

***Rivers Edge***  
***Community Development District***



***Proposed Budget***  
***FY 2025***

***Presented by:***



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**Rivers Edge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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**REVENUES:**

Special Assessments - On Roll	\$ 2,402,218	\$ 2,366,073	\$ 36,077	\$ 2,402,150	\$ 2,499,646
Misc Income/Interest	30,000	23,489	20,000	43,489	30,000
Rental Revenue	20,000	18,155	15,000	33,155	30,000
Cost Share Landscaping Rivers Edge II	688,424	344,212	344,212	688,424	688,424
Cost Share Landscaping Rivers Edge III	162,917	81,459	81,458	162,917	162,917
Cost Share Amenity Rivers Edge III	248,626	124,313	124,313	248,626	279,911
Community Garden	1,000	-	1,000	1,000	1,500
Tennis Revenue	4,000	335	3,665	4,000	1,000
Special Events	-	15,497	10,000	25,497	15,000
Insurance Proceeds	-	1,476	-	1,476	-
Carry Forward	27,290	-	27,290	27,290	21,882

<b>TOTAL REVENUES</b>	<b>\$ 3,584,475</b>	<b>\$ 2,975,009</b>	<b>\$ 663,015</b>	<b>\$ 3,638,024</b>	<b>\$ 3,730,280</b>
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**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 6,000	\$ 10,800	\$ 12,000
FICA Expense	918	367	459	826	918
District Engineer	25,000	16,006	8,994	25,000	25,000
District Counsel	55,000	15,044	39,956	55,000	55,000
District Management	52,868	26,434	26,433	52,868	56,040
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Dissemination Agent	6,466	3,433	3,033	6,466	6,854
Information Technology	3,061	1,531	1,530	3,061	3,244
Website Maintenance	1,577	788	788	1,577	1,671
Annual Audit	5,100	-	5,100	5,100	5,200
Trustee Fees	13,500	11,205	2,295	13,500	12,500
Arbitrage	1,800	1,200	600	1,800	1,800
Telephone	800	51	449	500	500
Postage	1,500	705	795	1,500	1,500
Printing & Binding	3,000	336	2,664	3,000	3,000
Insurance	11,116	10,570	-	10,570	11,126
Legal Advertising	3,500	-	2,500	2,500	2,500
Other Current Charges	2,000	-	500	500	500
Office Supplies	150	7	143	150	100
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 204,830</b>	<b>\$ 97,952</b>	<b>\$ 102,240</b>	<b>\$ 200,192</b>	<b>\$ 205,246</b>
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**Operations & Maintenance**

**Grounds Maintenance**

Field Operations Management (Vesta)	\$ 37,253	\$ 18,627	\$ 18,626	\$ 37,253	\$ 38,370
Landscape Maintenance	1,321,303	528,257	793,046	1,321,303	1,347,729
Landscape Contingency	60,000	29,322	30,678	60,000	61,200
Irrigation Repairs and Maintenance	30,000	57,030	15,000	72,030	45,000
Lake Maintenance	56,340	32,283	27,717	60,000	56,340
Irrigation Water Use	288,000	90,511	125,000	215,511	245,000
Electric	140,000	78,535	78,600	157,135	158,000
Street Lighting & Signage Repairs and Replacements	20,000	22,997	5,000	27,997	20,000
Street and Drainage Maintenance	5,000	-	2,500	2,500	5,000
Repairs and Maintenance	10,000	24,498	25,000	49,498	18,530

