

Rivers Edge

Community Development District



Adopted Budget
Fiscal Year 2023



Rivers Edge Community Development District

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**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY22	Actual Thru 8/31/22	Projected 1 Month	Projected Thru 9/30/22	Adopted Budget FY 23
Revenues					
Assessments	\$ 2,062,535	\$ 2,067,867	\$ -	\$ 2,067,867	\$ 2,378,421
Misc Income/Interest	\$ 10,000	\$ 11,341	\$ 659	\$ 12,000	\$ 12,000
Insurance Proceeds	\$ -	\$ 1,177	\$ -	\$ 1,177	\$ -
Rental Revenue	\$ 11,000	\$ 27,368	\$ 2,632	\$ 30,000	\$ 30,000
Special Events	\$ 7,000	\$ 3,769	\$ 1,231	\$ 5,000	\$ 6,000
Cost Share Landscaping Rivers Edge II	\$ 688,906	\$ 516,680	\$ 172,227	\$ 688,906	\$ 713,588
Cost Share Landscaping Rivers Edge III	\$ 129,731	\$ 97,298	\$ 32,433	\$ 129,731	\$ 179,286
Cost Share Amenity Rivers Edge III	\$ 261,748	\$ 196,311	\$ 65,437	\$ 261,748	\$ 316,559
Community Garden	\$ 500	\$ 975	\$ 25	\$ 1,000	\$ 1,000
Tennis Revenue	\$ 250	\$ 428	\$ 72	\$ 500	\$ 500
Total Revenues	\$ 3,171,670	\$ 2,923,214	\$ 274,715	\$ 3,197,929	\$ 3,637,354
Expenditures					
Administrative					
Supervisor Fees	\$ 11,400	\$ 11,000	\$ 1,000	\$ 12,000	\$ 12,000
FICA FICA Expense	\$ 873	\$ 842	\$ 77	\$ 918	\$ 918
Engineering (Prosser)	\$ 15,000	\$ 19,641	\$ 5,359	\$ 25,000	\$ 25,000
Assessment Roll	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 5,000
Attorney	\$ 40,000	\$ 46,008	\$ 8,992	\$ 55,000	\$ 55,000
Annual Audit	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ 11,000	\$ 5,499	\$ 2,500	\$ 7,999	\$ 11,000
Dissemination	\$ 6,100	\$ 5,542	\$ 458	\$ 6,000	\$ 6,100
Arbitrage	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	\$ 1,800
Management Fees	\$ 47,500	\$ 43,542	\$ 3,958	\$ 47,500	\$ 49,875
Information Technology	\$ 2,888	\$ 2,647	\$ 241	\$ 2,888	\$ 2,888
Website Maintenance	\$ 1,488	\$ 1,364	\$ 124	\$ 1,488	\$ 1,488
Telephone	\$ 250	\$ 600	\$ 200	\$ 800	\$ 800
Postage	\$ 1,500	\$ 1,422	\$ 78	\$ 1,500	\$ 1,500
Printing & Binding	\$ 2,500	\$ 2,810	\$ 190	\$ 3,000	\$ 3,000
Insurance	\$ 9,990	\$ 8,954	\$ -	\$ 8,954	\$ 11,280
Legal Advertising	\$ 2,000	\$ 4,036	\$ 464	\$ 4,500	\$ 4,500
Other Current Charges	\$ 1,000	\$ 1,389	\$ 1,111	\$ 2,500	\$ 2,500
Office Supplies	\$ 200	\$ 52	\$ 15	\$ 67	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 165,163	\$ 161,822	\$ 29,767	\$ 191,589	\$ 199,973
Grounds Maintenance					
Field Operations Management (Vesta)	\$ 38,569	\$ 38,528	\$ 3,503	\$ 42,031	\$ 45,210
Landscape Maintenance	\$ 1,527,383	\$ 1,032,655	\$ 115,159	\$ 1,147,814	\$ 1,523,000
Landscape Reserves	\$ 30,000	\$ 52,897	\$ 7,103	\$ 60,000	\$ 60,000
Irrigation Repairs and Maintenance	\$ 10,000	\$ 57,130	\$ 5,000	\$ 62,130	\$ 15,000
Lakes, Vegetation and Algae Control	\$ 56,340	\$ 39,557	\$ 3,737	\$ 43,294	\$ 56,340
Irrigation Water Use	\$ 270,000	\$ 344,018	\$ 22,982	\$ 367,000	\$ 367,000
Electric	\$ 100,000	\$ 92,258	\$ 9,500	\$ 101,758	\$ 105,000
Street Lighting & Signage Repairs and Replacements	\$ 15,000	\$ 19,325	\$ 675	\$ 20,000	\$ 20,000
Street and Drainage Maintenance	\$ 5,000	\$ 2,975	\$ 2,025	\$ 5,000	\$ 5,000
Other Repairs and Maintenance	\$ 25,000	\$ 2,282	\$ 850	\$ 3,132	\$ 10,000
Total Grounds Maintenance	\$ 2,077,292	\$ 1,681,625	\$ 170,534	\$ 1,852,158	\$ 2,206,550

