 680	\$ 8,155
Total			\$ 8,155

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	\$ 33	\$ 392
Contingency		\$ 108
Total		\$ 500

Electric

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	0073172207	\$ 376	\$ 4,507
136 Landing St (Tennis)	8675434248	\$ 1,314	\$ 15,769
140 Landing St Fitness	2299084240	\$ 615	\$ 7,385
Contingency for new accounts		\$ 100	\$ 1,200
Total		\$ 2,405	\$ 28,861

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Sewer/Water/Irrigation

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

Location	Meter Number	Monthly	Annual
156 Landing St -Sewer	84310710	\$566	\$6,794
156 Landing St-Fire Sprinkler		\$42	\$504
156 Landing St -Water	70924484	\$755	\$9,061
156 Landing St -Water	84310710	\$366	\$4,395
156 Landing St -Irrigation	68090752	\$1,565	\$18,776
91 Lanier St.-Water	80913987	\$178	\$2,141
91 Lanier St.-Sewer	80913987	\$340	\$4,082
39 Riverwalk Blvd- Sewer	70602127	\$35	\$418
88 Riverfront TL-Sewer	73060269	\$50	\$603
88 Riverfront TL-Water	73060269	\$29	\$354
Contingency for new accounts		\$73	\$872
Total		\$4,000	\$48,000

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	\$ 932	\$ 11,184
Republic Services	Park	\$ 805	\$ 9,660
	Contingency	\$ 66	\$ 788
Total			\$ 21,632

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	\$ 549	\$ 6,588
Total			\$ 6,588

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

General Reserve

Establishment of general reserve to fund future replacements of Capital items.

Rivers Edge CDD General Fund FY23	
<u>General Fund Items</u>	<u>Cost</u>
Buffer Trimming Sternwheel	\$ 2,750
Buffer Trimming in the Landings along 13	\$ 7,000
Asphalt Trail R&R	\$ 10,000
Pressure Washing Sidewalks and Curbing	\$ 150,000
Total	\$ 169,750

Rivers Edge CDD Capital Plan FY23	
<u>Capital Items</u>	<u>Cost</u>
Pool Resurfacing - Family Pool	\$ 94,646
Pool Resurfacing - Comp Pool	\$ 72,317
Water Fountain (On pool deck)	\$ 4,300
Family Pool Filtration Repair	\$ 35,000
Audio/Video/Security/Access Control Update	\$ 40,000
Gym Equipment replacement and flooring	\$ 230,000
Removal of Mound at Riverhouse Playground	\$ 10,000
Total	\$ 486,263

**Rivers Edge
Community Development District**

**Debt Service Fund
Series 2016**

Description	Adopted Budget FY22	Actual Thru 5/31/22	Projected Thru 9/30/22	Approved Budget FY 23
Revenues				
Assessments - Tax Roll/Direct (1)	\$711,978	\$707,413	\$711,978	\$711,978
Assessments - Prepayment	\$0	\$49,726	\$49,726	\$0
Interest Income	\$1,000	\$248	\$500	\$1,000
Carry Forward Surplus	\$291,997	\$281,608	\$281,608	\$328,662
Total Revenues	\$1,004,975	\$1,038,995	\$1,043,812	\$1,041,640
Expenditures				
<i>Series 2016</i>				
Interest 11/1	\$255,140	\$255,010	\$255,010	\$ 250,318
Interest 5/1	\$255,140	\$255,010	\$255,140	\$ 250,318
Principal 5/1	\$200,000	\$200,000	\$200,000	\$ 210,000
Special Call 5/1	\$0	\$5,000	\$5,000	\$ -
Total Expenses	\$710,280	\$715,020	\$715,150	\$710,635
EXCESS REVENUES / (EXPENDITURES)	\$294,695	\$323,975	\$328,662	\$331,005