<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 1,967,896</b>	<b>\$ 882,060</b>	<b>\$ 1,121,167</b>	<b>\$ 2,003,227</b>	<b>\$ 1,995,170</b>
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**Rivers Edge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b><u>Amenity Center - River House</u></b>					
General Manager (Vesta)	\$ 48,172	\$ 24,740	\$ 23,432	\$ 48,172	\$ 49,617
Amenity Manager (Vesta)	19,478	9,739	9,739	19,478	20,062
Maintenance Service (Vesta)	78,837	39,419	39,418	78,837	81,202
Lifestyle Director (Vesta)	38,136	19,068	19,068	38,136	39,280
Lifeguards (Vesta)	47,390	5,712	41,678	47,390	48,812
Facility Attendant (Vesta)	63,291	31,646	31,645	63,291	65,190
Security Monitoring	3,500	1,192	2,308	3,500	3,500
Security Guards	75,000	50,287	50,000	100,287	100,000
Telephone & Internet	14,582	22,672	25,200	47,872	38,000
Insurance	142,002	95,345	-	95,345	106,238
Fitness Equipment Lease	27,921	27,921	-	27,921	27,921
Pool Maintenance (Vesta)	10,312	5,156	5,156	10,312	10,621
Janitorial Services & Supplies (Vesta)	31,933	16,002	15,931	31,933	32,891
Window Cleaning	2,767	-	-	-	-
Pressure Washing	30,000	-	20,000	20,000	20,000
Pool Chemicals (Poolsure)	19,440	8,974	10,466	19,440	20,420
Natural Gas	510	221	180	401	410
Electric	37,320	18,045	18,300	36,345	37,000
Water & Sewer	53,570	19,281	21,000	40,281	45,000
Repair and Replacements	110,000	49,944	60,056	110,000	110,000
Refuse	37,200	23,935	24,000	47,935	50,000
Pest Control	6,588	5,620	5,500	11,120	12,000
Fire Alarm System Maintenance	2,000	-	2,000	2,000	2,000
Access Cards	1,000	3,250	-	3,250	3,250
License & Permits	1,800	536	1,264	1,800	1,800
Other Current	3,500	4,700	300	5,000	8,000
Special Events	50,000	30,805	19,195	50,000	50,000
Holiday Decorations	13,500	12,575	925	13,500	20,150
Office Supplies & Postage	1,500	3,177	3,000	6,177	3,500
Capital Expenditure	15,000	-	7,500	7,500	-
Community Garden	500	-	500	500	500
<b>TOTAL AMENITY CENTER - RIVER HOUSE</b>	<b>\$ 986,749</b>	<b>\$ 529,963</b>	<b>\$ 457,760</b>	<b>\$ 987,723</b>	<b>\$ 1,007,364</b>
<b><u>Reserves</u></b>					
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
General Reserve - Amenity Center	175,000	-	175,000	175,000	180,000
Additional Reserves	150,000	-	150,000	150,000	242,500
<b>TOTAL RESERVES</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ 425,000</b>	<b>\$ 425,000</b>	<b>\$ 522,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,584,475</b>	<b>\$ 1,509,975</b>	<b>\$ 2,106,167</b>	<b>\$ 3,616,142</b>	<b>\$ 3,730,280</b>
<b><u>Other Sources/(Uses)</u></b>					
Interlocal Transfer In/(Out)	-	-	-	-	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 1,465,033</b>	<b>\$(1,443,151)</b>	<b>\$ 21,882</b>	<b>\$ (0)</b>

**Rivers Edge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments - Tax Roll**

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

**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.

**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.

**Special Events**

Income received from residents for rental of clubroom or patio and special events deposits.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**District Engineer**

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.

**District Counsel**

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

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Assessment Roll Administration**

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

**Dissemination Agent**

The District is required by the Security and Exchange Commission 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**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

**Trustee Fees**

A Trustee at U.S. Bank holds the District's series 2016, 2018, & 2018A Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

**Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, 2018, & 2018A Special Assessment Refunding and Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

**Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Field**

**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 Operation Mgmt	\$ 3,198	\$ 38,370

**Landscape Maintenance**

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

**Landscape Contingency**

For additional landscape services and possible storm cleanup.

**Irrigation Repairs and Maintenance**

Estimated miscellaneous irrigation maintenance and repair costs.

**Rivers Edge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

**Lake Maintenance**

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	\$ 4,470	\$ 53,640
	Contingency		2,700
	<b>Total</b>		<b>\$ 56,340</b>