**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY22	Actual Thru 8/31/22	Projected 1 Month	Projected Thru 9/30/22	Adopted Budget FY 23
Amenity Center - River House					
General Manager / Lifestyle Director (Vesta)	\$ 67,000	\$ 82,030	\$ 7,457	\$ 89,487	\$ 95,486
Lifeguards (Vesta)	\$ 42,328	\$ 26,727	\$ 12,000	\$ 38,727	\$ 46,009
Hospitality Staff (Vesta)	\$ 67,766	\$ 52,710	\$ 4,701	\$ 57,411	\$ 106,902
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 18,911
Security Monitoring	\$ 3,500	\$ 2,464	\$ 1,036	\$ 3,500	\$ 3,500
Security Guards	\$ 75,000	\$ 70,379	\$ 4,621	\$ 75,000	\$ 75,000
Telephone	\$ 17,000	\$ 11,817	\$ 1,200	\$ 13,017	\$ 17,406
Insurance	\$ 44,727	\$ 44,534	\$ -	\$ 44,534	\$ 52,906
General Facility Maint/Common Grounds Maint (Vesta)	\$ 61,289	\$ 64,966	\$ 5,906	\$ 70,872	\$ 76,541
Pool Maintenance (Vesta)	\$ 19,260	\$ 8,668	\$ 788	\$ 9,456	\$ 10,012
Pool Chemicals (Poolsure)	\$ 15,335	\$ 15,443	\$ 1,879	\$ 17,322	\$ 18,000
Janitorial Services/Supplies (Vesta)	\$ 17,260	\$ 6,798	\$ 618	\$ 7,416	\$ 31,003
Window Cleaning	\$ 2,767	\$ -	\$ 2,000	\$ 2,000	\$ 2,767
Pressure Washing	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 40,000
Natural Gas	\$ 2,500	\$ 344	\$ 40	\$ 384	\$ 500
Electric	\$ 25,000	\$ 27,411	\$ 2,589	\$ 30,000	\$ 30,000
Sewer/Water/Irrigation	\$ 45,000	\$ 48,021	\$ 3,979	\$ 52,000	\$ 52,000
Repair and Replacements	\$ 54,136	\$ 100,680	\$ 9,320	\$ 110,000	\$ 110,000
Refuse	\$ 17,000	\$ 21,366	\$ 2,000	\$ 23,366	\$ 25,000
Pest Control	\$ 5,700	\$ 5,916	\$ 550	\$ 6,466	\$ 6,588
Facility Preventative Maintenance	\$ 2,680	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Access Cards	\$ 2,000	\$ -	\$ 400	\$ 400	\$ 2,000
License/Permits	\$ 1,800	\$ 1,316	\$ 484	\$ 1,800	\$ 1,800
Other Current	\$ 2,500	\$ 3,199	\$ 301	\$ 3,500	\$ 3,500
Special Events	\$ 50,000	\$ 15,167	\$ 7,500	\$ 22,667	\$ 50,000
Holiday Decorations	\$ 11,000	\$ 9,907	\$ 1,000	\$ 10,907	\$ 11,000
Landscape Replacements	\$ 750	\$ -	\$ 500	\$ 500	\$ -
Office Supplies/Postage	\$ 2,000	\$ 784	\$ 350	\$ 1,134	\$ 1,500
Capital Expenditure	\$ 88,416	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
Community Garden	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Total Amenity Center Expenses	\$ 754,215	\$ 620,647	\$ 93,469	\$ 714,116	\$ 905,831
General Reserve - Grounds Maintenance	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
General Reserve - Amenity Center	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Additional Reserves	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Expenses	\$ 3,171,670	\$ 2,639,094	\$ 293,770	\$ 2,932,864	\$ 3,637,354
Excess Revenues (Expenditures)	\$ -	\$ 284,120	\$ (19,055)	\$ 265,066	\$ -