Interest Payment 11/1/23 \$ 245,513

(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
11/01/22	\$9,840,000.00	\$0.00	\$250,317.50	\$710,635.00
05/01/23	\$9,840,000.00	\$210,000.00	\$250,317.50	
11/01/23	\$9,630,000.00	\$0.00	\$245,512.50	\$705,830.00
05/01/24	\$9,630,000.00	\$220,000.00	\$245,512.50	
11/01/24	\$9,410,000.00	\$0.00	\$240,482.50	\$705,995.00
05/01/25	\$9,410,000.00	\$230,000.00	\$240,482.50	
11/01/25	\$9,180,000.00	\$0.00	\$235,227.50	\$705,710.00
05/01/26	\$9,180,000.00	\$240,000.00	\$235,227.50	
11/01/26	\$8,940,000.00	\$0.00	\$229,747.50	\$704,975.00
05/01/27	\$8,940,000.00	\$255,000.00	\$229,747.50	
11/01/27	\$8,685,000.00	\$0.00	\$223,105.00	\$707,852.50
05/01/28	\$8,685,000.00	\$270,000.00	\$223,105.00	
11/01/28	\$8,415,000.00	\$0.00	\$216,070.00	\$709,175.00
05/01/29	\$8,415,000.00	\$280,000.00	\$216,070.00	
11/01/29	\$8,135,000.00	\$0.00	\$208,775.00	\$704,845.00
05/01/30	\$8,135,000.00	\$295,000.00	\$208,775.00	
11/01/30	\$7,840,000.00	\$0.00	\$201,092.50	\$704,867.50
05/01/31	\$7,840,000.00	\$315,000.00	\$201,092.50	
11/01/31	\$7,525,000.00	\$0.00	\$192,887.50	\$708,980.00
05/01/32	\$7,525,000.00	\$330,000.00	\$192,887.50	
11/01/32	\$7,195,000.00	\$0.00	\$184,292.50	\$707,180.00
05/01/33	\$7,195,000.00	\$350,000.00	\$184,292.50	
11/01/33	\$6,845,000.00	\$0.00	\$175,175.00	\$709,467.50
05/01/34	\$6,845,000.00	\$365,000.00	\$175,175.00	
11/01/34	\$6,480,000.00	\$0.00	\$165,667.50	\$705,842.50
05/01/35	\$6,480,000.00	\$385,000.00	\$165,667.50	
11/01/35	\$6,095,000.00	\$0.00	\$155,640.00	\$706,307.50
05/01/36	\$6,095,000.00	\$405,000.00	\$155,640.00	
11/01/36	\$5,690,000.00	\$0.00	\$145,090.00	\$705,730.00
05/01/37	\$5,690,000.00	\$430,000.00	\$145,090.00	
11/01/37	\$5,260,000.00	\$0.00	\$133,887.50	\$708,977.50
05/01/38	\$5,260,000.00	\$450,000.00	\$133,887.50	
11/01/38	\$4,810,000.00	\$0.00	\$122,165.00	\$706,052.50
05/01/39	\$4,810,000.00	\$475,000.00	\$122,165.00	
11/01/39	\$4,335,000.00	\$0.00	\$109,577.50	\$706,742.50
05/01/40	\$4,335,000.00	\$500,000.00	\$109,577.50	
11/01/40	\$3,835,000.00	\$0.00	\$96,327.50	\$705,905.00
05/01/41	\$3,835,000.00	\$530,000.00	\$96,327.50	
11/01/41	\$3,305,000.00	\$0.00	\$82,282.50	\$708,610.00
05/01/42	\$3,305,000.00	\$555,000.00	\$82,282.50	
11/01/42	\$2,750,000.00	\$0.00	\$67,575.00	\$704,857.50
05/01/43	\$2,750,000.00	\$585,000.00	\$67,575.00	

Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/43	\$2,165,000.00		\$52,072.50	\$704,647.50
05/01/44	\$2,165,000.00	\$620,000.00	\$52,072.50	
11/01/44	\$1,545,000.00		\$35,642.50	\$707,715.00
05/01/45	\$1,545,000.00	\$655,000.00	\$35,642.50	
11/01/45	\$890,000.00		\$18,285.00	\$708,927.50
05/01/46	\$890,000.00	\$690,000.00	\$18,285.00	
11/01/46				\$708,285.00
		\$9,640,000.00	\$7,573,795.00	\$17,674,112.50

Rivers Edge

Community Development District

Debt Service Fund
Series 2018

Description	Adopted Budget FY22	Actual Thru 5/31/22	Projected Thru 9/30/22	Approved Budget FY 23
Revenues				
Assessments - Tax Roll/Direct	\$470,032	\$468,459	\$470,032	\$470,032
Interest Income	\$1,000	\$147	\$250	\$500
Carry Forward Surplus	\$200,334	\$207,634	\$207,634	\$182,521
Total Revenues	\$671,366	\$676,240	\$677,916	\$653,052
Expenditures				
<i>Series 2018</i>				
Interest 11/1	\$177,965	\$177,965	\$177,965	\$174,943
Special Call 11/1	\$0	\$20,000	\$20,000	\$0
Interest 5/1	\$177,965	\$177,430	\$177,430	\$174,943
Principal 5/1	\$115,000	\$115,000	\$115,000	\$120,000
Special Call 5/1	\$0	\$5,000	\$5,000	\$0
Total Expenses	\$470,930	\$495,395	\$495,395	\$469,885
EXCESS REVENUES / (EXPENDITURES)	\$200,436	\$180,845	\$182,521	\$183,167

