

*Rivers Edge  
Community Development District*

*November 20, 2024*

## *AGENDA*

# Rivers Edge Community Development District

[www.RiversEdgeCDD.com](http://www.RiversEdgeCDD.com)

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November 13, 2024

Board of Supervisors  
Rivers Edge Community Development District

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, November 20, 2024 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Organizational Matters
  - A. Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 5
  - B. Consideration of Appointing a New Supervisor to Seat 5
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Consideration of Resolution 2025-03, Designating Officers
- IV. Approval of the Consent Agenda
  - A. Minutes of the October 16, 2024 Meeting
  - B. Financial Statements as of September 30, 2024
  - C. Check Register
- V. Staff Reports
  - A. Landscape Maintenance - Report
  - B. District Engineer
  - C. District Counsel - Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet

- D. District Manager
- E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- VI. Consideration of Resolution 2025-04, Declaring the Series 2018 Project Complete
- VII. Consideration of Resolution 2025-05, Amending the Fiscal Year 2024 Budget
- VIII. Ratification of Cost Share Request for Holiday Lighting
- IX. Discussion of Halloween Event
- X. Discussion of Fish Stocking for Insect Remediation
- XI. Discussion of Family Pool Project
- XII. Other Business
- XIII. Supervisor Requests
- XIV. Audience Comments
- XV. Next Scheduled Meeting – December 18, 2024 at 11:00 a.m. at the RiverTown Amenity Center
- XVI. Adjournment

**PUBLIC CONDUCT:** Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.



### *THIRD ORDER OF BUSINESS*

*A.*

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, in November 2024, three (3) members of the Board of Supervisors (“**Board**”) were to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period, no one qualified to run for Seat 5; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare this seat vacant effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to any vacant seats within ninety (90) days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following seat is hereby declared vacant effective as of November 19, 2024, which is the second Tuesday following the November 5, 2024, election day: Seat #5 (currently held by Fred Baron).

**SECTION 2.** Pursuant to Section 190.006(3)(b), *Florida Statutes*, and until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisors of each vacant seat shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER 2024.**

ATTEST

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chairperson

*B.*

**From:** Courtney Hogge chogge@gmsnf.com  
**Subject:** Fwd: Rivers Edge CDD 1 Open Board Position Appointment  
**Date:** November 11, 2024 at 11:02 AM  
**To:**

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On Aug 22, 2024, at 9:07 AM, Karen kgsawyer <kgsawyer@bellsouth.net> wrote:

Good morning,

It is my understanding that there are 3 seats coming up for election in the Rivers Edge CDD 1 - seats 1, 3, and 5. I also understand that someone running for seat 5 withdrew her name from the ballot and it is too late for someone else to have their name on the ballot which results in an appointment for this position.

I am writing to express my interest in this position. Over the past 21 years, I have served on varying boards and held leadership roles, including HOA President in a small community in Mandarin. I recently stepped away from all other roles and would be interested in helping my community continuing to thrive and working to make the best and sound decisions for the community.

As I approach my fourth anniversary of being a Rivertown resident, I continue to love where I live and want it to be a place where everyone is proud to call home.

Feel free to reach out to me at this email address or contact me at (904) 568-4120 with any questions.

Kindly,  
Karen Sawyer  
52 Verdure St (The Gardens)

Sent from my iPhone

*D.*

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Rivers Edge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of St. Johns, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of Rivers Edge Community Development District:

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2024.**

**ATTEST**

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*



*A.*

Minutes of Meeting  
Rivers Edge  
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, October 16, 2024 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Erick Saks	Vice Chairman
Fred Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Matt Biagetti	GMS
Bradley Poor	Yellowstone

The following is a summary of the discussions and actions taken at the October 16, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 11:00 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the September 18, 2024 Regular Meeting & Joint Meeting**
- B. Financial Statements as of August 31, 2024**
- C. Check Register**

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the consent agenda was approved.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. Landscape Maintenance - Report**

Mr. Poor gave an overview of the October landscape maintenance report.

- B. District Engineer**

Mr. Stillwell stated we adjusted the location of the sidewalk to go around the backside of the pickleball courts due to the runoff of the clay during storm events. Mr. Baron requested that staff look into a sign-up system for pickleball court use.

- C. District Counsel**

Ms. Gentry stated as an update to the encroachment of the chicken coop, the encroachments were removed by the deadline and we sent a letter closing that out without filing an injunction. However, this Friday we received a report that the chicken coop was back on district property. On Monday we had a call and Mac and some of the Vesta team went out there, took photos, and I contacted the property owner again with the photos and said that it has to be removed immediately. She responded about 20 minutes ago saying it is not on district property. Staff has photos of it dissembled and we are hoping it will be fully removed later today. If it is not, I have another formal letter to be sent to her and all the realtors involved in the upcoming property sale. I will keep the board updated if we need to take any further legal action.

- D. District Manager**

There being none, the next item followed.

**E. General Manager – Monthly Amenity and Field Operations Report**

A copy of the monthly amenity and field operations report was provided in the agenda package.

Mr. Swartz of Florida Waterways stated we had a lot of rain in September, we treated a lot of algae, we are seeing a good improvement since September. Last week another one came through and we had three crews out to treat the ponds.

**FIFTH ORDER OF BUSINESS****Public Hearing for the Purpose of Adopting Revised Policies and Fees Related to the Amenity Facilities, Consideration of Resolution 2025-01**

Ms. Gentry stated there were a few changes from the last version, one was to add the pickleball policies. Based on the comments that Fred had to build in some flexibility for implementing a reservation system, one change I recommend to the new pickleball policies is to say the one-hour limitation and first come first served policies apply unless the CDD implements reservation software. The other change, previously we had in the rules that deposits for rentals had to be paid by check. I understand that Vesta is working on some electronic systems that may be implemented in the future and I built in some flexibility to say, or such other method as the district may allow. The main changes were to bring some consistency with the other district policies, to correct some redundancies, implement the changes to the disciplinary rule and otherwise everything is as it was the last time these were presented.

Mr. Baron asked can we put in a timeframe for pickleball similar to tennis?

Ms. Gentry stated I left it as opening hours will be posted at the courts, just to give some flexibility for seasonality and nightfall.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the public hearing was opened.

Mr. Gray stated the version I had said consent waiver would be attached as an exhibit and it was not.

Ms. Gentry stated that is an existing agreement, that is not changing.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the public hearing was closed.

Ms. Gentry stated Resolution 2025-01 adopts the new amenity policies with the changes discussed on adding flexibility to implement a pickleball reservation system, changing the tennis operating hours to state that the operating hours will be posted and incorporating references to CDD III throughout.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor Resolution 2025-01 was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Holiday Lighting Proposals**

Mr. Losco stated we received two quotes and Hulihan came in at \$25,588.50 of which the cost share for CDD 1 would be \$8,116.67, CDD II would be \$8,497.95 and CDD III would be \$8,973.88. The second quote was from GetLitJax total compensation would be \$22,520 of which CDD I would be \$7,143.34, CDD II would be \$7,478.89 and CDD III would be \$7,897.76. If they get the contract with us they will give us a 20% discount off the \$22,520 in subsequent years for a cost savings of \$4,500 for the second year and that price will be locked in.

Mr. Maynard moved to approve the proposal from Hulihan in the total amount of \$25,588.50 and Mr. Saks seconded the motion. On voice vote with no one in favor and all opposed the motion failed.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the proposal from GetLitJax for holiday lighting in the total amount of \$22,520 with CDD I cost share being \$7,143.34 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Capital Projects**

Mr. Losco stated this is a schedule for informational purposes for the board to show our fiscal year 2025 projects starting with the family pool resurface, and the slide frame weld repair for your review.

Mr. Cameron asked if the path on Waterfront could be added to the capital projects list for this upcoming year and stated sidewalk resurfacing is more important than painting.

Mr. Davidson stated painting also helps with deterioration. We could seek proposals for that specific area.

Mr. McIntyre stated if it is feasible for you to get proposals by next meeting, that would be great and if not by December's meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion of RiverFront Park Turnover**

Ms. Gentry stated since the last time we discussed this I gathered more information that I will recap for you along with the options you have. Developer's counsel was kind enough to provide the most current copies of all the agreements that mentioned the RiverFront Park and its dedication. The original documents go back to 2004 so it expedited the review to get those most recent ones from her. Looking at the history and development order, impact fee agreement, and PUD, the RiverFront Park is just slated to be constructed in the first phase, which is supposed to be completed by 2030. Timing-wise if you would like to keep this park you likely have until about 2030 before the county starts asking questions about it. The documents are sparse about the details of the turnover process or anything like that. At the last meeting I was asked about the maintenance standards that the county would maintain to. I don't think they would accept anything we try to impose to make them keep it to a higher standard but Mattamy in some other turnovers to the county did enter into an agreement with them for supplemental maintenance to allow a CDD or Mattamy to do their own supplemental maintenance if we don't like the standards the county is keeping it to. The county will have to keep it to their own standards, which may cut down on our maintenance responsibilities to some extent and we would also have the ability to enhance it if we wanted to. I was also asked the last time we discussed this, could we put some terms in the deed, some restrictive use covenants to make sure the county will keep it a recreational park and not build something on it. There is a recent court decision in Florida that says use restrictions are not binding on local governments, so it is unlikely we would be successful in incorporating those terms. Do you want to keep things as they are right now, where we own and maintain River Front Park until probably 2030? Or would you like me to start the conversation with the county about getting that turned over to the county for that baseline maintenance?

Mr. Cameron stated I was the one who brought it up. If we had an end date of 2030 I don't think there is any reason for us to push the county in taking it over.

Mr. Saks asked did we look up the cost of the maintenance? That is going to be a deciding factor.

Mr. Maynard asked in the turnover process is there any wording about the condition that the dock would have to be in? Do we have to restore those to original condition before the county would accept it?

Ms. Gentry stated there is nothing specific in these documents about condition, but in any turnover process they are going to send their people out there to make sure it is constructed according to the plans they approved. We have no reason to think it was constructed inappropriately but they will do that. They will also look for any maintenance issues. Usually, they will come up with a punch list of things they want fixed before they will accept turnover. If there is damage to the dock or if alterations have been made it is very likely they will require that to be fixed.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor district counsel was authorized to start the turnover process of RiverFront Park with the county.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion of November Meeting Date**

Mr. deNagy stated our next meeting is scheduled for November 20<sup>th</sup> at 11:00 a.m. Rivers Edge II and III both moved their meeting one week to November 13<sup>th</sup>. Is this board amenable to moving their meeting to the 13<sup>th</sup>?

Mr. Saks stated we did that so the new supervisors could be sworn in.

Mr. deNagy stated if you can't do it, staff will be here. We will keep the meeting on the November 20<sup>th</sup>.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

#### **ELEVETH ORDER OF BUSINESS**

#### **Supervisors' Requests**

Mr. Maynard stated on the community garden, the goal is to get all the interested plot holders together to talk about maintenance of that facility as well as determining if there are plots we can advertise and sell those again and get revenue flowing back. The goal is potentially for

that group to self-maintain that parcel and get us out of it. Some Round-Up drifted from the sidewalk to some plots. I would like to work with that group to get them organized and move forward with that.

I know we lost a significant amount of revenue during the storm on food loss. I would like to ask Vesta to bring back a quote on a generator for the café, freezer and cooler.