**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	\$ 57	\$ 684
109 Cloverbrook Rd	85557736	39	468
109 Fawnwood	86408611	251	3,012
112 Maybeck Dr	84918378	50	600
121 Cabot Place Apt IR01	85639239	73	876
1217 Rivertown Main St	87743256	829	9,948
128 Maybeck Dr	84966345	977	11,724
140 Whistling Straits Dr	84332628	1,020	12,240
141 Kendall Crossings	86624382	870	10,440
141 Whirlaway Ct	210027239	74	888
149 Lanier St Apt IR01	80914013	766	9,192
15 Baya St	71174367	350	4,200
15 Kendall Crossings Dr	88897801	601	7,212
16 Cloverbrook	82157881	79	948
1668 Orange Branch TL APT IR01	80529647	299	3,588
17 Baya St	73270055	89	1,068
1846 Orange Branch Trl	68953528	637	7,644
234 Perdido St	75392334	20	245
252 Rawlings Dr Apt IR01	68090707	1,500	18,000
258 Rivertown Main St	83003077	1,136	13,632
261 Indian Grass	85083644	805	9,660
262 Chandler Dr APT IR01	86823624	84	1,008
277 Footbridge Apt IR01	87647651	55	660
29 Rivertown Bv	68090742	1,383	16,592
308 Oak Shadow Pl	88310615	91	1,089
316 Rambling Water Run	67153677	369	4,433
32 Fawnwood	88310637	50	599
324 Silkgrass Pl	87614708	43	519
33 Calumet Dr Apt IR01	80575469	151	1,815
341 Calumet Dr Apt IR01	83003074	369	4,424
345 Orange Branch TL APT IR01	84682773	1,292	15,504
366 Sternwheel Dr	86349187	845	10,140
373 Waterfront Dr	68090725	912	10,944
386 Perdido St Apt LS01	74759223	83	996
39 Riverwalk Blvd	71731588	103	1,236
39 Riverwalk Blvd	70602127	56	672
405 Oak Shadow Pl	87386163	90	1,080
407 Yearling BV	78727795	88	1,056
41 Indian Grass Rd	83547108	201	2,412
41 Oak Shadow Pl	87614709	102	1,224
481 Indian Grass	85083641	738	8,856
49 Fiddlewood Dr	89393736	92	1,104
498 Narrowleaf Dr Apt IR01	84966365	732	8,784
547 Rivertown Main Street	82400253	60	720
598 Kendall Crossings Dr	83113752	526	6,312
674 Sternwheel Dr	72407045	110	1,324
6824 Longleaf Pine PY APT IR01	87614645	67	800
7601 Longleaf Pine PY	70204198	38	450
7904 Longleaf Pine PY	71731573	58	696
8102 Longleaf Pine PY	70204176	58	696
847 Orange Branch TL APT IR01	80914007	310	3,720
87 Kendall Crossing Dr Apt IR01	68090740	390	4,679
88 Riverfront TL	71731611	299	3,588
Contingency		50	600
<b>Total</b>		<b>\$ 20,417</b>	<b>\$ 245,000</b>

**Rivers Edge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

**Electric (Street Lights and Pumps)**

Estimated costs for electric billed to the district by FPL.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
373 Waterfront Dr # Lights	0849527304	\$ 34	\$ 408
43 Secret River PL #Lights	0961173390	30	363
66 Foot Bridge Dr #Lights	1840736282	58	695
158 Chandler Dr #IRR	1948796477	26	317
20 Cloverbrook Rd #IRR	1983445246	26	315
153 Rawlings Dr #Lights	2027153390	60	725
53 LANIER ST # LIGHTS	2138829185	49	586
20 Twin Flower Pl #Entry	2306702586	30	355
380 Sternwheel Dr	2961434400	181	2,167
1758 Orange Branch Trl	3022429090	54	646
49 Indian Grass Dr #IRR	3719284246	26	313
47 Narrowleaf Dr # Mail Kiosk	3733493484	27	321
595 Rivertown Main St #Lights	4535462172	56	666
7306 Longleaf Pine Pkwy #Sign	5262085169	29	344
156 Landing St # Lights	5292756029	115	1,380
216 Perdido ST Kiosk	5465700168	34	414
808 KEYSTONE CORNERS BLVD #IRR	5822774047	89	1,064
459 Kendall Crossing Dr #LGTS	5923894249	29	347
385 RUSKIN DR #LTG	6130612309	138	1,653
783 Rivertown Main St. # Lights	6547572179	81	969
25 Rafter Tail Ln #Entr	6649873020	31	376
8 Mascotte Place	7123229028	50	604
131 Rivertown Main St #Lights	7248902178	100	1,204
251 Waterfront Dr #Lights	7663646300	36	428
427 Rivertown Main St. #Lights	7862742173	81	971
71 Landing St #Park	7975970117	30	360
147 Chipola Trce #Lights	8461452438	31	378
2198 Orange Branch Trl #ENTR	8521892243	81	972
686 NARROWLEAF DR # IRR	9067238536	28	336
484 INDIAN GRASS DR # IRR	9116255242	26	315
109 Rivertown Main St. #Fountains	9328401261	2,249	26,987
98 Perdido St #Lights	9390325356	34	403
111 Orange Branch Trail	9614703305	8,712	104,550
324 Silkgrass PL IRR	9116038283	28	337
13 Fawnwood St	1136848288	34	405
41 Oak Shadow Place	5656738282	28	335
405 Oak Shadow Place	4043348285	28	335
2346 Rivertown Main St #IRR	8251668029	138	1,653
2126 Rivertown Main St #IRR	1483458020	74	884
2804 RIVERTOWN MAIN ST #IRR	6119621099	70	839
161 Palomar DR # IRR	7305570041	29	347
Contingency		78	931
<b>Total</b>		<b>\$ 13,167</b>	<b>\$ 158,000</b>

**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.

**Expenditures – Amenity Center**

**General Manager**

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	General Manager	\$ 4,135	\$ 49,617

**Amenity Manager**

The District contracted with Vesta Property Services to provide management services for the Amenity Center.