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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, irrigation and stormwater. Cost share is based on future development buildout 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, irrigation and stormwater. Cost share is based on future development buildout 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 buildout and estimated costs.

Community Garden

Income received from community garden fees.

Tennis Revenue

Income received from tennis camps.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

EXPENDITURES:

Administrative:

Supervisor Fees & FICA Expense

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

Engineering Fees

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

Assessment Roll

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

Attorney

The District's legal counsel, KE Law 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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Grounds Maintenance:

Field Operations Management

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

Vendor	Discription	Monthly	Annual
Vesta	Field Operations Management	\$3,768	\$45,210
Total			\$45,210

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District, Amenity Center and community thoroughfares which may exceed the District's boundary. The base costs for the District including mulch and pine straw is \$803,527. Additional thoroughfare costs are for Riverfront Park \$38,819, longleaf pine \$159,504, Main Street \$139,463 SR13 \$42,717 and the Riverhouse \$44,804. Additional mulch and pine straw for this area total \$143,955. A Provision of \$100,000 is also provided for new areas which may come online in the next eighteen months.

Landscape Reserves

For additional landscape services and possible storm cleanup.

Irrigation Maintenance and Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

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 .

10 Bailey Creek Apr	87744848	\$	85	\$	1,020
109 Cloverbrook Rd	85557736	\$	25	\$	300
109 Fawnwood	86408611	\$	380	\$	4,560
112 Maybeck Dr	84918378	\$	19	\$	229
121 Cabot Place Apt IR01	85639239	\$	90	\$	1,076
1217 Rivertown Main St	87743256	\$	2,904	\$	34,844
128 Maybeck Dr	84966345	\$	948	\$	11,378
141 Kendall Crossings	86624382	\$	1,400	\$	16,800
141 Whirlaway Ct	210027239	\$	180	\$	2,160
15 Baya St	71174367	\$	525	\$	6,305
15 Kendall Crossings Dr	88897801	\$	1,855	\$	22,260
16 Cloverbrook	82157881	\$	125	\$	1,500
1668 Orange Branch TL APT IR01	80529647	\$	145	\$	1,740
17 Baya St	73270055	\$	25	\$	300
1846 Orange Branch Trl	68953528	\$	1,005	\$	12,060
234 Perdido St	75392334	\$	30	\$	360
252 Rawlings Dr Apt IR01	68090707	\$	2,300	\$	27,600
258 Rivertown Main St	83003077	\$	578	\$	6,939
261 Indian Grass	85083644	\$	450	\$	5,400
262 Chandler Dr APT IR01	86823624	\$	27	\$	322
277 Footbridge Apt IR01	87647651	\$	25	\$	299
29 Rivertown Bv	68090742	\$	2,245	\$	26,940
308 Oak Shadow Pl	88310615	\$	25	\$	299
316 Rambling Water Run	67153677	\$	830	\$	9,960
32 Fawnwood	88310637	\$	90	\$	1,075
324 Silkgrass Pl	87614708	\$	162	\$	1,948
33 Calumet Dr Apt IR01	80575469	\$	172	\$	2,061
341 Calumet Dr Apt IR01	83003074	\$	486	\$	5,829
345 Orange Branch TL APT IR01	84682773	\$	1,245	\$	14,943
366 Sternwheel Dr	86349187	\$	1,754	\$	21,048
373 Waterfront Dr	68090725	\$	721	\$	8,656
386 Perdido St Apt LS01	74759223	\$	75	\$	900
39 Riverwalk Blvd	71731588	\$	85	\$	1,020
405 Oak Shadow Pl	87386163	\$	185	\$	2,220
407 Yearling BV	78727795	\$	105	\$	1,260
41 Indian Grass Rd	83547108	\$	285	\$	3,420
41 Oak Shadow Pl	87614709	\$	250	\$	3,000
481 Indian Grass	85083641	\$	700	\$	8,400
49 Fiddlewood Dr	89393736	\$	70	\$	840
498 Narrowleaf Dr Apt IR01	84966365	\$	1,125	\$	13,505
547 Rivertown Main Street	82400253	\$	25	\$	300
598 Kendall Crossings Dr	83113752	\$	1,750	\$	21,000
674 Sternwheel Dr	72407045	\$	170	\$	2,040
6824 Longleaf Pine PY APT IR01	87614645	\$	210	\$	2,520
7306 Longleaf Pine PY APT IR01	81286590	\$	30	\$	360
7601 Longleaf Pine PY	70204198	\$	290	\$	3,480
7904 Longleaf Pine PY	71731573	\$	45	\$	540
8102 Longleaf Pine PY	70204176	\$	45	\$	540
847 Orange Branch TL APT IR01	80914007	\$	2,100	\$	25,200
87 Kendall Crossing Dr Apt IR01	68090740	\$	1,700	\$	20,400
88 Riverfront TL	71731611	\$	315	\$	3,780
39 Riverwalk Blvd- Sewer	70602127	\$	25	\$	300
Contingency for new accounts		\$	147	\$	1,764
Total		\$	30,583	\$	367,000