Mr. Baron asked isn't that CDD II's responsibility?

Ms. Gentry stated I think this board can request that be brought to CDD II.

Mr. deNagy stated the café is solely in CDD II.

Mr. Davidson stated that generator would deal with power beyond just that. The network operating system is in there as well and if we had a generator it would allow those specific items to retain power and have less of a cost coming back should power surges occur, should power be lost.

## **TWELFTH ORDER OF BUSINESS**

### **Audience Comments**

A resident stated another thing you may want to discuss with Mattamy is if the park goes away we need to take it out of the advertisement of homes.

Ms. Gentry stated the park is not going anywhere, it is still going to be there. It is still part of the DRI. It is still within our district boundaries.

## **THIRTEENTH ORDER OF BUSINESS**

### **Next Scheduled Meeting – November 20, 2024 at 11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for November 20, 2024 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the meeting adjourned at 12:10 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*

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

***Unaudited Financial Reporting***  
***September 30, 2024***



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 803,624	\$ -	\$ 454,166	\$ -	\$ 1,257,790
Accounts Receivable	57,369	-	-	-	57,369
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Mattamy - Utilities	18,815	-	-	-	18,815
Due from Other	10	-	-	-	10
<b>Investments:</b>					
State Board of Administration (SBA)	7,586	-	785,459	-	793,045
US Bank Custody Account	58,891	-	-	-	58,891
<b>Series 2016</b>					
Reserve	-	237,823	-	-	237,823
Revenue	-	330,332	-	-	330,332
Prepayment	-	88	-	-	88
<b>Series 2018</b>					
Reserve	-	116,783	-	-	116,783
Revenue	-	209,476	-	-	209,476
Construction	-	-	-	4,093	4,093
<b>Series 2018A-1/2018A-2</b>					
Revenue	-	143,545	-	-	143,545
Prepayment	-	9,803	-	-	9,803
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,773	-	-	87,773
Prepaid Expenses	4,696	-	-	-	4,696
Deposits	7,241	-	-	-	7,241
<b>Total Assets</b>	<b>\$ 963,904</b>	<b>\$ 1,204,541</b>	<b>\$ 1,239,625</b>	<b>\$ 4,093</b>	<b>\$ 3,412,164</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 146,525	\$ -	\$ 185,318	\$ -	\$ 331,844
Accrued Expenses	54,908	-	-	-	54,908
Fica Payable	92	-	-	-	92
<b>Total Liabilities</b>	<b>\$ 201,525</b>	<b>\$ -</b>	<b>\$ 185,318</b>	<b>\$ -</b>	<b>\$ 386,843</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 4,696	\$ -	\$ -	\$ -	\$ 4,696
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	1,204,541	-	-	1,204,541
Capital Project	-	-	-	4,093	4,093
Assigned for:					
Capital Reserve Fund	-	-	1,054,307	-	1,054,307
Unassigned	750,443	-	-	-	750,443
<b>Total Fund Balances</b>	<b>\$ 762,380</b>	<b>\$ 1,204,541</b>	<b>\$ 1,054,307</b>	<b>\$ 4,093</b>	<b>\$ 3,025,321</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 963,904</b>	<b>\$ 1,204,541</b>	<b>\$ 1,239,625</b>	<b>\$ 4,093</b>	<b>\$ 3,412,164</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,402,218	\$ 2,402,218	\$ 2,417,861	\$ 15,643
Misc Income/Interest	30,000	30,000	65,242	35,242
Insurance Proceeds	-	-	1,476	1,476
Rental Revenue	20,000	20,000	33,814	13,814
Cost Share Landscaping Rivers Edge II	688,424	688,424	688,424	0
Cost Share Landscaping Rivers Edge III	162,917	162,917	149,341	(13,576)
Cost Share Amenity Rivers Edge III	248,626	248,626	227,907	(20,719)
Community Garden	1,000	1,000	500	(500)
Tennis Revenue	4,000	4,000	915	(3,085)
Special Event	-	-	19,291	19,291
<b>Total Revenues</b>	<b>\$ 3,557,185</b>	<b>\$ 3,557,185</b>	<b>\$ 3,604,771</b>	<b>\$ 47,586</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 12,600	\$ (600)
FICA Expense	918	918	964	(46)
District Engineer	25,000	25,000	38,741	(13,741)
District Counsel	55,000	55,000	42,226	12,774
District Management	52,868	52,868	52,868	(1)
Assessment Administration	5,300	5,300	5,300	-
Dissemination	6,466	6,466	7,066	(600)
Information Technology	3,061	3,061	3,061	(0)
Website Maintenance	1,577	1,577	1,577	(0)
Annual Audit	5,100	5,100	4,110	990
Trustee Fees	13,500	13,500	12,745	755
Arbitrage	1,800	1,800	1,800	-
Telephone	800	800	170	630
Postage	1,500	1,500	2,149	(649)
Printing & Binding	3,000	3,000	1,933	1,067
Insurance	11,116	11,116	10,570	546
Legal Advertising	3,500	3,500	1,121	2,379
Other Current Charges	2,000	2,000	-	2,000
Office Supplies	150	150	13	137
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 204,830</b>	<b>\$ 204,830</b>	<b>\$ 199,189</b>	<b>\$ 5,641</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Ground Maintenance</b>				
Field Operations Management (Vesta)	\$ 37,253	\$ 37,253	\$ 37,253	\$ (0)
Landscape Maintenance	1,321,303	1,321,303	1,056,514	264,790
Landscape Contingency	60,000	60,000	221,583	(161,583)
Irrigation Repairs and Maintenance	30,000	30,000	130,595	(100,595)
Lake Maintenance	56,340	56,340	60,083	(3,743)
Irrigation Water Use	288,000	288,000	252,223	35,777
Electric	140,000	140,000	169,734	(29,734)
Street Lighting & Signage Repairs and Replacements	20,000	20,000	43,767	(23,767)
Street and Drainage Maintenance	5,000	5,000	-	5,000
Other Repairs and Maintenance	10,000	10,000	36,563	(26,563)
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,967,896</b>	<b>\$ 1,967,896</b>	<b>\$ 2,008,315</b>	<b>\$ (40,419)</b>
<b>Amenity Center - River House</b>				
General Manager (Vesta)	\$ 48,172	\$ 48,172	\$ 49,578	\$ (1,406)
Amenity Manager (Vesta)	19,478	19,478	19,478	(0)
Maintenance Service (Vesta)	78,837	78,837	78,837	(0)
Lifestyle Director (Vesta)	38,136	38,136	38,136	(0)
Lifeguards (Vesta)	47,390	47,390	48,002	(612)
Facility Attendant (Vesta)	63,291	63,291	63,291	(0)
Security Monitoring	3,500	3,500	2,405	1,095
Security Guards	75,000	75,000	98,800	(23,800)
Telephone	14,582	14,582	46,494	(31,912)
Insurance	142,002	142,002	96,845	45,157
Fitness Equipment Lease	27,921	27,921	27,921	-
Pool Maintenance (Vesta)	10,312	10,312	11,194	(882)
Janitorial Services/Supplies (Vesta)	31,933	31,933	31,968	(35)
Window Cleaning	2,767	2,767	-	2,767
Pressure Washing	30,000	30,000	-	30,000
Pool Chemicals (Poolsure)	19,440	19,440	24,152	(4,712)
Natural Gas	510	510	482	28
Electric	37,320	37,320	37,777	(457)
Water & Sewer	53,570	53,570	43,077	10,493
Repair and Replacements	110,000	110,000	94,348	15,652
Refuse	37,200	37,200	51,835	(14,635)
Pest Control	6,588	6,588	9,180	(2,592)
Fire Alarm System Maintenance	2,000	2,000	-	2,000
Access Cards	1,000	1,000	7,400	(6,400)
License/Permits	1,800	1,800	1,511	289
Other Current	3,500	3,500	7,966	(4,466)
Special Events	50,000	50,000	51,542	(1,542)
Holiday Decorations	13,500	13,500	12,575	925
Office Supplies/Postage	1,500	1,500	6,803	(5,303)
Capital Expenditure	15,000	15,000	-	15,000
Community Garden	500	500	-	500
<b>Subtotal Amenity Center - River House</b>	<b>\$ 986,749</b>	<b>\$ 986,749</b>	<b>\$ 961,599</b>	<b>\$ 25,150</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,954,645</b>	<b>\$ 2,954,645</b>	<b>\$ 2,969,914</b>	<b>\$ (15,269)</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Reserves</b>				
General Reserve - Grounds Maintenance	\$ 100,000	\$ 100,000	100,000	\$ -
General Reserve - Amenity Center	175,000	175,000	175,000	-
Additional Reserves	150,000	150,000	150,000	-
<b>Subtotal Reserves</b>	<b>\$ 425,000</b>	<b>\$ 425,000</b>	<b>\$ 425,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 3,584,475</b>	<b>\$ 3,584,475</b>	<b>\$ 3,594,103</b>	<b>\$ (9,628)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (27,290)</b>	<b>\$ (27,290)</b>	<b>\$ 10,668</b>	<b>\$ 37,958</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (27,290)</b>	<b>\$ (27,290)</b>	<b>\$ 10,668</b>	<b>\$ 37,958</b>
<b>Fund Balance - Beginning</b>	<b>\$ 27,290</b>		<b>\$ 751,712</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 762,380</b>	

**Rivers Edge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 150,220	\$ 377,913	\$ 1,586,271	\$ 212,670	\$ 38,999	\$ -	\$ 51,276	\$ 511	\$ -	\$ -	\$ -	\$ 2,417,861
Misc Income/Interest	2,922	2,694	3,880	927	5,897	7,170	7,735	10,248	6,693	6,344	6,676	4,058	65,242
Insurance Proceeds	-	-	-	1,476	-	-	-	-	-	-	-	-	1,476
Rental Revenue	1,875	10,675	-	3,930	1,075	600	1,334	975	4,600	3,850	3,500	1,400	33,814
Cost Share Landscaping Rivers Edge II	57,369	57,369	57,369	57,369	57,369	57,369	57,369	57,369	57,369	57,369	57,369	57,369	688,424
Cost Share Landscaping Rivers Edge III	13,576	13,576	13,576	13,576	13,576	13,576	13,576	13,576	13,576	13,576	13,576	-	149,341
Cost Share Amenity Rivers Edge III	20,719	20,719	20,719	20,719	20,719	20,719	20,719	20,719	20,719	20,719	20,719	-	227,907
Community Garden	-	-	-	-	-	-	500	-	-	-	-	-	500
Tennis Revenue	335	-	-	-	-	-	580	-	-	-	-	-	915
Special Event	1,776	2,210	3,784	1,961	4,599	1,166	155	413	1,045	804	389	989	19,291
<b>Total Revenues</b>	<b>\$ 98,572</b>	<b>\$ 257,462</b>	<b>\$ 477,241</b>	<b>\$ 1,686,230</b>	<b>\$ 315,904</b>	<b>\$ 139,599</b>	<b>\$ 101,968</b>	<b>\$ 154,576</b>	<b>\$ 104,513</b>	<b>\$ 102,662</b>	<b>\$ 102,229</b>	<b>\$ 63,815</b>	<b>\$ 3,604,771</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,800	\$ 1,000	\$ 1,000	\$ 12,600
FICA Expense	153	-	-	77	61	77	77	77	77	214	77	77	964
District Engineer	1,125	4,070	125	4,080	6,606	4,558	4,715	1,969	2,451	2,336	625	6,081	38,741
District Counsel	3,986	1,131	1,036	3,232	5,660	4,736	2,823	2,277	3,618	6,378	-	7,349	42,226
District Management	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	52,868
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Dissemination	739	539	539	539	539	539	839	539	539	639	539	539	7,066
Information Technology	255	255	255	255	255	255	255	255	255	255	255	255	3,061
Website Maintenance	131	131	131	131	131	131	131	131	131	131	131	131	1,577
Annual Audit	-	-	-	-	-	-	-	-	-	4,110	-	-	4,110
Trustee Fees	7,178	4,026	-	-	-	-	-	-	1,541	-	-	-	12,745
Arbitrage	600	600	-	-	-	-	-	-	600	-	-	-	1,800
Telephone	-	49	-	-	-	2	19	13	5	-	40	42	170
Postage	44	378	6	28	76	173	29	129	46	1,087	34	119	2,149
Printing & Binding	50	82	30	43	55	77	34	21	116	1,263	50	113	1,933
Insurance	10,570	-	-	-	-	-	-	-	-	-	-	-	10,570
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	1,121	1,121
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	2	1	0	1	1	1	1	1	1	1	2	1	13
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 36,714</b>	<b>\$ 15,669</b>	<b>\$ 6,527</b>	<b>\$ 13,791</b>	<b>\$ 18,591</b>	<b>\$ 15,954</b>	<b>\$ 14,329</b>	<b>\$ 10,818</b>	<b>\$ 14,784</b>	<b>\$ 23,621</b>	<b>\$ 7,157</b>	<b>\$ 21,235</b>	<b>\$ 199,189</b>