**Rivers Edge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures – Amenity Center (continued)</b>
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**Maintenance Services**

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

**Lifestyle Director**

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-to-day social, recreational group activities and entertainment for the residents living at the community.

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Lifeguards/Pool	\$ 4,068	\$ 48,812

**Facility Attendant**

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

**Security Monitoring**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Sonitrol	Security Monitoring	\$ 184	\$ 2,208
Dynamic Security	Qrt Monitoring	35	420
	Contingency		<u>872</u>
	<b>Total</b>		<b>\$ 3,500</b>

**Security Guards**

The District has entered into contracts with Giddens Security for security patrols and mileage reimbursement on District property, and with the St. Johns Sheriff's Office for off-duty patrols.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Giddens Security	Security Patrols	\$ 4,783	\$ 57,400
SJCSO Off Duty	Security Patrols	3,550	<u>42,600</u>
	<b>Total</b>		<b>\$ 100,000</b>

**Telephone & Internet**

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

**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.

**Fitness Equipment Lease**

The District has contracted with Macrolease to rent fitness equipment.

**Pool Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Pool Maintenance	\$ 885	\$ 10,621

**Janitorial Services & Supplies**

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Janitorial Sv	\$ 2,741	\$ 32,891

**Pressure Washing**

Estimated costs to have the District Amenity Center pressure washed.

**Rivers Edge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Amenity Center (continued)**

**Pool Chemicals (Poolsure)**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Poolsure	Pool Chemicals Oct-Mar	\$ 1,320	\$ 7,920
Poolsure	Pool Chemicals Apr-Sept	1,900	11,400
	Contingency		1,100
	<b>Total</b>		<b>\$ 20,420</b>

**Natural Gas**

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
156 Landing St	\$ 30	\$ 360
Contingence		50
<b>Total</b>		<b>\$ 410</b>

**Electric**

Estimated costs for electric billed to the district by FPL.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
156 Landing St Club House	0073172207	\$ 387	\$ 4,640
136 Landing St (Tennis)	8675434248	1,883	22,599
140 Landing St Fitness	2299084240	738	8,851
Contingency for new accounts		76	910
<b>Total</b>		<b>\$ 3,083</b>	<b>\$ 37,000</b>

**Water & Sewer**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
156 Landing St -Sewer	84310710	\$ 600	\$ 7,200
156 Landing St-Fire Sprinkler		72	864
156 Landing St -Water	70924484	585	7,020
156 Landing St -Water	84310710	420	5,040
156 Landing St -Irrigation	68090752	1,100	13,200
91 Lanier St.-Water	80913987	165	1,980
91 Lanier St.-Sewer	80913987	379	4,548
39 Riverwalk Blvd- Sewer	70602127	120	1,440
88 Riverfront TL-Sewer	73060269	98	1,176
88 Riverfront TL-Water	73060269	100	1,200
Contingency		111	1,332
<b>Total</b>		<b>\$ 3,750</b>	<b>\$ 45,000</b>

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Republic Services	Clubhouse	\$ 2,750	\$ 33,000
Republic Services	Park	1,400	16,800
	Contingency		200
	<b>Total</b>		<b>\$ 50,000</b>

**Pest Control**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Turners Pest Control	Pest Control	\$ 1,000	\$ 12,000

**Fire Alarm System Maintenance**

Represents the estimated cost for repairs and maintenance of fire alarm system.

**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.

**Rivers Edge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Amenity Center (continued)**

**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.

**Holiday Decorations**

Represents estimated costs for the District to decorate the Amenity center for the holidays.

**Office Supplies & Postage**

Costs of supplies and postage incurred 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.