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	\$ 50	\$ 600
43 Secret River PL #Lights	0961173390	\$ 50	\$ 600
66 Foot Bridge Dr #Lights	1840736282	\$ 85	\$ 1,020
158 Chandler Dr #IRR	1948796477	\$ 50	\$ 600
20 Cloverbrook Rd #IRR	1983445246	\$ 50	\$ 600
153 Rawlings Dr #Lights	2027153390	\$ 90	\$ 1,080
53 LANIER ST # LIGHTS	2138829185	\$ 90	\$ 1,080
20 Twin Flower Pl #Entry	2306702586	\$ 50	\$ 600
380 Sternwheel Dr	2961434400	\$ 285	\$ 3,420
1758 Orange Branch Trl	3022429090	\$ 50	\$ 600
49 Indian Grass Dr #IRR	3719284246	\$ 50	\$ 600
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 50	\$ 600
595 Rivertown Main St #Lights	4535462172	\$ 70	\$ 840
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	\$ 30	\$ 360
427 Rivertown Main St. #Lights	7862742173	\$ 73	\$ 879
71 Landing St #Park	7975970117	\$ 40	\$ 480
147 Chipola Trce #Lights	8461452438	\$ 40	\$ 480
2198 Orange Branche Trl #ENTR	8521892243	\$ 65	\$ 780
686 NARROWLEAF DR # IRR	9067238536	\$ 35	\$ 420
484 INDIAN GRASS DR # IRR	9116255242	\$ 30	\$ 360
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		\$ 107	\$ 1,281
Total		\$ 8,750	\$ 105,000

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	Discription	Monthly	Annual
Vesta	General & Lifestyle Manager	\$7,957	\$95,486
Total			\$95,486

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	Discription	Monthly	Annual
Vesta	Hospitality Staff	\$8,909	\$106,902
Total			\$106,902

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
SJCISO 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	Discription	Monthly	Annual
Vesta	General Facility & Common Grounds Maintenance	\$6,378	\$76,541
Total			\$76,541

Pool Maintenance (Vesta)

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

Vendor	Discription	Monthly	Annual
Vesta	Pool Maintenance	\$834	\$10,012
Total			\$10,012

Pool Chemicals (Poolsure)

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

Vendor	Discription	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$971	\$5,826
Poolsure	Pool Chemicals Apr-Sept	\$1,585	\$9,510
	Contingency	\$222	\$2,664
Total			\$18,000