**Operations & Maintenance**

**Ground Maintenance**

Field Operations Management (Vesta)	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 37,253
Landscape Maintenance	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	1,056,514
Landscape Contingency	-	133	-	955	8,610	19,624	2,795	2,795	5,586	171,962	4,400	4,723	221,583
Irrigation Repairs and Maintenance	6,950	22,728	9,630	713	5,454	11,556	10,247	16,171	14,943	11,521	773	19,910	130,595
Lake Maintenance	9,933	4,470	4,470	4,470	4,470	4,470	4,470	5,450	4,470	4,470	4,470	4,470	60,083
Irrigation Water Use	26,106	23,767	23,475	6,691	4,586	5,886	12,656	21,666	40,749	31,866	28,133	26,642	252,223
Electric	12,839	12,945	13,074	13,267	13,407	13,002	12,785	13,670	14,101	16,108	18,107	16,429	169,734
Street Lighting & Signage Repairs and Replacements	-	6,648	1,985	4,240	4,684	5,440	2,440	1,480	7,179	1,960	5,520	2,191	43,767
Street and Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	1,811	12,094	1,947	3,959	2,350	2,338	498	968	323	6,005	3,151	1,120	36,563

<b>Subtotal Ground Maintenance</b>	<b>\$ 148,785</b>	<b>\$ 173,933</b>	<b>\$ 145,727</b>	<b>\$ 125,442</b>	<b>\$ 134,708</b>	<b>\$ 153,464</b>	<b>\$ 137,038</b>	<b>\$ 153,347</b>	<b>\$ 178,498</b>	<b>\$ 335,038</b>	<b>\$ 155,701</b>	<b>\$ 166,633</b>	<b>\$ 2,008,315</b>
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**Rivers Edge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Center - River House</b>													
General Manager (Vesta)	\$ 4,103	\$ 4,122	\$ 4,121	\$ 4,131	\$ 4,120	\$ 4,143	\$ 4,147	\$ 4,112	\$ 4,014	\$ 4,261	\$ 4,142	\$ 4,161	\$ 49,578
Amenity Manager (Vesta)	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	19,478
Maintenance Service (Vesta)	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	78,837
Lifestyle Director (Vesta)	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	38,136
Lifeguards (Vesta)	-	-	-	-	-	5,712	3,559	5,672	11,677	11,604	4,919	4,858	48,002
Facility Attendant (Vesta)	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	63,291
Security Monitoring	199	199	199	199	199	199	199	199	199	199	209	209	2,405
Security Guards	8,350	9,941	4,485	11,482	8,254	7,776	7,824	9,406	4,877	10,912	8,124	7,370	98,800
Telephone	2,930	3,118	3,117	5,342	4,327	3,837	4,582	3,409	3,278	5,539	4,029	2,984	46,494
Insurance	95,345	-	-	-	-	-	-	-	-	-	-	1,500	96,845
Fitness Equipment Lease	-	-	-	-	27,921	-	-	-	-	-	-	-	27,921
Pool Maintenance (Vesta)	859	859	859	859	859	859	1,741	859	859	859	859	859	11,194
Janitorial Services/Supplies (Vesta)	2,661	2,661	2,661	2,661	2,696	2,661	2,661	2,661	2,661	2,661	2,661	2,661	31,968
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,454	1,454	1,454	1,538	1,538	1,538	2,530	2,530	2,530	2,530	2,530	2,530	24,152
Natural Gas	31	31	32	41	43	43	43	43	45	43	43	45	482
Electric	3,290	2,752	2,219	2,961	3,660	3,163	2,955	3,102	3,362	3,737	3,352	3,225	37,777
Water & Sewer	4,197	4,771	4,103	1,980	2,051	2,179	2,917	4,185	5,358	4,333	3,713	3,289	43,077
Repair and Replacements	9,749	5,860	9,710	4,851	7,988	11,787	14,666	6,325	4,321	6,710	7,630	4,752	94,348
Refuse	3,533	3,832	4,005	3,746	4,386	4,434	4,619	4,599	4,589	4,721	4,357	5,015	51,835
Pest Control	576	691	810	1,024	325	2,193	593	593	593	593	593	593	9,180
Fire Alarm System Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-	3,250	-	-	-	900	3,250	-	-	7,400
License/Permits	-	-	101	435	-	-	-	-	225	-	750	-	1,511
Other Current	871	-	1,019	599	443	1,768	493	636	619	652	515	352	7,966
Special Events	6,271	1,103	8,587	3,315	2,969	8,561	4,565	3,943	1,544	1,481	2,888	6,316	51,542
Holiday Decorations	-	12,575	-	-	-	-	-	-	-	-	-	-	12,575
Office Supplies/Postage	1,951	-	787	58	-	381	851	387	908	471	324	686	6,803
Capital Expenditure	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Center - River House</b>	<b>\$ 163,015</b>	<b>\$ 70,614</b>	<b>\$ 64,913</b>	<b>\$ 61,868</b>	<b>\$ 91,674</b>	<b>\$ 77,880</b>	<b>\$ 75,591</b>	<b>\$ 69,306</b>	<b>\$ 69,206</b>	<b>\$ 81,201</b>	<b>\$ 68,282</b>	<b>\$ 68,050</b>	<b>\$ 961,599</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 311,801</b>	<b>\$ 244,546</b>	<b>\$ 210,640</b>	<b>\$ 187,310</b>	<b>\$ 226,382</b>	<b>\$ 231,344</b>	<b>\$ 212,629</b>	<b>\$ 222,653</b>	<b>\$ 247,703</b>	<b>\$ 416,239</b>	<b>\$ 223,983</b>	<b>\$ 234,683</b>	<b>\$ 2,969,914</b>
<b>Reserves</b>													
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
General Reserve - Amenity Center	-	-	-	-	-	-	-	175,000	-	-	-	-	175,000
Additional Reserves	-	-	-	-	-	-	-	150,000	-	-	-	-	150,000
<b>Subtotal Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425,000</b>
<b>Total Expenditures</b>	<b>\$ 348,515</b>	<b>\$ 260,215</b>	<b>\$ 217,167</b>	<b>\$ 201,101</b>	<b>\$ 244,973</b>	<b>\$ 247,298</b>	<b>\$ 226,958</b>	<b>\$ 658,471</b>	<b>\$ 262,487</b>	<b>\$ 439,860</b>	<b>\$ 231,141</b>	<b>\$ 255,918</b>	<b>\$ 3,594,103</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (249,943)</b>	<b>\$ (2,753)</b>	<b>\$ 260,074</b>	<b>\$ 1,485,129</b>	<b>\$ 70,931</b>	<b>\$ (107,699)</b>	<b>\$ (124,990)</b>	<b>\$ (503,896)</b>	<b>\$ (157,974)</b>	<b>\$ (337,198)</b>	<b>\$ (128,912)</b>	<b>\$ (192,102)</b>	<b>\$ 10,668</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (249,943)</b>	<b>\$ (2,753)</b>	<b>\$ 260,074</b>	<b>\$ 1,485,129</b>	<b>\$ 70,931</b>	<b>\$ (107,699)</b>	<b>\$ (124,990)</b>	<b>\$ (503,896)</b>	<b>\$ (157,974)</b>	<b>\$ (337,198)</b>	<b>\$ (128,912)</b>	<b>\$ (192,102)</b>	<b>\$ 10,668</b>



**Rivers Edge**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 710,248	\$ 710,248	\$ 715,130	\$ 4,882
Special Assessments - Prepayment	-	-	13,317	13,317
Interest Income	7,500	7,500	33,278	25,778
<b>Total Revenues</b>	<b>\$ 717,748</b>	<b>\$ 717,748</b>	<b>\$ 761,724</b>	<b>\$ 43,976</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 244,595	\$ 244,595	\$ 244,595	\$ -
Principal Prepayment - 11/1	-	-	10,000	(10,000)
Interest - 5/1	244,595	244,595	244,333	263
Principal - 5/1	220,000	220,000	220,000	-
Principal Prepayment - 5/1	-	-	15,000	(15,000)
<b>Total Expenditures</b>	<b>\$ 709,190</b>	<b>\$ 709,190</b>	<b>\$ 733,928</b>	<b>\$ (24,738)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,558</b>	<b>\$ 8,558</b>	<b>\$ 27,797</b>	<b>\$ 19,239</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,558</b>	<b>\$ 8,558</b>	<b>\$ 27,797</b>	<b>\$ 19,239</b>
<b>Fund Balance - Beginning</b>	<b>\$ 308,145</b>		<b>\$ 540,445</b>	
<b>Fund Balance - Ending</b>	<b>\$ 316,703</b>		<b>\$ 568,242</b>	

# Rivers Edge

## Community Development District

### Debt Service Fund Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 468,918	\$ 468,918	\$ 459,280	\$ (9,638)
Interest Income	5,000	5,000	19,549	14,549
<b>Total Revenues</b>	<b>\$ 473,918</b>	<b>\$ 473,918</b>	<b>\$ 478,828</b>	<b>\$ 4,911</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 172,085	\$ 172,085	\$ 172,085	\$ -
Interest - 5/1	172,085	172,085	172,085	-
Principal - 5/1	125,000	125,000	125,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 469,170</b>	<b>\$ 469,170</b>	<b>\$ 474,170</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,748</b>	<b>\$ 4,748</b>	<b>\$ 4,658</b>	<b>\$ (89)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,748</b>	<b>\$ 4,748</b>	<b>\$ 4,658</b>	<b>\$ (89)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 199,095</b>		<b>\$ 321,601</b>	
<b>Fund Balance - Ending</b>	<b>\$ 203,843</b>		<b>\$ 326,259</b>	