Interest Payment 11/1/23 \$ 172,483

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
11/1/22	\$6,575,000.00		\$174,942.50	\$472,907.50
5/1/23	\$6,575,000.00	\$120,000.00	\$174,942.50	
11/1/23	\$6,455,000.00		\$172,482.50	\$467,425.00
5/1/24	\$6,455,000.00	\$125,000.00	\$172,482.50	
11/1/24	\$6,330,000.00		\$169,482.50	\$466,965.00
5/1/25	\$6,330,000.00	\$130,000.00	\$169,482.50	
11/1/25	\$6,200,000.00		\$166,362.50	\$465,845.00
5/1/26	\$6,200,000.00	\$135,000.00	\$166,362.50	
11/1/26	\$6,065,000.00		\$163,122.50	\$464,485.00
5/1/27	\$6,065,000.00	\$145,000.00	\$163,122.50	
11/1/27	\$5,920,000.00		\$159,642.50	\$467,765.00
5/1/28	\$5,920,000.00	\$150,000.00	\$159,642.50	
11/1/28	\$5,770,000.00		\$156,042.50	\$465,685.00
5/1/29	\$5,770,000.00	\$160,000.00	\$156,042.50	
11/1/29	\$5,610,000.00		\$151,882.50	\$467,925.00
5/1/30	\$5,610,000.00	\$165,000.00	\$151,882.50	
11/1/30	\$5,445,000.00		\$147,592.50	\$464,475.00
5/1/31	\$5,445,000.00	\$175,000.00	\$147,592.50	
11/1/31	\$5,270,000.00		\$143,042.50	\$465,635.00
5/1/32	\$5,270,000.00	\$185,000.00	\$143,042.50	
11/1/32	\$5,085,000.00		\$138,232.50	\$466,275.00
5/1/33	\$5,085,000.00	\$195,000.00	\$138,232.50	
11/1/33	\$4,890,000.00		\$133,162.50	\$466,395.00
5/1/34	\$4,890,000.00	\$205,000.00	\$133,162.50	
11/1/34	\$4,685,000.00		\$127,832.50	\$465,995.00
5/1/35	\$4,685,000.00	\$215,000.00	\$127,832.50	
11/1/35	\$4,470,000.00		\$122,242.50	\$465,075.00
5/1/36	\$4,470,000.00	\$230,000.00	\$122,242.50	
11/1/36	\$4,240,000.00		\$116,262.50	\$468,505.00
5/1/37	\$4,240,000.00	\$240,000.00	\$116,262.50	
11/1/37	\$4,000,000.00		\$110,022.50	\$466,285.00
5/1/38	\$4,000,000.00	\$250,000.00	\$110,022.50	
11/1/38	\$3,750,000.00		\$103,522.50	\$463,545.00
5/1/39	\$3,750,000.00	\$265,000.00	\$103,522.50	
11/1/39	\$3,485,000.00		\$96,433.75	\$464,956.25
5/1/40	\$3,485,000.00	\$280,000.00	\$96,433.75	
11/1/40	\$3,205,000.00		\$88,943.75	\$465,377.50
5/1/41	\$3,205,000.00	\$295,000.00	\$88,943.75	
11/1/41	\$2,910,000.00		\$81,052.50	\$464,996.25
5/1/42	\$2,910,000.00	\$310,000.00	\$81,052.50	