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	Discription	Monthly	Annual
Vesta	Janitorial Services	\$2,584	\$31,003
Total			\$31,003

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	\$ 393	\$ 4,719
136 Landing St (Tennis)	8675434248	\$ 1,339	\$ 16,064
140 Landing St Fitness	2299084240	\$ 707	\$ 8,481
Contingency for new accounts		\$ 61	\$ 736
Total		\$ 2,500	\$ 30,000

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	\$580	\$6,960
156 Landing St-Fire Sprinkler		\$60	\$720
156 Landing St -Water	70924484	\$950	\$11,400
156 Landing St -Water	84310710	\$400	\$4,800
156 Landing St -Irrigation	68090752	\$2,000	\$24,000
39 Riverwalk Blvd- Sewer	70602127	\$80	\$960
88 Riverfront TL-Sewer	73060269	\$100	\$1,200
88 Riverfront TL-Water	73060269	\$50	\$600
Contingency for new accounts		\$113	\$1,360
Total		\$4,333	\$52,000

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	\$ 1,217	\$ 14,604
Republic Services	Park	\$ 866	\$ 10,396
Total			\$ 25,000

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	\$ 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	\$ 10,000
Asphalt Trail R&R	\$ 10,000
Gym Flooring and Limited Equipment*	\$ 80,000
Total	\$ 100,000

Rivers Edge CDD Capital Plan FY23	
<u>General 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 Flooring and Limited Equipment**	\$ -
Removal of Mound at Riverhouse Playground	\$ 10,000
Total	\$ 256,263

* This provision can be spent over the next 2 and 1/2 years (\$80k each year) to fully fund all refurbishment of the exercise facility.

** To be funded through the Capital Reserve Fund

**Rivers Edge
Community Development District**

**Debt Service Fund
Series 2016**

Description	Adopted Budget FY22	Actual Thru 8/31/22	Projected Thru 9/30/22	Adopted Budget FY 23
Revenues				
Assessments - Tax Roll/Direct (1)	\$711,978	\$713,852	\$713,852	\$711,978
Assessments - Prepayment	\$0	\$27,760	\$27,760	\$0
Interest Income	\$1,000	\$1,459	\$1,800	\$2,000
Carry Forward Surplus	\$291,997	\$281,608	\$281,608	\$310,000
Total Revenues	\$1,004,975	\$1,024,679	\$1,025,020	\$1,023,978
Expenditures				
<i>Series 2016</i>				
Interest 11/1	\$255,140	\$255,010	\$255,010	\$ 250,318
Interest 5/1	\$255,140	\$255,010	\$255,010	\$ 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	\$715,020	\$710,635
EXCESS REVENUES / (EXPENDITURES)	\$294,695	\$309,659	\$310,000	\$313,343

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		\$250,318	\$250,318
05/01/23	\$9,840,000	\$210,000	\$250,318	
11/01/23	\$9,630,000		\$245,513	\$705,830
05/01/24	\$9,630,000	\$220,000	\$245,513	
11/01/24	\$9,410,000		\$240,483	\$705,995
05/01/25	\$9,410,000	\$230,000	\$240,483	
11/01/25	\$9,180,000		\$235,228	\$705,710
05/01/26	\$9,180,000	\$240,000	\$235,228	
11/01/26	\$8,940,000		\$229,748	\$704,975
05/01/27	\$8,940,000	\$255,000	\$229,748	
11/01/27	\$8,685,000		\$223,105	\$707,853
05/01/28	\$8,685,000	\$270,000	\$223,105	
11/01/28	\$8,415,000		\$216,070	\$709,175
05/01/29	\$8,415,000	\$280,000	\$216,070	
11/01/29	\$8,135,000		\$208,775	\$704,845
05/01/30	\$8,135,000	\$295,000	\$208,775	
11/01/30	\$7,840,000		\$201,093	\$704,868
05/01/31	\$7,840,000	\$315,000	\$201,093	
11/01/31	\$7,525,000		\$192,888	\$708,980
05/01/32	\$7,525,000	\$330,000	\$192,888	
11/01/32	\$7,195,000		\$184,293	\$707,180
05/01/33	\$7,195,000	\$350,000	\$184,293	
11/01/33	\$6,845,000		\$175,175	\$709,468
05/01/34	\$6,845,000	\$365,000	\$175,175	
11/01/34	\$6,480,000		\$165,668	\$705,843
05/01/35	\$6,480,000	\$385,000	\$165,668	
11/01/35	\$6,095,000		\$155,640	\$706,308
05/01/36	\$6,095,000	\$405,000	\$155,640	
11/01/36	\$5,690,000		\$145,090	\$705,730
05/01/37	\$5,690,000	\$430,000	\$145,090	
11/01/37	\$5,260,000		\$133,888	\$708,978
05/01/38	\$5,260,000	\$450,000	\$133,888	
11/01/38	\$4,810,000		\$122,165	\$706,053
05/01/39	\$4,810,000	\$475,000	\$122,165	
11/01/39	\$4,335,000		\$109,578	\$706,743
05/01/40	\$4,335,000	\$500,000	\$109,578	
11/01/40	\$3,835,000		\$96,328	\$705,905
05/01/41	\$3,835,000	\$530,000	\$96,328	
11/01/41	\$3,305,000		\$82,283	\$708,610
05/01/42	\$3,305,000	\$555,000	\$82,283	
11/01/42	\$2,750,000		\$67,575	\$704,858
05/01/43	\$2,750,000	\$585,000	\$67,575	