# Rivers Edge

## Community Development District

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

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 444,981	\$ 444,981	\$ 447,891	\$ 2,910
Special Assessments - Prepayment	-	-	9,803	9,803
Interest Income	5,000	5,000	19,479	14,479
<b>Total Revenues</b>	<b>\$ 449,981</b>	<b>\$ 449,981</b>	<b>\$ 477,173</b>	<b>\$ 27,193</b>
<b>Expenditures:</b>				
<b>Series 2018A-1</b>				
Interest - 11/1	\$ 52,214	\$ 52,214	\$ 52,214	\$ -
Interest - 5/1	52,214	52,214	52,214	-
Principal - 5/1	160,000	160,000	160,000	-
<b>Series 2018A-2</b>				
Interest - 11/1	44,516	44,516	44,641	(125)
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	44,516	44,516	44,516	-
Principal - 5/1	85,000	85,000	85,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 438,460</b>	<b>\$ 438,460</b>	<b>\$ 448,585</b>	<b>\$ (10,125)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,521</b>	<b>\$ 11,521</b>	<b>\$ 28,588</b>	<b>\$ 17,068</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,521</b>	<b>\$ 11,521</b>	<b>\$ 28,588</b>	<b>\$ 17,068</b>
<b>Fund Balance - Beginning</b>	<b>\$ 117,816</b>		<b>\$ 281,452</b>	
<b>Fund Balance - Ending</b>	<b>\$ 129,336</b>		<b>\$ 310,040</b>	

**Rivers Edge**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Interest	\$ 5,000	\$ 5,000	\$ 16,377	\$ 11,377
General Reserve - Grounds Maintenance	100,000	100,000	100,000	-
General Reserve - Amenity Center	175,000	175,000	175,000	-
Additional Reserves	150,000	150,000	150,000	-
<b>Total Revenues</b>	<b>\$ 430,000</b>	<b>\$ 430,000</b>	<b>\$ 441,377</b>	<b>\$ 11,377</b>
<b>Expenditures:</b>				
Repair and Replacements	\$ 100,000	\$ 100,000	\$ 22,961	\$ 77,039
Capital Outlay	150,000	150,000	202,312	(52,312)
Other Current Charges	1,000	1,000	-	1,000
<b>Total Expenditures</b>	<b>\$ 251,000</b>	<b>\$ 251,000</b>	<b>\$ 225,272</b>	<b>\$ 25,728</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 179,000</b>		<b>\$ 216,105</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 179,000</b>		<b>\$ 216,105</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 808,528</b>		<b>\$ 838,202</b>	
<b>Fund Balance - Ending</b>	<b>\$ 987,528</b>		<b>\$ 1,054,307</b>	

**Rivers Edge**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Actual	
	Thru 09/30/24	
<b><u>Revenues</u></b>		
Interest Income	\$	207
<b>Total Revenues</b>	<b>\$</b>	<b>207</b>
<b><u>Expenditures:</u></b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>207</b>
<b><u>Other Financing Sources/(Uses)</u></b>		
Transfer In/(Out)	\$	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>207</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>3,886</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>4,093</b>

**Rivers Edge**  
**Community Development District**  
**Long Term Debt Report**

Series 2016, Capital Improvement Revenue Bonds and Refunding Bonds		
Interest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2046	
Reserve Fund Definition	30% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$ 237,823	
Reserve Fund Balance	237,823	
Bonds outstanding - 10/19/2016	\$	10,765,000
Less: May 1, 2017 (Mandatory)		(160,000)
Less: May 1, 2018 (Mandatory)		(170,000)
Less: November 1, 2018 (Optional)		(5,000)
Less: May 1, 2019 (Mandatory)		(175,000)
Less: May 1, 2019 (Optional)		(5,000)
Less: November 1, 2019 (Optional)		(5,000)
Less: May 1, 2020 (Mandatory)		(185,000)
Less: May 1, 2020 (Optional)		(15,000)
Less: November 1, 2020 (Optional)		(5,000)
Less: May 1, 2021 (Mandatory)		(195,000)
Less: May 1, 2022 (Mandatory)		(200,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: November 1, 2022 (Optional)		(30,000)
Less: May 1, 2023 (Mandatory)		(210,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: November 1, 2023 (Optional)		(10,000)
Less: May 1, 2024 (Mandatory)		(220,000)
Less: May 1, 2024 (Optional)		(15,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>9,150,000</b>

Series 2018, Capital Improvement Revenue Bonds		
Interest Rate:	4.1% - 5.3%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$ 116,783	
Reserve Fund Balance	116,783	
Bonds outstanding - 9/30/2018	\$	7,050,000
Less: May 1, 2020 (Mandatory)		(105,000)
Less: May 1, 2021 (Mandatory)		(110,000)
Less: November 1, 2021 (Optional)		(20,000)
Less: May 1, 2022 (Mandatory)		(115,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(120,000)
Less: May 1, 2023 (Optional)		(15,000)
Less: May 1, 2024 (Mandatory)		(125,000)
Less: May 1, 2024 (Optional)		(5,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>6,430,000</b>

Series 2018A-1, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.9%-3.75%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$ 68,919	
Reserve Fund Balance	68,919	
Bonds outstanding - 9/30/2018	\$	3,940,000
Less: May 1, 2019 (Mandatory)		(150,000)
Less: May 1, 2019 (Optional)		(65,000)
Less: November 1, 2019 (Optional)		(25,000)
Less: May 1, 2020 (Mandatory)		(150,000)
Less: May 1, 2020 (Optional)		(10,000)
Less: November 1, 2020 (Optional)		(15,000)
Less: May 1, 2021 (Mandatory)		(150,000)
Less: May 1, 2021 (Optional)		(10,000)
Less: November 1, 2021 (Optional)		(5,000)
Less: May 1, 2022 (Mandatory)		(155,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(155,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: May 1, 2024 (Mandatory)		(160,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>2,880,000</b>

**Rivers Edge**  
**Community Development District**  
**Long Term Debt Report**

Series 2018A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	4.375%-5%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	87,773
Reserve Fund Balance		87,773
Bonds outstanding - 9/30/2018	\$	2,335,000
Less: May 1, 2019 (Mandatory)		(75,000)
Less: May 1, 2019 (Optional)		(40,000)
Less: November 1, 2019 (Optional)		(20,000)
Less: May 1, 2020 (Mandatory)		(75,000)
Less: May 1, 2020 (Optional)		(10,000)
Less: November 1, 2020 (Optional)		(10,000)
Less: May 1, 2021 (Mandatory)		(75,000)
Less: May 1, 2021 (Optional)		(5,000)
Less: May 1, 2022 (Mandatory)		(80,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(85,000)
Less: May 1, 2023 (Optional)		(10,000)
Less: November 1, 2023 (Optional)		(5,000)
Less: May 1, 2024 (Mandatory)		(85,000)
Less: May 1, 2024 (Optional)		(5,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>1,750,000</b>
<b>Total Bonds Outstanding</b>	<b>\$</b>	<b>20,210,000</b>

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF FISCAL YEAR 2024 ASSESSMENTS**

		ASSESSED				
ASSESSED TO	# UNITS	SERIES 2018A1- 2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY24 O&M	TOTAL TAX ROLL NET
NET REVENUE TAX ROLL	1,518	444,980.69	710,483.29	456,295.34	2,402,150.27	4,013,909.59

		RECEIVED				
ST JOHNS COUNT DIST.	DATE	SERIES 2018A1- 2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/3/2023	1,242.87	1,984.44	1,274.47	6,709.42	11,211.20
2	11/17/2023	10,326.39	16,487.75	10,588.96	55,745.21	93,148.31
3	11/23/2023	16,257.86	25,958.28	16,671.25	87,765.19	146,652.58
4	12/14/2023	27,610.18	44,084.10	28,312.23	149,048.73	249,055.24
5	12/21/2023	42,395.48	67,691.21	43,473.48	228,864.58	382,424.75
6	1/9/2024	292,703.97	467,349.00	300,146.63	1,580,111.08	2,640,310.68
INTEREST	1/11/2024	1,141.15	1,822.04	1,170.17	6,160.32	10,293.68
7	2/12/2024	39,395.54	62,901.32	40,397.26	212,669.92	355,364.04
8	3/19/2024	6,598.92	10,536.24	6,766.71	35,623.11	59,524.97
INTEREST	4/10/2024	625.36	998.49	641.27	3,375.92	5,641.04
TAX CERTIFICATES	6/14/2024	1,165.14	1,860.33	1,194.76	6,289.78	10,510.01
9	6/27/2024	8,333.43	13,305.66	8,545.33	44,986.56	75,170.97
INTEREST	7/29/2024	94.66	151.14	97.07	511.01	853.88
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		447,890.95	715,130.00	459,279.59	2,417,860.83	4,040,161.35

BALANCE DUE	(2,910.26)	(4,646.71)	(2,984.25)	(15,710.56)	(26,251.76)
PERCENT COLLECTED	100.65%	100.65%	100.65%	100.65%	100.65%



*C.*

# Rivers Edge

## Community Development District

### Check Run Summary September 30, 2024

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	9/26/24	50692-50696	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	9/3/24	6479-6497	\$ 15,150.35
	9/25/24	6498-6520	52,427.97
Sub-Total			\$ 67,578.32
<b>Capital Fund</b>			
<i>Accounts Payable</i>			\$ -
Sub-Total			\$ -
<b>Total</b>			<b>\$ 68,501.82</b>

PR300R

## PAYROLL CHECK REGISTER

RUN 9/26/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50692	18	AHMED M MCINTYRE	184.70	9/26/2024
50693	20	ERICK L SAKS	184.70	9/26/2024
50694	21	FREDERICK T BARON	184.70	9/26/2024
50695	22	ROBERT L CAMERON	184.70	9/26/2024
50696	23	SCOTT MAYNARD	184.70	9/26/2024
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

# Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: September 18, 2024 Joint Meeting

	Name	In Attendance	Fee
1	Fred Baron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
2	Mac McIntyre <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3	Robert Cameron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4	Erick Saks <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Scott Maynard <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