Rivers Edge
Community Development District
Series 2018 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/42	\$2,600,000.00		\$72,760.00	\$463,812.50
5/1/43	\$2,600,000.00	\$330,000.00	\$72,760.00	
11/1/43	\$2,270,000.00		\$63,932.50	\$466,692.50
5/1/44	\$2,270,000.00	\$345,000.00	\$63,932.50	
11/1/44	\$1,925,000.00		\$54,703.75	\$463,636.25
5/1/45	\$1,925,000.00	\$365,000.00	\$54,703.75	
11/1/45	\$1,560,000.00		\$44,940.00	\$464,643.75
5/1/46	\$1,560,000.00	\$385,000.00	\$44,940.00	
11/1/46	\$1,175,000.00		\$34,641.25	\$464,581.25
5/1/47	\$1,175,000.00	\$410,000.00	\$34,641.25	
11/1/47	\$765,000.00		\$23,673.75	\$468,315.00
5/1/48	\$765,000.00	\$430,000.00	\$23,673.75	
11/1/48	\$335,000.00		\$12,171.25	\$465,845.00
5/1/49	\$335,000.00	\$455,000.00	\$12,171.25	
11/1/49				\$467,171.25
		\$6,695,000.00	\$6,058,250.00	\$13,051,215.00

**Rivers Edge
Community Development District**

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

Description	Adopted Budget FY22	Actual Thru 5/31/22	Projected Thru 9/30/22	Approved Budget FY 23
Revenues				
Assessments - Tax Roll/Direct	\$458,741	\$441,842	\$458,741	\$458,741
Assessments - Prepayment	\$0	\$1,639	\$1,639	\$0
Interest Income	\$500	\$160	\$250	\$500
Carry Forward Surplus	\$127,062	\$119,913	\$119,913	\$119,061
Total Revenues	\$586,304	\$563,554	\$580,544	\$578,303
Expenditures				
<i>Series 2018A-1</i>				
Interest 11/1	\$56,171	\$56,171	\$56,171	\$54,246
Special Call 11/1	\$0	\$5,000	\$5,000	\$0
Interest 5/1	\$56,171	\$56,077	\$56,077	\$54,246
Principal 5/1	\$155,000	\$155,000	\$155,000	\$155,000
Special Call 5/1	\$0	\$5,000	\$5,000	\$0
<i>Series 2018A-2</i>				
Interest 11/1	\$48,609	\$48,609	\$50,625	\$46,859
Interest 5/1	\$48,609	\$48,609	\$48,609	\$46,859
Principal 5/1	\$80,000	\$80,000	\$80,000	\$85,000
Special Call 5/1	\$0	\$5,000	\$5,000	\$0
Total Expenses	\$444,560	\$459,466	\$461,482	\$442,210
EXCESS REVENUES / (EXPENDITURES)	\$141,744	\$104,088	\$119,061	\$136,093

Series 2018A-1 Interest Payment 11/1/23	\$	52,308
Series 2018A-2 Interest Payment 11/1/23	\$	45,000
	\$	97,308

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
11/01/22			\$54,245.63	\$270,416.26
05/01/23	\$3,200,000.00	\$155,000.00	\$54,245.63	
11/01/23			\$52,308.13	\$261,553.76
05/01/24	\$3,045,000.00	\$160,000.00	\$52,308.13	
11/01/24			\$50,208.13	\$262,516.26
05/01/25	\$2,885,000.00	\$165,000.00	\$50,208.13	
11/01/25			\$47,939.38	\$263,147.51
05/01/26	\$2,720,000.00	\$170,000.00	\$47,939.38	
11/01/26			\$45,389.38	\$263,328.76
05/01/27	\$2,550,000.00	\$175,000.00	\$45,389.38	
11/01/27			\$42,676.88	\$263,066.26
05/01/28	\$2,375,000.00	\$180,000.00	\$42,676.88	
11/01/28			\$39,796.88	\$262,473.76
05/01/29	\$2,195,000.00	\$185,000.00	\$39,796.88	
11/01/29			\$36,675.00	\$261,471.88
05/01/30	\$2,010,000.00	\$190,000.00	\$36,675.00	
11/01/30			\$33,350.00	\$260,025.00
05/01/31	\$1,820,000.00	\$200,000.00	\$33,350.00	
11/01/31			\$29,850.00	\$263,200.00
05/01/32	\$1,620,000.00	\$205,000.00	\$29,850.00	
11/01/32			\$26,262.50	\$261,112.50
05/01/33	\$1,415,000.00	\$215,000.00	\$26,262.50	
11/01/33			\$22,500.00	\$263,762.50
05/01/34	\$1,200,000.00	\$220,000.00	\$22,500.00	
11/01/34			\$18,375.00	\$260,875.00
05/01/35	\$980,000.00	\$230,000.00	\$18,375.00	
11/01/35			\$14,062.50	\$262,437.50
05/01/36	\$750,000.00	\$240,000.00	\$14,062.50	
11/01/36			\$9,562.50	\$263,625.00
05/01/37	\$510,000.00	\$250,000.00	\$9,562.50	
11/01/37			\$4,875.00	\$264,437.50
05/01/38	\$260,000.00	\$260,000.00	\$4,875.00	
11/01/38				\$264,875.00
		\$3,200,000.00	\$1,056,153.82	\$4,472,324.45