Rivers Edge
Community Development District
Series 2016 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/43	\$2,165,000		\$52,073	\$704,648
05/01/44	\$2,165,000	\$620,000	\$52,073	
11/01/44	\$1,545,000		\$35,643	\$707,715
05/01/45	\$1,545,000	\$655,000	\$35,643	
11/01/45	\$890,000		\$18,285	\$708,928
05/01/46	\$890,000	\$690,000	\$18,285	
11/01/46				\$708,285
		\$9,640,000	\$7,573,795	\$17,213,795

Rivers Edge

Community Development District

Debt Service Fund
Series 2018

Description	Adopted Budget FY22	Actual Thru 8/31/22	Projected Thru 9/30/22	Adopted Budget FY 23
Revenues				
Assessments - Tax Roll/Direct	\$470,032	\$470,762	\$470,762	\$470,032
Interest Income	\$1,000	\$867	\$1,000	\$1,500
Carry Forward Surplus	\$200,334	\$207,634	\$207,634	\$184,001
Total Revenues	\$671,366	\$679,264	\$679,396	\$655,533
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	\$183,869	\$184,001	\$185,648

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		\$174,943	\$174,943
5/1/23	\$6,575,000	\$120,000	\$174,943	
11/1/23	\$6,455,000		\$172,483	\$467,425
5/1/24	\$6,455,000	\$125,000	\$172,483	
11/1/24	\$6,330,000		\$169,483	\$466,965
5/1/25	\$6,330,000	\$130,000	\$169,483	
11/1/25	\$6,200,000		\$166,363	\$465,845
5/1/26	\$6,200,000	\$135,000	\$166,363	
11/1/26	\$6,065,000		\$163,123	\$464,485
5/1/27	\$6,065,000	\$145,000	\$163,123	
11/1/27	\$5,920,000		\$159,643	\$467,765
5/1/28	\$5,920,000	\$150,000	\$159,643	
11/1/28	\$5,770,000		\$156,043	\$465,685
5/1/29	\$5,770,000	\$160,000	\$156,043	
11/1/29	\$5,610,000		\$151,883	\$467,925
5/1/30	\$5,610,000	\$165,000	\$151,883	
11/1/30	\$5,445,000		\$147,593	\$464,475
5/1/31	\$5,445,000	\$175,000	\$147,593	
11/1/31	\$5,270,000		\$143,043	\$465,635
5/1/32	\$5,270,000	\$185,000	\$143,043	
11/1/32	\$5,085,000		\$138,233	\$466,275
5/1/33	\$5,085,000	\$195,000	\$138,233	
11/1/33	\$4,890,000		\$133,163	\$466,395
5/1/34	\$4,890,000	\$205,000	\$133,163	
11/1/34	\$4,685,000		\$127,833	\$465,995
5/1/35	\$4,685,000	\$215,000	\$127,833	
11/1/35	\$4,470,000		\$122,243	\$465,075
5/1/36	\$4,470,000	\$230,000	\$122,243	
11/1/36	\$4,240,000		\$116,263	\$468,505
5/1/37	\$4,240,000	\$240,000	\$116,263	
11/1/37	\$4,000,000		\$110,023	\$466,285
5/1/38	\$4,000,000	\$250,000	\$110,023	
11/1/38	\$3,750,000		\$103,523	\$463,545
5/1/39	\$3,750,000	\$265,000	\$103,523	
11/1/39	\$3,485,000		\$96,434	\$464,956
5/1/40	\$3,485,000	\$280,000	\$96,434	
11/1/40	\$3,205,000		\$88,944	\$465,378
5/1/41	\$3,205,000	\$295,000	\$88,944	
11/1/41	\$2,910,000		\$81,053	\$464,996
5/1/42	\$2,910,000	\$310,000	\$81,053	