  
District Manager Signature

9/19/24  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 11/12/24		PAGE 1	
*** CHECK DATES 09/01/2024 - 09/30/2024 ***		RIVERS EDGE - GENERAL									
		BANK A RIVERS EDGE GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS		AMOUNT	.....CHECK..... AMOUNT #		
9/03/24	00076	8/26/24 42031239	202408 330-57200-45700	ACTIVE SCRAPER/MAT ONYX		*		115.88			
		CINTAS FIRE 636525						115.88	006479		
9/03/24	00300	8/21/24 10162	202407 310-51300-31500	JUL GENERAL COUNSEL		*		6,378.44			
		KILINKSI VAN WYK PLLC						6,378.44	006480		
9/03/24	00055	8/27/24 53083	202407 310-51300-31100	JUL O & M		*		1,022.56			
		PROSSER INC						1,022.56	006481		
9/03/24	00055	8/27/24 53086	202407 310-51300-31100	JUL PICKLEBALL COURTS		*		1,313.77			
		PROSSER INC						1,313.77	006482		
9/03/24	00340	8/22/24 1094	202408 320-57200-46500	4 STREETLIGHT BOX CONNECT		*		430.00			
		TMT ELECTRIC LLC						430.00	006483		
9/03/24	00340	8/22/24 1095	202408 320-57200-46500	RPLC PHOTOCELL LIGHT POST		*		270.00			
		TMT ELECTRIC LLC						270.00	006484		
9/03/24	00340	8/22/24 1096	202408 320-57200-46500	RPLC LED DRIVER/PHOTOCELL		*		765.00			
		TMT ELECTRIC LLC						765.00	006485		
9/03/24	00340	8/22/24 1097	202408 320-57200-46500	RPLC DEFECTIVE PHOTOCELL		*		270.00			
		TMT ELECTRIC LLC						270.00	006486		
9/03/24	00389	6/24/24 24739023	202406 330-57200-45700	JANITORIAL SERVICES		*		116.36			
		W.B. MASON CO., INC.						116.36	006487		
9/03/24	00389	6/27/24 24748365	202406 330-57200-45700	JANITORIAL SERVICES		*		41.21			
		W.B. MASON CO., INC.						41.21	006488		
9/03/24	00389	7/09/24 24767127	202407 330-57200-45700	JANITORIAL SERVICES		*		147.51			
		W.B. MASON CO., INC.						147.51	006489		
9/03/24	00389	7/26/24 24806315	202407 330-57200-45700	JANITORIAL SERVICES		*		33.56			
		W.B. MASON CO., INC.						33.56	006490		
				REDG RIVERS EDGE		OKUZMUK					

\*\*\* CHECK DATES 09/01/2024 - 09/30/2024 \*\*\*  
RIVERS EDGE - GENERAL  
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/03/24	00389	8/09/24 24836769	202408 330-57200-45700	JANITORIAL SERVICES	*	290.46	
				W.B. MASON CO., INC.			290.46 006491
9/03/24	00389	8/19/24 24855145	202408 330-57200-45700	JANITORIAL SERVICES	*	101.61	
				W.B. MASON CO., INC.			101.61 006492
9/03/24	00389	8/21/24 24862291	202408 330-57200-45700	JANITORIAL SERVICES	*	171.99	
				W.B. MASON CO., INC.			171.99 006493
9/03/24	00334	8/22/24 754089	202408 320-57200-46102	TREE RMV KENDALL CROSSING	*	1,285.00	
				YELLOWSTONE LANDSCAPE			1,285.00 006494
9/03/24	00334	8/22/24 754090	202408 320-57200-46102	STEMWHEEL TREE REMOVAL	*	385.00	
				YELLOWSTONE LANDSCAPE			385.00 006495
9/03/24	00334	8/22/24 754091	202408 320-57200-46102	HURRICANE DEBBY CLEAN UP	*	1,400.00	
				YELLOWSTONE LANDSCAPE			1,400.00 006496
9/03/24	00334	8/22/24 754092	202408 320-57200-46000	AUG DECODE RPL THE ARBORS	*	612.00	
				YELLOWSTONE LANDSCAPE			612.00 006497
9/25/24	00103	9/08/24 14845635	202409 330-57200-50000	12X 5G SPRING WATER	*	169.87	
		9/08/24 14845635	202409 330-57200-50000	HOT&COLD COOLER W/SMARTFL	*	6.99	
		9/08/24 14845635	202409 330-57200-50000	12X 5G SPRING WATER	*	169.87	
		9/08/24 14845635	202409 330-57200-50000	H&C BL COOLER UNIV RENTAL	*	4.99	
				CRYSTAL SPRINGS			351.72 006498
9/25/24	00071	9/04/24 23471624	202408 330-57200-34510	SECURITY SRVCS 8/19-9/01	*	2,566.90	
		9/04/24 23471624	202408 330-57200-34510	MILEAGE	*	323.57	
				GIDDENS SECURITY CORPORATION			2,890.47 006499
9/25/24	00071	9/17/24 23471815	202409 330-57200-34510	SECURITY SRVCS 9/02-9/15	*	2,637.40	

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/17/24	23471815 202409 330-57200-34510 MILEAGE		*	292.13	
				GIDDENS SECURITY CORPORATION			2,929.53 006500
9/25/24	00003	9/01/24	267 202409 310-51300-34000 SEP MANAGEMENT FEES		*	4,405.67	
		9/01/24	267 202409 310-51300-35100 SEP WEBSITE ADMIN		*	131.42	
		9/01/24	267 202409 310-51300-35100 SEP INFO TECH		*	255.08	
		9/01/24	267 202409 310-51300-32400 SEP DISSEM AGENT SRVCS		*	538.83	
		9/01/24	267 202409 310-51300-51000 OFFICE SUPPLIES		*	1.23	
		9/01/24	267 202409 310-51300-42000 POSTAGE		*	119.14	
		9/01/24	267 202409 310-51300-42500 COPIES		*	113.10	
		9/01/24	267 202409 310-51300-41000 TELEPHONE		*	42.39	
				GOVERNMENTAL MANAGEMENT SERVICES			5,606.86 006501
9/25/24	00278	8/02/24	08022024 202408 330-57200-45700 8/2/24 424249 PO #080224		*	41.96	
				HAGAN ACE HARDWARE OF MANDARIN			41.96 006502
9/25/24	00278	8/09/24	08092024 202408 330-57200-45700 8/9/24 424309 PO #080824		*	45.90	
				HAGAN ACE HARDWARE OF MANDARIN			45.90 006503
9/25/24	00278	8/15/24	08152024 202408 330-57200-45700 8/15 424350 PO #08/15/24		*	39.54	
				HAGAN ACE HARDWARE OF MANDARIN			39.54 006504
9/25/24	00278	8/19/24	08192024 202408 330-57200-45700 8/19/24 424375 PO#8/19/24		*	77.88	
				HAGAN ACE HARDWARE OF MANDARIN			77.88 006505
9/25/24	00278	8/20/24	08202024 202408 330-57200-45700 8/20 424381 PO#082020024		*	96.92	
				HAGAN ACE HARDWARE OF MANDARIN			96.92 006506
9/25/24	00278	8/21/24	08212024 202408 330-57200-45700 8/21/24 424384 PO #082124		*	3.59	
				HAGAN ACE HARDWARE OF MANDARIN			3.59 006507
				REDG RIVERS EDGE OKUZMUK			

\*\*\* CHECK DATES 09/01/2024 - 09/30/2024 \*\*\*  
RIVERS EDGE - GENERAL  
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/25/24	00278	8/27/24 08272024	202408 330-57200-45700		*	67.94	
		8/27/24 424420	PO#8-27-24	HAGAN ACE HARDWARE OF MANDARIN			67.94 006508
9/25/24	00229	9/20/24 7430	202409 320-57200-49400		*	1,379.00	
		9/20	EVENT SHOW/BOOTH	MAD SCIENCE OF N.E. CENTRAL FLORIDA			1,379.00 006509
9/25/24	00073	9/01/24 13129562	202409 330-57200-45210		*	2,529.66	
			SEP POOL CHEMICALS	POOLSURE			2,529.66 006510
9/25/24	00260	9/09/24 8092-2	202409 330-57200-45700		*	38.25	
			PAINT	THE SHERWIN-WILLIAMS CO			38.25 006511
9/25/24	00340	9/03/24 1100	202409 320-57200-46500		*	1,041.00	
			TENNIS COURT LIGHTS	TMT ELECTRIC LLC			1,041.00 006512
9/25/24	00340	9/03/24 1101	202409 320-57200-46500		*	1,150.00	
			STREETLIGHTS	TMT ELECTRIC LLC			1,150.00 006513
9/25/24	00155	8/31/24 421927	202408 330-57200-34200		*	4,918.91	
			AUG LIFEGUARD HOURS	VESTA PROPERTY SERVICES, INC.			4,918.91 006514
9/25/24	00155	8/31/24 421958	202408 330-57200-34000		*	127.40	
			AUG BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES, INC.			127.40 006515
9/25/24	00155	8/31/24 421967	202408 320-57200-49400		*	149.98	
			AMZN-COURT TOOLS&WALKIES		*	295.32	
		8/31/24 421967	202408 320-57200-49400		*	94.94	
			AMZN-RECEIPT PRINTER		*	47.82	
		8/31/24 421967	202408 320-57200-49400		*	157.92	
			AMZN-WALKIE TALKIES		*		
		8/31/24 421967	202408 330-57200-45700		*		
			LOWES-MOVIES BACKBOARD		*		
		8/31/24 421967	202408 330-57200-45700		*		
			EXXON-GAS	VESTA PROPERTY SERVICES, INC.			745.98 006516
9/25/24	00155	9/01/24 421502	202409 330-57200-34000		*	4,014.34	
			SEP GENERAL MANAGER SRVCS				

REDG RIVERS EDGE OKUZMUK



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/01/24		421502	202409 320-57200-46001	SEP FIELD OPS MANAGEMENT	*	3,104.42	
9/01/24		421502	202409 330-57200-34001	SEP LIFESTYLE SRVCS	*	3,178.02	
9/01/24		421502	202409 330-57200-45200	SEP POOL SRVCS	*	859.34	
9/01/24		421502	202409 330-57200-45300	SEP JANITORIAL MAINT	*	2,661.09	
9/01/24		421502	202409 330-57200-34100	SEP MAINTENANCE SRVCS	*	6,569.79	
9/01/24		421502	202409 330-57200-34400	SEP ATTENDANT/HOSPITALITY	*	5,274.26	
9/01/24		421502	202409 330-57200-34402	SEP ADMINISTRATIVE SRVCS	*	1,623.20	
VESTA PROPERTY SERVICES, INC.							27,284.46 006517
9/25/24	00334	8/27/24 755325	202408 320-57200-46000	AUG IRRIGATION REPAIRS	*	161.00	
YELLOWSTONE LANDSCAPE							161.00 006518
9/25/24	00294	8/05/24 1418	202408 320-57200-49400	10/12 EMCEE/DJ FESTIVAL	*	600.00	
MAGNETIX DJ SERVICES							600.00 006519
9/25/24	00346	8/05/24 1019	202408 320-57200-49400	10/12 PUMPKIN PATCH	*	300.00	
MEGAN RENNER DBA SNAP HAPPY MOBILE							300.00 006520
TOTAL FOR BANK A						67,578.32	
TOTAL FOR REGISTER						67,578.32	



REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 630910  
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:  
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514  
CINTAS FAX # 904-741-6116

## INVOICE

SHIP TO: RIVERS EDGE CDD  
140 LANDING ST  
SAINT JOHNS, FL 32259

INVOICE # 4203123978  
INVOICE DATE 08/26/2024  
SERVICE TICKET # 4203123978  
STORE # 1

BILL TO: RIVERS EDGE CDD  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649

SOLD TO # 21060308  
PAYER # 21049176  
PAYMENT TERMS NET 10 EOM  
SORT # 02800012730  
CINTAS ROUTE 22 / DAY 1 / STOP 007

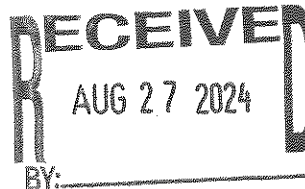
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	02	F	3	8.282	24.85	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	9.662	19.32	N
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	N
	X10202	3X10 XTRAC MAT ONYX	02	F	1	20.706	20.71	N
SUBTOTAL							107.67	
SERVICE CHARGE							8.21	N
SUBTOTAL							115.88	
TAX							0.00	
TOTAL USD							115.88	