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22			\$46,859	\$ 180,469
05/01/23	\$1,940,000	\$85,000	\$46,859	
11/01/23	\$0		\$45,000	\$ 176,859
05/01/24	\$1,855,000	\$85,000	\$45,000	
11/01/24	\$0		\$43,031	\$ 173,031
05/01/25	\$1,770,000	\$90,000	\$43,031	
11/01/25	\$0		\$41,063	\$ 174,094
05/01/26	\$1,680,000	\$95,000	\$41,063	
11/01/26	\$0		\$38,984	\$ 175,047
05/01/27	\$1,585,000	\$100,000	\$38,984	
11/01/27	\$0		\$36,797	\$ 175,781
05/01/28	\$1,485,000	\$105,000	\$36,797	
11/01/28	\$0		\$34,500	\$ 176,297
05/01/29	\$1,380,000	\$110,000	\$34,500	
11/01/29	\$0		\$31,750	\$ 176,250
05/01/30	\$1,270,000	\$115,000	\$31,750	
11/01/30	\$0		\$28,875	\$ 175,625
05/01/31	\$1,155,000	\$120,000	\$28,875	
11/01/31	\$0		\$25,875	\$ 174,750
05/01/32	\$1,035,000	\$125,000	\$25,875	
11/01/32	\$0		\$22,750	\$ 173,625
05/01/33	\$910,000	\$135,000	\$22,750	
11/01/33	\$0		\$19,375	\$ 177,125
05/01/34	\$775,000	\$140,000	\$19,375	
11/01/34	\$0		\$15,875	\$ 175,250
05/01/35	\$635,000	\$145,000	\$15,875	
11/01/35	\$0		\$12,250	\$ 173,125
05/01/36	\$490,000	\$155,000	\$12,250	
11/01/36	\$0		\$8,375	\$ 175,625
05/01/37	\$335,000	\$165,000	\$8,375	
11/01/37	\$0		\$4,250	\$ 177,625
05/01/38	\$170,000	\$170,000	\$4,250	
11/01/38				\$ 174,250
		\$1,940,000	\$1,008,438	\$ 3,033,438

Rivers Edge Community Development District

FY 2023 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 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.85	0	18	18	15.3	1.10%	\$26,139.30	\$1,452.18	\$1,544.88	\$1,335.27	\$209.61	15.7%
Single Family - 30' Lot	0.62	21	0	21	13.02	0.93%	\$22,244.04	\$1,059.24	\$1,126.85	\$973.96	\$152.89	15.7%
Single Family - 40' Lot	0.74	57	173	230	170.2	12.19%	\$290,778.40	\$1,264.25	\$1,344.95	\$1,162.47	\$182.48	15.7%
Single Family - 45' Lot	0.74	0	302	302	223.48	16.00%	\$381,804.69	\$1,264.25	\$1,344.95	\$1,162.47	\$182.48	15.7%
Single Family - 50' Lot	0.87	205	14	219	190.53	13.64%	\$325,511.22	\$1,486.35	\$1,581.23	\$1,366.68	\$214.54	15.7%
Single Family - 55' Lot	0.87	0	264	264	229.68	16.44%	\$392,397.09	\$1,486.35	\$1,581.23	\$1,366.68	\$214.54	15.7%
Single Family - 60' Lot	1	81	115	196	196	14.03%	\$334,856.45	\$1,708.45	\$1,817.50	\$1,570.90	\$246.60	15.7%
Single Family - 70' Lot	1.2	102	117	219	262.8	18.81%	\$448,980.99	\$2,050.14	\$2,181.00	\$1,885.08	\$295.92	15.7%
Single Family - 80' Lot	1.33	10	62	72	95.76	6.86%	\$163,601.29	\$2,272.24	\$2,417.28	\$2,089.30	\$327.98	15.7%
Single Family - 90' Lot	1.47	0	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Total		476	1065	1,541	1,397	100.00%	\$2,386,313					

FY 2023 Budget:

Administrative	\$185,373
Field and Grounds	\$2,447,896
Amenity Center	\$1,011,089
Less: Cost Share RE 2 & 3	(\$1,220,295)
Less: Other Income	(\$37,750)
	\$2,386,313