**Expenditures – Reserves**

**General Reserves**

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

# Rivers Edge

## Community Development District

### Proposed Budget

#### Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 710,248	\$ 699,813	\$ 10,670	\$ 710,483	\$ 709,452
Special Assessments - Prepayment	-	13,317	-	13,317	-
Interest Earnings	7,500	14,915	13,000	27,915	5,000
Carry Forward Surplus <sup>(1)</sup>	308,145	308,738	-	308,738	326,526
<b>TOTAL REVENUES</b>	<b>\$ 1,025,893</b>	<b>\$ 1,036,783</b>	<b>\$ 23,670</b>	<b>\$ 1,060,453</b>	<b>\$ 1,040,977</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 244,595	\$ 244,595	-	\$ 244,595	\$ 238,910
Principal Prepayment - 2/1	-	10,000	-	10,000	-
Interest - 5/1	244,595	-	244,333	244,333	238,910
Principal - 5/1	220,000	-	220,000	220,000	230,000
Principal Prepayment - 5/1	-	-	15,000	15,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 709,190</b>	<b>\$ 254,595</b>	<b>\$ 479,333</b>	<b>\$ 733,928</b>	<b>\$ 707,820</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	-	-	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 709,190</b>	<b>\$ 254,595</b>	<b>\$ 479,333</b>	<b>\$ 733,928</b>	<b>\$ 707,820</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 316,703</b>	<b>\$ 782,188</b>	<b>\$ (455,662)</b>	<b>\$ 326,526</b>	<b>\$ 333,157</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 233,655

**Rivers Edge**  
**Community Development District**  
**AMORTIZATION SCHEDULE**

**Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 9,150,000	4.5% / 5.3%		\$ 238,910	\$ 238,910
05/01/25	9,150,000	4.5% / 5.3%	230,000	238,910	
11/01/25	8,920,000	4.5% / 5.3%		233,655	702,565
05/01/26	8,920,000	4.5% / 5.3%	240,000	233,655	
11/01/26	8,680,000	4.5% / 5.3%		228,175	701,830
05/01/27	8,680,000	5.2% / 5.3%	250,000	228,175	
11/01/27	8,430,000	5.2% / 5.3%		221,663	699,838
05/01/28	8,430,000	5.2% / 5.3%	265,000	221,663	
11/01/28	8,165,000	5.2% / 5.3%		214,758	701,420
05/01/29	8,165,000	5.2% / 5.3%	280,000	214,758	
11/01/29	7,885,000	5.2% / 5.3%		207,463	702,220
05/01/30	7,885,000	5.2% / 5.3%	295,000	207,463	
11/01/30	7,590,000	5.2% / 5.3%		199,780	702,243
05/01/31	7,590,000	5.2% / 5.3%	310,000	199,780	
11/01/31	7,280,000	5.2% / 5.3%		191,705	701,485
05/01/32	7,280,000	5.2% / 5.3%	325,000	191,705	
11/01/32	6,955,000	5.2% / 5.3%		183,240	699,945
05/01/33	6,955,000	5.2% / 5.3%	345,000	183,240	
11/01/33	6,610,000	5.2% / 5.3%		174,253	702,493
05/01/34	6,610,000	5.2% / 5.3%	365,000	174,253	
11/01/34	6,245,000	5.2% / 5.3%		164,745	703,998
05/01/35	6,245,000	5.2% / 5.3%	385,000	164,745	
11/01/35	5,860,000	5.2% / 5.3%		154,718	704,463
05/01/36	5,860,000	5.2% / 5.3%	405,000	154,718	
11/01/36	5,455,000	5.2% / 5.3%		144,168	703,885
05/01/37	5,455,000	5.2% / 5.3%	425,000	144,168	
11/01/37	5,030,000	5.2% / 5.3%		133,095	702,263
05/01/38	5,030,000	5.2% / 5.3%	440,000	133,095	
11/01/38	4,590,000	5.3%		121,503	694,598
05/01/39	4,590,000	5.3%	475,000	121,503	
11/01/39	4,115,000	5.3%		109,048	705,550
05/01/40	4,115,000	5.3%	500,000	109,048	
11/01/40	3,615,000	5.3%		95,798	704,845
05/01/41	3,615,000	5.3%	525,000	95,798	
11/01/41	3,090,000	5.3%		81,885	702,683
05/01/42	3,090,000	5.3%	555,000	81,885	
11/01/42	2,535,000	5.3%		67,178	704,063
05/01/43	2,535,000	5.3%	585,000	67,178	
11/01/43	1,950,000	5.3%		51,675	703,853
05/01/44	1,950,000	5.3%	620,000	51,675	
11/01/44	1,330,000	5.3%		35,378	707,053
05/01/45	1,330,000	5.3%	650,000	35,378	
11/01/45	680,000	5.3%		18,153	703,530
05/01/46	680,000	5.3%	680,000	18,153	698,153
<b>Total</b>			<b>\$ 9,150,000</b>	<b>\$ 6,541,880</b>	<b>\$ 15,691,880</b>