Signature :

Cust. Name: RIVERS EDGE CDD  
JASON DAVIDSON 08:28 AM 08/26/24  
SoldTo# 0021060308 SO# 4203123978  
Invoice Total Payment on Account  
\$115.88 \$0.00

Approved RECDD I  
Submitted to AP on 8.27.2024  
by Jason Davidson

*Jason Davidson*





**KILINSKI | VAN WYK**

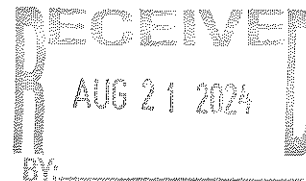
## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Rivers Edge CDD  
475 West Town Place Suite 114  
St. Augustine, Florida 32092

## INVOICE

Invoice # 10162  
Date: 08/21/2024  
Due On: 09/20/2024



### Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	07/01/2024	Review and confirm minutes of the June 19, 2024 Board meeting; eview and confirm minutes of the June 26, 2024 joint meeting.	0.30	\$260.00	\$78.00
Service	MGH	07/01/2024	Review resident correspondence regarding drainage ditches in conservation area.	0.10	\$260.00	\$26.00
Service	JK	07/02/2024	Review annual financial audit and provide comments to same	0.70	\$285.00	\$199.50
Service	MGH	07/03/2024	Preliminary review of draft agenda for July 17, 2024 Board meeting.	0.20	\$260.00	\$52.00
Service	MGH	07/05/2024	Review and analyze documentation related RiverFront Park and the RiverTown DRI in preparation for potential turnover of RiverFront park to St. Johns County; confer with J. Killinski regarding same.	0.90	\$260.00	\$234.00
Service	JK	07/05/2024	Agenda call with Henley re: RF Park and options for conveyance to County; follow up with engineer on same; review historical information	0.30	\$285.00	\$85.50
Service	MGH	07/05/2024	Exchange correspondence with District staff and review District documentation related to updating parking map and towing policy.	0.20	\$260.00	\$52.00
Service	MGH	07/08/2024	Prepare for, travel to and attend special joint meeting of the Rivers Edge, Rivers Edge II, and Rivers Edge III Boards.	0.90	\$260.00	\$234.00
Expense	RB	07/08/2024	Travel: Mileage MGH	17.86	\$0.67	\$11.97

Service	MGH	07/09/2024	Prepare resolution ratifying changes to District parking policy.	0.80	\$260.00	\$208.00
Service	MGH	07/09/2024	Begin preparing amenity management and field operations services agreement with Vesta; analyze cost-share provisions and pricing information supplied by Vesta; identify areas for clarification.	0.90	\$260.00	\$234.00
Service	LG	07/09/2024	Review details of Vesta proposal; confer with Henley regarding contract structure.	0.30	\$285.00	\$85.50
Service	MGH	07/09/2024	Review amended Fiscal Year 2023 Audit Report; confirm no additional changes needed.	0.20	\$260.00	\$52.00
Service	LG	07/10/2024	Confer with Davidson regarding property encroachments; review recommended amenity policy changes and incorporate same.	0.80	\$285.00	\$228.00
Service	MGH	07/10/2024	Exchange correspondence with Vesta staff regarding pricing for new amenity management agreements and staff job descriptions.	0.10	\$260.00	\$26.00
Service	MGH	07/11/2024	Review and analyze updated parking map prepared by District Engineer; compare to original map and confirm updates approved by the Board.	0.20	\$260.00	\$52.00
Service	MGH	07/15/2024	Review, analyze, and edit draft minutes from the July 8, 2024 joint meeting.	0.20	\$260.00	\$52.00
Service	MGH	07/15/2024	Prepare for and attend discussion with Vesta staff regarding cafe management and in-progress agreements for amenity and lifestyle management services for all three Rivers Edge districts.	0.30	\$260.00	\$78.00
Service	LG	07/16/2024	Prepare for Board meeting.	0.40	\$285.00	\$114.00
Service	LG	07/16/2024	Prepare mailed and published budget/assessment notices.	0.40	\$285.00	\$114.00
Service	MGH	07/16/2024	Review and analyze agenda package and materials for Board consideration, including reports, proposals, and agreements, in preparation for Board meeting.	1.10	\$260.00	\$286.00
Expense	RB	07/16/2024	Travel: Hotel LG	1.00	\$57.32	\$57.32
Service	LG	07/17/2024	Travel to and attend board meeting.	4.30	\$285.00	\$1,225.50
Expense	RB	07/17/2024	Travel: Mileage LG	195.00	\$0.67	\$130.65
Service	MGH	07/19/2024	Prepare New Supervisor Notebook and materials for uncontested candidates and	1.60	\$260.00	\$416.00

incoming supervisors C. White and M. Michel.						
Service	LG	07/19/2024	Prepare notice of joint shade session.	0.30	\$285.00	\$85.50
Service	MGH	07/19/2024	Review Field Operations Manager report, photos, and survey documents related to encroachments on District property at 117 Twin Flower Place.	0.40	\$260.00	\$104.00
Service	LG	07/21/2024	Review information on property encroachments and respond to same; review and revise new supervisor notebooks.	0.80	\$285.00	\$228.00
Service	LG	07/22/2024	Respond to homeowner regarding CDD property encroachments; analyze options related to same.	0.80	\$285.00	\$228.00
Service	LG	07/23/2024	Analyze options for property encroachment.	0.30	\$285.00	\$85.50
Service	JK	07/23/2024	Confer re: easement options for enforcement	0.10	\$285.00	\$28.50
Service	MGH	07/29/2024	Prepare Agreement for Pickleball Construction with Brogdon Builders.	0.60	\$260.00	\$156.00
Service	LG	07/30/2024	Review and revise pickleball agreement and form of payment and performance bonds.	1.20	\$285.00	\$342.00
Service	MGH	07/30/2024	Further prepare and revise Agreement for Pickleball Construction with Brogdon Builders; compile agreement and all exhibits and distribute same for review and execution.	0.70	\$260.00	\$182.00
Service	LG	07/31/2024	Confer with Davidson regarding property encroachments; set up call to discuss same; review draft agenda; respond to contractor inquiry regarding pickleball contract; finalize new supervisor notebooks and send to incoming supervisors White and Michel.	1.40	\$285.00	\$399.00
Service	MGH	07/31/2024	Review and analyze Brogdon Builders' comments and proposed changes to pickleball construction agreement; consult Brogdon's response to Request for Proposals to confirm insurance information; prepare summary report of same; make needed updates to pickleball construction agreement.	0.60	\$260.00	\$156.00
Service	MGH	07/31/2024	Preliminary review of draft August agenda for upcoming Board meeting in preparation for agenda call.	0.20	\$260.00	\$52.00

Non-billable entries						
Service	MGH	07/01/2024	Review and provide comments to the Fiscal Year 2023 Audit Report.	0.60	\$260.00	\$156.00
Service	MGH	07/03/2024	Review additional resident correspondence regarding drainage ditch in conservation area.	0.10	\$260.00	\$26.00
Service	MGH	07/05/2024	Prepare for agenda call with District staff and Chairman to discuss draft agenda and discussion items for upcoming Board meeting.	0.70	\$260.00	\$182.00
Service	LG	07/08/2024	Attend joint meeting; confer with Henley regarding agreement preparation; prepare pickleball cost-share form.	0.70	\$285.00	\$199.50
Service	MGH	07/17/2024	Prepare for, travel to and attend Board meeting.	3.80	\$260.00	\$988.00
Expense	RB	07/17/2024	Travel: Mileage MGH	53.60	\$0.67	\$35.91
Service	MGH	07/19/2024	Review District Manager Notes on the July 17, 2024 Board meeting.	0.20	\$260.00	\$52.00
Service	MGH	07/22/2024	Further prepare and revise new supervisor materials and correspondence for incoming uncontested Supervisor candidates C. White and M. Michel.	1.80	\$260.00	\$468.00
Service	MGH	07/22/2024	Review and analyze additional correspondence, photographs, and reports regarding homeowner encroachments into District and conservation property (Qualizza).	0.20	\$260.00	\$52.00
Service	MH	07/22/2024	Confer with Gentry regarding resident encroachment on District property.	0.20	\$280.00	\$56.00
Service	MGH	07/22/2024	Review District Manager notes from July 17, 2024 Board meeting.	0.10	\$260.00	\$26.00
					<b>Total</b>	<b>\$6,378.44</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10162	09/20/2024	\$6,378.44	\$0.00	\$6,378.44

Invoice # 10162 - 08/21/2024

<b>Outstanding Balance</b>	<b>\$6,378.44</b>
<b>Total Amount Outstanding</b>	<b>\$6,378.44</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



August 27, 2024

Project No:

P0113094.60

Invoice No:

53083

Rivers Edge CDD  
c/o Governmental Management Services, LLC  
Attention: David Laughlin  
475 West Town Place Suite 114  
St. Augustine, FL 32092

Project P0113094.60 Rivers Edge CDD - O & M

For services including travel and attend July CDD meeting, coordination with staff on parking exhibit.

**Professional Services from July 01, 2024 to July 31, 2024**

**Professional Personnel**

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	1.00	95.00	95.00	
Engineer	2.50	150.00	375.00	
Vice President	1.50	250.00	375.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	.50	180.00	90.00	
Totals	5.50		935.00	
<b>Total Labor</b>				<b>935.00</b>

**Reimbursable Expenses**

Printing - Reimbursable			1.10	
Travel - Reimbursable - Mileage			49.84	
Travel - Reimbursable- Mileage Client OV			25.20	
<b>Total Reimbursables</b>		<b>1.15 times</b>	<b>76.14</b>	<b>87.56</b>
		<b>Total this Invoice</b>		<b>\$1,022.56</b>

**Outstanding Invoices**

Number	Date	Balance
52655	6/21/2024	413.53
<b>Total</b>		<b>413.53</b>

RECEIVED  
AUG 27 2024  
BY: \_\_\_\_\_





August 27, 2024

Project No:

P0113094.90

Invoice No:

53086

Rivers Edge CDD  
c/o Governmental Management Services, LLC  
Attention: David Laughlin  
475 West Town Place Suite 114  
St. Augustine, FL 32092

Project P0113094.90 Rivers Edge CDD Pickleball Courts

**Professional Services from July 01, 2024 to July 31, 2024**

Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Plan, Prelim Eng	3,750.00	100.00	3,750.00	3,750.00	0.00
Task 2: Final Eng & Const Drawing	14,750.00	100.00	14,750.00	14,750.00	0.00
Task 4A: Bidding, Award & Preconstruct	3,500.00	100.00	3,500.00	3,500.00	0.00
Total Fee	22,000.00		22,000.00	22,000.00	0.00
Total Fee					0.00

**Reimbursable Expenses**

Printing - Reimbursable

Total Reimbursables

1.10  
1.15 times  
1.10  
1.27  
Total this Task  
\$1.27

Task 4B: Services During Construction

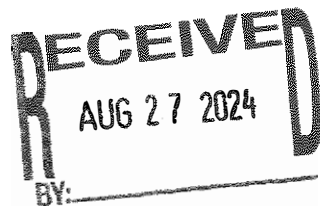
**Professional Personnel**

	Hours	Rate	Amount
Engineer	6.25	150.00	937.50
Vice President	1.50	250.00	375.00
Totals	7.75		1,312.50
Total Labor			1,312.50