Rivers Edge
Community Development District
Series 2018 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/42	\$2,600,000		\$72,760	\$463,813
5/1/43	\$2,600,000	\$330,000	\$72,760	
11/1/43	\$2,270,000		\$63,933	\$466,693
5/1/44	\$2,270,000	\$345,000	\$63,933	
11/1/44	\$1,925,000		\$54,704	\$463,636
5/1/45	\$1,925,000	\$365,000	\$54,704	
11/1/45	\$1,560,000		\$44,940	\$464,644
5/1/46	\$1,560,000	\$385,000	\$44,940	
11/1/46	\$1,175,000		\$34,641	\$464,581
5/1/47	\$1,175,000	\$410,000	\$34,641	
11/1/47	\$765,000		\$23,674	\$468,315
5/1/48	\$765,000	\$430,000	\$23,674	
11/1/48	\$335,000		\$12,171	\$465,845
5/1/49	\$335,000	\$455,000	\$12,171	
11/1/49				\$467,171
		\$6,695,000	\$6,058,250	\$12,753,250

**Rivers Edge
Community Development District**

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

Description	Adopted Budget FY22	Actual Thru 8/31/22	Projected Thru 9/30/22	Adopted Budget FY 23
Revenues				
Assessments - Tax Roll/Direct	\$458,741	\$446,168	\$458,741	\$458,741
Assessments - Prepayment	\$0	\$1,639	\$1,639	\$0
Interest Income	\$500	\$794	\$1,000	\$1,500
Carry Forward Surplus	\$127,062	\$119,913	\$119,913	\$121,827
Total Revenues	\$586,304	\$568,514	\$581,294	\$582,069
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	\$48,609	\$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	\$459,466	\$442,210
EXCESS REVENUES / (EXPENDITURES)	\$141,744	\$109,048	\$121,827	\$139,859

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			\$54,246	\$54,246
05/01/23	\$3,200,000	\$155,000	\$54,246	
11/01/23			\$52,308	\$261,554
05/01/24	\$3,045,000	\$160,000	\$52,308	
11/01/24			\$50,208	\$262,516
05/01/25	\$2,885,000	\$165,000	\$50,208	
11/01/25			\$47,939	\$263,148
05/01/26	\$2,720,000	\$170,000	\$47,939	
11/01/26			\$45,389	\$263,329
05/01/27	\$2,550,000	\$175,000	\$45,389	
11/01/27			\$42,677	\$263,066
05/01/28	\$2,375,000	\$180,000	\$42,677	
11/01/28			\$39,797	\$262,474
05/01/29	\$2,195,000	\$185,000	\$39,797	
11/01/29			\$36,675	\$261,472
05/01/30	\$2,010,000	\$190,000	\$36,675	
11/01/30			\$33,350	\$260,025
05/01/31	\$1,820,000	\$200,000	\$33,350	
11/01/31			\$29,850	\$263,200
05/01/32	\$1,620,000	\$205,000	\$29,850	
11/01/32			\$26,263	\$261,113
05/01/33	\$1,415,000	\$215,000	\$26,263	
11/01/33			\$22,500	\$263,763
05/01/34	\$1,200,000	\$220,000	\$22,500	
11/01/34			\$18,375	\$260,875
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
		\$3,200,000	\$1,056,154	\$4,256,154