# Rivers Edge

## Community Development District

### Proposed Budget Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments Tax Roll	\$ 468,918	\$ 449,442	\$ 6,853	\$ 456,295	\$ 456,295
Interest Earnings	5,000	8,781	7,500	16,281	5,000
Carry Forward Surplus <sup>(1)</sup>	199,095	204,475	-	204,475	202,881
<b>TOTAL REVENUES</b>	<b>\$ 673,013</b>	<b>\$ 662,698</b>	<b>\$ 14,353</b>	<b>\$ 677,051</b>	<b>\$ 664,177</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 172,085	\$ 172,085	-	\$ 172,085	\$ 168,955
Interest - 5/1	172,085	-	172,085	172,085	168,955
Principal - 5/1	125,000	-	125,000	125,000	130,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 469,170</b>	<b>\$ 172,085</b>	<b>\$ 302,085</b>	<b>\$ 474,170</b>	<b>\$ 467,910</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 469,170</b>	<b>\$ 172,085</b>	<b>\$ 302,085</b>	<b>\$ 474,170</b>	<b>\$ 467,910</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 203,843</b>	<b>\$ 490,613</b>	<b>\$ (287,732)</b>	<b>\$ 202,881</b>	<b>\$ 196,267</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$ 165,835

**Rivers Edge**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 6,430,000	4.800%		\$ 168,955	\$ 168,955
05/01/25	6,430,000	4.800%	130,000	168,955	
11/01/25	6,300,000	4.800%		165,835	464,790
05/01/26	6,300,000	4.800%	135,000	165,835	
11/01/26	6,165,000	4.800%		162,595	463,430
05/01/27	6,165,000	4.800%	145,000	162,595	
11/01/27	6,020,000	4.800%		159,115	466,710
05/01/28	6,020,000	4.800%	150,000	159,115	
11/01/28	5,870,000	5.200%		155,515	464,630
05/01/29	5,870,000	5.200%	155,000	155,515	
11/01/29	5,715,000	5.200%		151,485	462,000
05/01/30	5,715,000	5.200%	165,000	151,485	
11/01/30	5,550,000	5.200%		147,195	463,680
05/01/31	5,550,000	5.200%	175,000	147,195	
11/01/31	5,375,000	5.200%		142,645	464,840
05/01/32	5,375,000	5.200%	185,000	142,645	
11/01/32	5,190,000	5.200%		137,835	465,480
05/01/33	5,190,000	5.200%	195,000	137,835	
11/01/33	4,995,000	5.200%		132,765	465,600
05/01/34	4,995,000	5.200%	205,000	132,765	
11/01/34	4,790,000	5.200%		127,435	465,200
05/01/35	4,790,000	5.200%	215,000	127,435	
11/01/35	4,575,000	5.200%		121,845	464,280
05/01/36	4,575,000	5.200%	225,000	121,845	
11/01/36	4,350,000	5.200%		115,995	462,840
05/01/37	4,350,000	5.200%	240,000	115,995	
11/01/37	4,110,000	5.200%		109,755	465,750
05/01/38	4,110,000	5.200%	250,000	109,755	
11/01/38	3,860,000	5.350%		103,255	463,010
05/01/39	3,860,000	5.350%	265,000	103,255	
11/01/39	3,595,000	5.350%		96,166	464,421
05/01/40	3,595,000	5.350%	280,000	96,166	
11/01/40	3,315,000	5.350%		88,676	464,843
05/01/41	3,315,000	5.350%	295,000	88,676	
11/01/41	3,020,000	5.350%		80,785	464,461
05/01/42	3,020,000	5.350%	310,000	80,785	
11/01/42	2,710,000	5.350%		72,493	463,278
05/01/43	2,710,000	5.350%	330,000	72,493	
11/01/43	2,380,000	5.350%		63,665	466,158
05/01/44	2,380,000	5.350%	345,000	63,665	
11/01/44	2,035,000	5.350%		54,436	463,101
05/01/45	2,035,000	5.350%	365,000	54,436	
11/01/45	1,670,000	5.350%		44,673	464,109
05/01/46	1,670,000	5.350%	385,000	44,673	
11/01/46	1,285,000	5.350%		34,374	464,046
05/01/47	1,285,000	5.350%	405,000	34,374	
11/01/47	880,000	5.350%		23,540	462,914
05/01/48	880,000	5.350%	430,000	23,540	
11/01/48	450,000	5.350%		12,038	465,578
05/01/49	450,000	5.350%	450,000	12,038	462,038
<b>Total</b>			<b>\$ 6,430,000</b>	<b>\$ 5,346,140</b>	<b>\$ 11,776,140</b>