**Billing Limits**

	Current	Prior	To-Date
Labor	1,312.50	0.00	1,312.50
Budget			5,000.00
Remaining			3,687.50
Total this Task			\$1,312.50

Total this Invoice \$1,313.77



**Cost Share Distribution for Tasks 1, 2, and 4A**

RE1 (50%) = \$11,000.00  
RE2 (25%) = \$5,500.00  
RE3 (25%) = \$5,500.00  
TOTAL = \$22,000.00

**Cost Share Distribution for Current Task 4B:**

RE1 (50%) = \$656.26  
RE2 (25%) = \$328.12  
RE3 (25%) = \$328.12  
TOTAL = \$1,312.50

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 9043151248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

**BILL TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

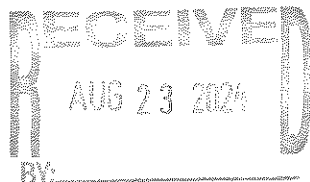
**SHIP TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

**INVOICE** 1094  
**DATE** 08/22/2024  
**TERMS** Net 30  
**DUE DATE** 09/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Four streetlights not working on Rivertown Main Street entrance before the Groves neighborhood. Found deteriorated wire splices in underground junction boxes. Cleaned out boxes and freshened connections. Verified correct operation upon completion.	1	430.00	430.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	430.00
TAX	0.00
TOTAL	430.00
BALANCE DUE	<b>\$430.00</b>



Approved RECDD  
Submitted to AP 8.23.24  
By Kevin McKendree

*Kevin McKendree*

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 9043151248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

**BILL TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

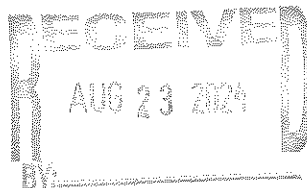
**SHIP TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

**INVOICE** 1095  
**DATE** 08/22/2024  
**TERMS** Net 30  
**DUE DATE** 09/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight not working on Rivertown Main Street exit near the play mountain. Replaced defective photocell on light post. Verified correct operation upon completion.	1	270.00	270.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	270.00
TAX	0.00
TOTAL	270.00
BALANCE DUE	<b>\$270.00</b>

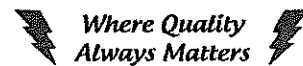


Approved RECDD  
Submitted to AP 8.23.24  
By Kevin McKendree

*Kevin McKendree*

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 9043151248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

**BILL TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

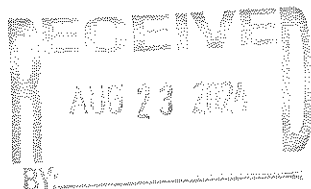
**SHIP TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

**INVOICE** 1096  
**DATE** 08/22/2024  
**TERMS** Net 30  
**DUE DATE** 09/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight not working on Rivertown Main Street entrance side just before the gazebo of the older model homes. Replaced bad LED driver and photocell. Verified correct operation upon completion.	1	765.00	765.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	765.00
TAX	0.00
TOTAL	765.00
BALANCE DUE	<b>\$765.00</b>



Approved RECDD  
Submitted to AP 8.23.24  
By Kevin McKendree

*Kevin McKendree*

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 9043151248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

**BILL TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

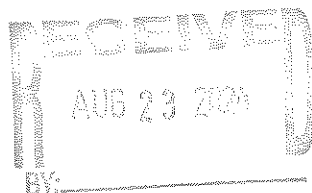
**SHIP TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

**INVOICE** 1097  
**DATE** 08/22/2024  
**TERMS** Net 30  
**DUE DATE** 09/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight not working at 1266 Orange Branch Trail. Replaced defective photocell on light post. Verified correct operation upon completion.	1	270.00	270.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	270.00
TAX	0.00
TOTAL	270.00
BALANCE DUE	<b>\$270.00</b>



Approved RECDD  
Submitted to AP 8.23.24  
By Kevin McKendree

*Kevin McKendree*



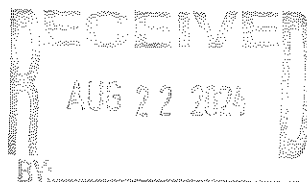
W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	247390239
Customer Number	C3178876
Invoice Date	06/24/2024
Due Date	07/24/2024
Order Date	06/21/2024
Order Number	S144803015
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Lynn  
140 Landing Street  
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC05253	ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	1	CT	56.01	56.01
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	17.84	17.84
HERX7658QK	LINER, 38X58, 2MIL, REPRO, BK, 100/CT, (B3858XXH)	1	CT	35.15	35.15
BICGSM609BK	PEN, ROUND STIC 60 PACK, BK	1	BX	7.36	7.36

SUBTOTAL: 116.36  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 116.36  
Total Due: 116.36

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Approved RECDD 1  
Submitted to A/P 08-22-24  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3178876
Invoice Number	247390239
Invoice Date	06/24/2024
Terms	Net 30
Total Due	116.36

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762473902392473902390000000116365



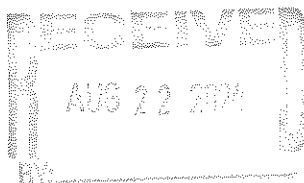
W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	247483650
Customer Number	C3178876
Invoice Date	06/27/2024
Due Date	07/27/2024
Order Date	06/26/2024
Order Number	S144897066
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Ken  
140 Landing Street  
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
PGC79009	PAD,ERASER,ORIG,6/PK, 6PK/CT	3	PK	5.21	15.63
DURMN15B12BCD	BATTERY,ALKLN,AA ,12/PK	1	PK	11.99	11.99
WBIHAB6DK50	BAG,TALL KITCHEN TRASH,WH	1	BX	13.59	13.59

SUBTOTAL: 41.21  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 41.21  
Total Due: 41.21

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved CDD 1  
Submitted to A/P 08-22-24  
By Richard Losco  
*Richard Losco*

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	247483650
Invoice Date	06/27/2024
Terms	Net 30
Total Due	41.21

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762474836502474836500000000041211



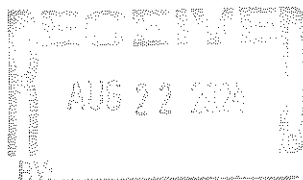
W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	247671275
Customer Number	C3178876
Invoice Date	07/09/2024
Due Date	08/08/2024
Order Date	07/08/2024
Order Number	S145117577
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Lynn  
140 Landing Street  
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKTM1616S	TORK UNIVERSAL TOILET TISSUE, ROLL	1	CT	59.35	59.35
PGC54344	PLUG, FBRZ PLUG TRF LINEN&SKY 2.63OZ	1	EA	17.09	17.09
SJN322826	GLADE PLUG-IN WARMERS LINEN AIR REFILL	2	PK	18.04	36.08
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	1	CT	34.99	34.99

SUBTOTAL: 147.51  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 147.51  
Total Due: 147.51

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 1  
Submitted to A/P 08-22-24  
By Richard Losco

*Richard Losco*

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	247671275
Invoice Date	07/09/2024
Terms	Net 30
Total Due	147.51

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762476712752476712750000000147510



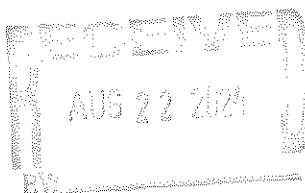


W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	248063159
Customer Number	C3178876
Invoice Date	07/26/2024
Due Date	08/25/2024
Order Date	07/25/2024
Order Number	S145149062
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Ken  
140 Landing Street  
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SCC4BR	CUP, CONICAL, RLD RIM, 4OZ	4	PK	8.39	33.56

SUBTOTAL: 33.56  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 33.56  
Total Due: 33.56

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 1  
Submitted to A/P 08-22-24  
By Richard Losco

*Richard Losco*

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	248063159
Invoice Date	07/26/2024
Terms	Net 30
Total Due	33.56

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762480631592480631590000000033562



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

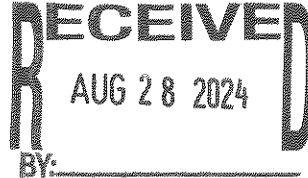
Address Service Requested  
888-WB-MASON www.wbmason.com

(Page 1)

PM(P)

Invoice Number	248367699
Customer Number	C3178876
Invoice Date	08/09/2024
Due Date	09/08/2024
Order Date	08/07/2024
Order Number	S145907669
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Ken  
140 Landing Street  
Saint Johns FL 32269

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	2	CT	34.99	69.98
SCC4BR	CUP,CONICAL,RDL RIM,4OZ	1	PK	8.39	8.39
PGC54344	PLUG, FBRZ PLUG TRF LINEN&SKY 2.63OZ	2	EA	17.09	34.18
SJN322826	GLADE PLUG-IN WARMERS LINEN AIR REFILL	2	PK	18.04	36.08
CPC05253	ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	1	CT	56.01	56.01
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	17.84	17.84

- Please See Next Page for Continuation -

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Approved CDD 1  
Submitted to A/P 08-28-24  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3178876
Invoice Number	248367699
Invoice Date	08/09/2024
Terms	Net 30
Total Due	290.46

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762483676992483676990000000290463



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Customer Number	C3178876
Invoice Number	248367699
Invoice Date	08/09/2024

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	2	CT	33.99	67.98

SUBTOTAL:	290.46
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	290.46
Total Due:	290.46



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

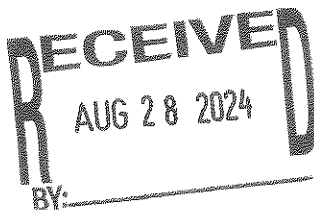
Address Service Requested  
888-WB-MASON www.wbmason.com

(Page 1)

PM(P)

Invoice Number	248551453
Customer Number	C3178876
Invoice Date	08/19/2024
Due Date	09/18/2024
Order Date	08/16/2024
Order Number	S146124862
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Lynn  
140 Landing Street  
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SJN322826	GLADE PLUG-IN WARMERS LINEN AIR REFILL	3	PK	18.04	54.12
RACT91112	REFILL, AIRWICK, TWN, SUMDEL, 6PK/CT	1	CT	47.49	47.49

SUBTOTAL: 101.61  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 101.61  
Total Due: 101.61

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved CDD 1  
Submitted to A/P 08-28-24  
By Richard Losco

*Richard Losco*

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	248551453
Invoice Date	08/19/2024
Terms	Net 30
Total Due	101.61

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762485514532485514530000000101615



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

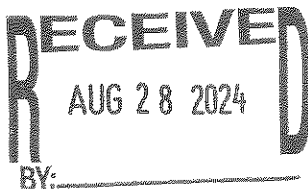
Address Service Requested  
888-WB-MASON www.wbmason.com

(Page 1)

PM(P)

Invoice Number	248622913
Customer Number	C3178876
Invoice Date	08/21/2024
Due Date	09/20/2024
Order Date	08/20/2024
Order Number	S146207559
Order Method	WEB

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092



**Delivery Address**  
Rivers Edge CDD 1  
Attn.: Lynn  
140 Landing Street  
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

## Important Messages

### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://www.wbmason.com/Payment) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SCC42BR	CUP.PPR.CONE.4.25OZ.WH	1	CT	171.99	171.99