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$2,025,000	\$85,000	\$48,609	\$ 48,609
05/01/22	\$2,025,000	\$85,000	\$48,609	
11/01/22			\$46,859	\$ 46,859
05/01/23	\$1,940,000	\$85,000	\$46,859	
11/01/23			\$45,000	\$ 176,859
05/01/24	\$1,855,000	\$85,000	\$45,000	
11/01/24			\$43,031	\$ 173,031
05/01/25	\$1,770,000	\$90,000	\$43,031	
11/01/25			\$41,063	\$ 174,094
05/01/26	\$1,680,000	\$95,000	\$41,063	
11/01/26			\$38,984	\$ 175,047
05/01/27	\$1,585,000	\$100,000	\$38,984	
11/01/27			\$36,797	\$ 175,781
05/01/28	\$1,485,000	\$105,000	\$36,797	
11/01/28			\$34,500	\$ 176,297
05/01/29	\$1,380,000	\$110,000	\$34,500	
11/01/29			\$31,750	\$ 176,250
05/01/30	\$1,270,000	\$115,000	\$31,750	
11/01/30			\$28,875	\$ 175,625
05/01/31	\$1,155,000	\$120,000	\$28,875	
11/01/31			\$25,875	\$ 174,750
05/01/32	\$1,035,000	\$125,000	\$25,875	
11/01/32			\$22,750	\$ 173,625
05/01/33	\$910,000	\$135,000	\$22,750	
11/01/33			\$19,375	\$ 177,125
05/01/34	\$775,000	\$140,000	\$19,375	
11/01/34			\$15,875	\$ 175,250
05/01/35	\$635,000	\$145,000	\$15,875	
11/01/35			\$12,250	\$ 173,125
05/01/36	\$490,000	\$155,000	\$12,250	
11/01/36			\$8,375	\$ 175,625
05/01/37	\$335,000	\$165,000	\$8,375	
11/01/37			\$4,250	\$ 177,625
05/01/38	\$170,000	\$170,000	\$4,250	
11/01/38				\$ 174,250
		\$1,940,000	\$911,219	\$ 2,851,219

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	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Single Family - 30' Lot	0.62	21	0	23	14.26	1.03%	\$24,538.08	\$1,066.87	\$1,134.97	\$973.96	\$161.01	16.5%
Single Family - 40' Lot	0.74	57	173	230	170.2	12.31%	\$292,873.87	\$1,273.36	\$1,354.64	\$1,162.47	\$192.18	16.5%
Single Family - 45' Lot	0.74	0	302	285	210.9	15.26%	\$362,908.93	\$1,273.36	\$1,354.64	\$1,162.47	\$192.18	16.5%
Single Family - 50' Lot	0.87	205	14	219	190.53	13.78%	\$327,856.98	\$1,497.06	\$1,592.62	\$1,366.68	\$225.94	16.5%
Single Family - 55' Lot	0.87	0	264	272	236.64	17.12%	\$407,201.37	\$1,497.06	\$1,592.62	\$1,366.68	\$225.94	16.5%
Single Family - 60' Lot	1	81	108	189	189	13.67%	\$325,224.22	\$1,720.76	\$1,830.60	\$1,570.90	\$259.70	16.5%
Single Family - 70' Lot	1.2	102	116	218	261.6	18.93%	\$450,151.61	\$2,064.92	\$2,196.72	\$1,885.08	\$311.64	16.5%
Single Family - 80' Lot	1.33	10	72	82	109.06	7.89%	\$187,666.42	\$2,288.61	\$2,434.70	\$2,089.30	\$345.40	16.5%
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	1049	1,518	1,382	100.00%	\$2,378,421					

FY 2023 Budget:

Administrative	\$199,973
Field and Grounds	\$2,206,550
Amenity Center	\$905,831
Less: Cost Share RE 2 & 3	(\$1,209,433)
Less: Other Income	(\$49,500)
Reserves	\$325,000
	\$2,378,421