# Rivers Edge

## Community Development District

### Proposed Budget Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 444,981	\$ 438,298	\$ 6,683	\$ 444,981	\$ 444,246
Interest Earnings	5,000	8,829	8,500	17,329	5,000
Carry Forward Surplus <sup>(1)</sup>	117,816	124,635	-	124,635	138,360
<b>TOTAL REVENUES</b>	<b>\$ 567,797</b>	<b>\$ 571,762</b>	<b>\$ 15,183</b>	<b>\$ 586,945</b>	<b>\$ 587,606</b>
<b>EXPENDITURES:</b>					
<b>Series 2018A-1</b>					
Interest - 11/1	\$ 52,214	\$ 52,214	-	\$ 52,214	\$ 50,114
Interest - 5/1	52,214	-	52,214	52,214	50,114
Principal - 5/1	160,000	-	160,000	160,000	165,000
<b>Series 2018A-2</b>					
Interest 11/1	\$ 44,516	\$ 44,641	-	\$ 44,641	\$ 42,531
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest 5/1	44,516	-	44,516	44,516	42,531
Principal 5/1	85,000	-	85,000	85,000	90,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 438,460</b>	<b>\$ 101,855</b>	<b>\$ 346,730</b>	<b>\$ 448,585</b>	<b>\$ 440,291</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 438,460</b>	<b>\$ 101,855</b>	<b>\$ 346,730</b>	<b>\$ 448,585</b>	<b>\$ 440,291</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 129,336</b>	<b>\$ 469,907</b>	<b>\$ (331,547)</b>	<b>\$ 138,360</b>	<b>\$ 147,315</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 88,408



**Rivers Edge**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018A1 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 2,880,000	2.625%		\$ 50,114	\$50,114
05/01/25	2,880,000	2.750%	165,000	50,114	
11/01/25	2,715,000	2.750%		47,846	262,960
05/01/26	2,715,000	3.000%	170,000	47,846	
11/01/26	2,545,000	3.000%		45,296	263,141
05/01/27	2,545,000	3.100%	175,000	45,296	
11/01/27	2,370,000	3.100%		42,583	262,879
05/01/28	2,370,000	3.200%	180,000	42,583	
11/01/28	2,190,000	3.200%		39,703	262,286
05/01/29	2,190,000	3.375%	185,000	39,703	
11/01/29	2,005,000	3.375%		36,581	261,284
05/01/30	2,005,000	3.500%	190,000	36,581	
11/01/30	1,815,000	3.500%		33,256	259,838
05/01/31	1,815,000	3.500%	200,000	33,256	
11/01/31	1,615,000	3.500%		29,756	263,013
05/01/32	1,615,000	3.500%	205,000	29,756	
11/01/32	1,410,000	3.500%		26,169	260,925
05/01/33	1,410,000	3.500%	215,000	26,169	
11/01/33	1,195,000	3.500%		22,406	263,575
05/01/34	1,195,000	3.750%	220,000	22,406	
11/01/34	975,000	3.750%		18,281	260,688
05/01/35	975,000	3.750%	230,000	18,281	
11/01/35	745,000	3.750%		13,969	262,250
05/01/36	745,000	3.750%	240,000	13,969	
11/01/36	505,000	3.750%		9,469	263,438
05/01/37	505,000	3.750%	250,000	9,469	
11/01/37	255,000	3.750%		4,781	264,250
05/01/38	255,000	3.750%	255,000	4,781	259,781
<b>Total</b>			<b>\$ 2,880,000</b>	<b>\$ 840,421</b>	<b>\$ 3,720,421</b>

# Rivers Edge

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2018A2 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,750,000	4.375%		\$ 42,531	\$ 42,531
05/01/25	1,750,000	4.375%	90,000	42,531	
11/01/25	1,660,000	4.375%		40,563	173,094
05/01/26	1,660,000	4.375%	95,000	40,563	
11/01/26	1,565,000	4.375%		38,484	174,047
05/01/27	1,565,000	4.375%	100,000	38,484	
11/01/27	1,465,000	4.375%		36,297	174,781
05/01/28	1,465,000	4.375%	105,000	36,297	
11/01/28	1,360,000	4.375%		34,000	175,297
05/01/29	1,360,000	5.000%	105,000	34,000	
11/01/29	1,255,000	5.000%		31,375	170,375
05/01/30	1,255,000	5.000%	115,000	31,375	
11/01/30	1,140,000	5.000%		28,500	174,875
05/01/31	1,140,000	5.000%	120,000	28,500	
11/01/31	1,020,000	5.000%		25,500	174,000
05/01/32	1,020,000	5.000%	125,000	25,500	
11/01/32	895,000	5.000%		22,375	172,875
05/01/33	895,000	5.000%	130,000	22,375	
11/01/33	765,000	5.000%		19,125	171,500
05/01/34	765,000	5.000%	140,000	19,125	
11/01/34	625,000	5.000%		15,625	174,750
05/01/35	625,000	5.000%	145,000	15,625	
11/01/35	480,000	5.000%		12,000	172,625
05/01/36	480,000	5.000%	150,000	12,000	
11/01/36	330,000	5.000%		8,250	170,250
05/01/37	330,000	5.000%	160,000	8,250	
11/01/37	170,000	5.000%		4,250	172,500
05/01/38	170,000	5.000%	170,000	4,250	174,250
<b>Total</b>			<b>\$ 1,750,000</b>	<b>\$ 717,750</b>	<b>\$ 2,467,750</b>

**Rivers Edge**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Interest Income	\$ 5,000	\$ 3,864	\$ 2,500	\$ 6,364	\$ 10,000
General Reserve - Grounds Maintenance	100,000	-	100,000	100,000	100,000
General Reserve - Amenity Center	175,000	-	175,000	175,000	180,000
Additional Reserves	150,000	-	150,000	150,000	242,500
Carryforward	808,528	828,240	-	828,240	1,008,604
<b>TOTAL REVENUES</b>	<b>\$ 1,238,528</b>	<b>\$ 832,104</b>	<b>\$ 427,500</b>	<b>\$ 1,259,604</b>	<b>\$ 1,541,104</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Repair and Replacements	\$ 100,000	\$ 14,036	\$ 85,964	\$ 100,000	\$ 100,000
Capital Outlay	150,000	8,497	141,503	150,000	150,000
Other Current Charges	1,000	-	1,000	1,000	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 251,000</b>	<b>\$ 22,532</b>	<b>\$ 228,468</b>	<b>\$ 251,000</b>	<b>\$ 251,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 251,000</b>	<b>\$ 22,532</b>	<b>\$ 228,468</b>	<b>\$ 251,000</b>	<b>\$ 251,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 987,528</b>	<b>\$ 809,571</b>	<b>\$ 199,032</b>	<b>\$ 1,008,604</b>	<b>\$ 1,290,104</b>

**Capital Reserve Study**

**General**

Description	FY 2025 Reserve Study
Reserves Beginning of Year	\$ 1,162,516
Contributions	430,829
Interest Income	44,712
Expenditures	57,720
Anticipated Balance	\$ 1,695,777

Description	Proposed Budget FY 2025
Reserves Beginning of Year	\$ 828,240
Contributions	522,500
Interest Income	10,000
Expenditures	251,000
Anticipated Balance	\$ 1,611,740

<b>Variance Reserve Study Vs Actual</b>	<b>\$ (84,037)</b>
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**Rivers Edge**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	Total Units	Bonds Units 2016	Bonds Units 2018	Bonds Units 2018A1 & A2	Annual Maintenance Assessments			Annual Debt Assessments						
					FY 2025	FY2024	Increase/(decrease)	FY 2025	FY 2025	FY 2025	FY2024	FY2024	FY2024	Increase/(decrease)
								Series 2016	Series 2018	Series 2018A1&A2	Series 2016	Series 2018	Series 2018A1&A2	Total
Single Family - 30'-39' Lot	23	2	0	21	\$1,192.32	\$1,145.81	\$46.50	\$991.14	\$0.00	\$647.41	\$991.14	\$0.00	\$647.41	\$0.00
Single Family - 40'-49' Lot	512	265	187	57	\$1,423.09	\$1,367.58	\$55.51	\$991.14	\$1,121.81	\$781.41	\$991.14	\$1,121.81	\$781.41	\$0.00
Single Family - 50'-59' Lot	490	192	86	205	\$1,673.09	\$1,607.84	\$65.26	\$1,182.44	\$1,318.88	\$915.40	\$1,182.44	\$1,318.88	\$915.40	\$0.00
Single Family - 60'-69' Lot	194	73	37	83	\$1,923.09	\$1,848.09	\$75.01	\$1,182.44	\$1,515.96	\$1,049.38	\$1,182.44	\$1,515.96	\$1,049.38	\$0.00
Single Family - 70'-79' Lot	218	58	24	100	\$2,307.71	\$2,217.70	\$90.01	\$1,665.38	\$1,819.15	\$1,257.33	\$1,665.38	\$1,819.15	\$1,257.33	\$0.00
Single Family - 80'+ Lot	81	43	9	10	\$2,557.72	\$2,457.96	\$99.76	\$1,864.25	\$2,069.32	\$1,397.76	\$1,864.25	\$2,069.32	\$1,397.76	\$0.00
<b>Total</b>	1518	633	343	476										