SUBTOTAL: 171.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 171.99  
Total Due: 171.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved CDD 1  
Submitted to A/P 08-28-24  
By Richard Losco

*Richard Losco*

Rivers Edge CDD 1  
475 W. Town Place  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	248622913
Invoice Date	08/21/2024
Terms	Net 30
Total Due	171.99

PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C31788762486229132486229130000000171997



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
754089	8/22/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD I  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD I

**Address:** 475 West Town Place Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 21, 2024

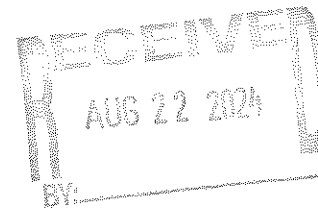
**Invoice Amount:** \$1,285.00

Description	Current Amount
Tree Removal Kendall Crossing Drive	
Tree Care Services	\$1,285.00

**Invoice Total** **\$1,285.00**

*Excellence*

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 8.22.24  
by Jason Davidson

*Jason Davidson*

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
754090	8/22/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD I  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD I

**Address:** 475 West Town Place Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 21, 2024

**Invoice Amount:** \$385.00

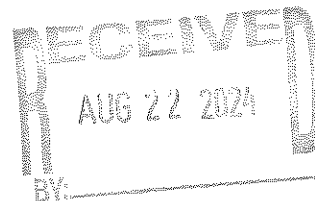
Description	Current Amount
Sternwheel Tree Removal	
Tree Care Services	\$385.00

**Invoice Total**

**\$385.00**

*Excellence*

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 8.22.24  
by Jason Davidson

*Jason Davidson*

**Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Rivers Edge CDD I  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD I**Address:** 475 West Town Place Suite 114  
St. Augustine, FL 32092**INVOICE**

INVOICE #	INVOICE DATE
754091	8/22/2024
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 21, 2024**Invoice Amount:** \$1,400.00

Description	Current Amount
Hurricane Debby Clean up and Tree Standing	
Landscape Enhancement CORE	\$1,400.00

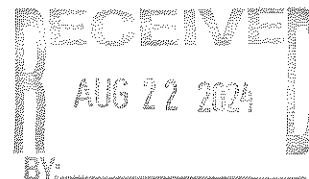
**Invoice Total****\$1,400.00**

Excellence

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 8.22.24  
by Jason Davidson

*Jason Davidson*



**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





Proposal #: 451805

Date: 8/14/2024

From: Michael Scuncio

Landscape Enhancement Proposal for  
Rivers Edge CDD I

Jason Davidson  
Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092  
jdavidson@vestapropertyservices.com

LOCATION OF PROPERTY

475 West Town Place Suite 114  
St. Augustine, FL 32092

Hurricane Debby Clean up and Tree Standing

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	20	\$70.00	\$1,400.00

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By 

Print Name/Title

Date 8/19/24

Rivers Edge CDD I

Subtotal	\$1,400.00
Sales Tax	\$0.00
Proposal Total	\$1,400.00

**THIS IS NOT AN INVOICE**



## INVOICE

INVOICE #	INVOICE DATE
754092	8/22/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD I  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD I

**Address:** 475 West Town Place Suite 114  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 21, 2024

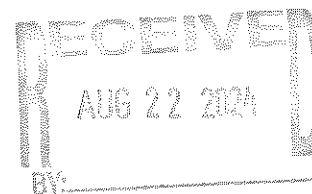
**Invoice Amount:** \$612.00

Description	Current Amount
August irrigation repairs*****Decoder replacement at The Arbors*****	
Irrigation Repairs	\$612.00

**Invoice Total** **\$612.00**

*Excellence*

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 8.22.24  
by Jason Davidson

*Jason Davidson*

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**COMPLETED  
WORK**

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	Arbors play park
DATE	7/22/2024

#	work oder		EXTENTION
1	zone 36 stuck on valve replace bad decoder	\$ 503.00	\$ 503.00
2	dby	\$ 3.00	\$ 6.00
2	dby/y	\$ 5.00	\$ 10.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
<b>PARTS TOTAL</b>			<b>\$ 519.00</b>

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/22/2024	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :stuck on valve at arbors play park

	MATERIALS	\$	519.00
	LABOR & RENTAL	\$	93.00
	TOTAL	\$	612.00

DATE COMPLETED 7/22/24      TECHNICIAN davon albert      CLIENT

# INVOICE

Date: 08/05/2024  
INVOICE # 1418

To Rivers Edge CDD I  
475 West Town Place  
Suite 114  
St. Augustine FL. 32092

	Description	Unit Price	Line Total
5pm –8pm	Emcee & DJ Vendor Event		\$600.00
	Fall Festival		
	Lights w T-Bar		
Total			\$600.00

**Thank you for your business!**

Approved RECDD I  
Submitted to AP on 8.5.24  
by Kimberly Fatuch  
*Kim Fatuch*



# INVOICE

**INVOICE TO :**

Rivers Edge CDD I  
475 West Town Pl suite 114  
St Augustine, FL 32092

Date : 8/5/2024

Invoice No : 1019

TOTAL DUE :

**USD: \$300**

Description	Qty	Price	Total
Set up and Breakdown	1	\$50	\$50
Photo Booth Only Rental- hourly	3	\$100	\$300
RT Vesta discount			-\$50

Sub-total : \$300

**Payment Method Selection:**

- ☐ Venmo : @MeganRenner  
Zelle: 8504433955
- ☐ Check
- ☐ Cash

**Total : \$300**

Approved RECDD I  
Submitted to AP on 8.5.24  
by Kimberly Fatuch

*Kim Fatuch*

**Thank you for supporting our  
local small Business**

**Terms, Conditions & Details**

Payment is required to reserve booking date.  
Covered area for set up must be provided.

Details: Riverhouse Pumpkin patch 10/12 set up  
4:30 pm for party 5pm - 8pm.

Includes: photo booth rental, set up and  
breakdown, Digital photos w/ Gallery

**\*\*Payment is required to hold your party date.\*\***

Megan Renner  
Owner



## Upcoming Delivery Dates

Delivery Calendars are available for each of  
your Ship-To Locations by accessing your self-  
service account online at [selfserve.water.com](http://selfserve.water.com).

Crystal  
SPRINGS

Bottled Water \* Filtration \* Coffee

Thirsty for knowledge? Sip smart with Primo Water and add  
.5L/24pk of on-the-go bottled water to your next delivery.  
Water is a back-to-school essential so stock up today!  
Order now at [water.com/myaccount](http://water.com/myaccount).

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER  
See Account Summary Details

Invoice Date: 09-08-24  
Invoice #: 14845635 090824  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		<b>Previous Balance</b>			<b>1,056.66</b>
08-19-24		Payment - Thank You			-541.57
08-28-24		Payment - Thank You			-515.09
		Remaining Balance			0.00

Summary continued on next page...

Approved RECDD I  
Submitted to AP on 9.10.24  
by Jason Davidson



Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at [water.com/myaccount](http://water.com/myaccount)? Online you  
can also easily skip or add a delivery as needed.

Previous Balance  
**\$1,056.66**

Payment  
**\$1,056.66**

Total Now Charges  
**\$351.72**

Pay This Amount  
**\$351.72**

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to [www.water.com](http://www.water.com)

Crystal  
SPRINGS

200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 10-01-24  
Total Amount Due: \$351.72

☐ Check here and see reverse for  
address and phone corrections.

\$

✉ Mail Remittance With Payment To: ✉

|||||  
RIVERTOWN FITNESS CENTER  
Kenneth Council  
475 W TOWN PL  
STE 114  
ST AUGUSTINE, FL 32092

|||||  
CRYSTAL SPRINGS  
PO BOX 660579  
DALLAS, TX 75266-0579

020310 100124 06623114148456351 0035172 9 0035172 9 8

Invoice #:14845635 090824

Page 2 of 5

Invoice #:14845635 090824

Page 3 of 5



Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
08-13-24	T242266970015			
	CRYSTAL SPRINGS 5G SPRING WATER	12	12.99	155.88
	5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
	5.0 GALLON BOTTLE RETURN	-12	6.00	-72.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>169.87</b>
	Rec'd By:			
	R2423221545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	Sales Tax			0.00
	<b>Total</b>			<b>6.99</b>
	Rec'd By:			
08-27-24	T242406970029			
	CRYSTAL SPRINGS 5G SPRING WATER	12	12.99	155.88
	5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
	5.0 GALLON BOTTLE RETURN	-12	6.00	-72.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>169.87</b>
	Rec'd By:			
	R2425021545799			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	<b>Total</b>			<b>4.99</b>
	Rec'd By:			
	<b>Total for Location</b>			<b>351.72</b>

### Important Monthly Message

[illegible]

**Mail Remittance With Payment To:**  
Please detach remittance and mail  
using business envelope provided.

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms.

Page 5 of 5



Giddens Security Corporation  
528 Edgewood Ave S Suite 1  
Jacksonville, FL 32205

INVOICE NO.	23471624
DATE	09/04/24

**CUSTOMER**

Rivers Edge CDD  
475 W. Town Place  
Suite 114  
Saint Augustine, FL 32092

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

<b>TERMS:</b> Upon Receipt	<b>CUSTOMER NO.</b> 1946	<b>JOB NO.</b> 1946	<b>P.O. NO.</b>	
<b>Description</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>Price</b>	<b>Amount</b>
Security Service 08/19/2024-09/01/2024	111.75	Hours	22.97	2,566.90
Security Officer	494.00	Per	0.655	323.57
Mileage				
<div>RECEIVED SEP 04 2024 BY: _____</div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
			<b>Sub-Total</b>	2,890.47
			<b>Sales Tax</b>	
			<b>TOTAL(\$)</b>	\$2,890.47

Approved RECDD I  
Submitted to AP on 9.4.2024  
By Jason Davidson

*Jason Davidson*



Giddens Security Corporation  
528 Edgewood Ave S Suite 1  
Jacksonville, FL 32205

INVOICE NO.	23471815
DATE	09/17/24

**CUSTOMER**

Rivers Edge CDD  
475 W. Town Place  
Suite 114  
Saint Augustine, FL 32092

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
<b>Description</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>Price</b>	<b>Amount</b>
Security Service 09/02/2024-09/15/2024	103.50	Hours	22.97	2,377.40
Security Officer	8.00	Hours	32.50	260.00
Security Officer - Holiday	446.00	Per	0.655	292.13
Mileage				
<div>RECEIVED SEP 17 2024 BY: _____</div> <div>Approved RECDD I Submitted to AP on 9.17.24 by Jason Davidson <i>Jason Davidson</i></div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			2,929.53	
Sales Tax				
TOTAL(\$)			\$2,929.53	

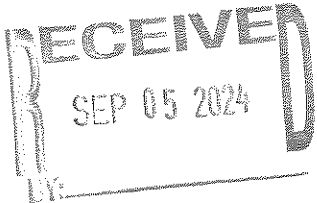
**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 267  
Invoice Date: 9/1/24  
Due Date: 9/1/24  
Case:  
P.O. Number:

**Bill To:**

Rivers Edge CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024		4,405.67	4,405.67
Website Administration -September 2024		131.42	131.42
Information Technology - September 2024		255.08	255.08
Dissemination Agent Services - September 2024		538.83	538.83
Office Supplies		1.23	1.23
Postage		119.14	119.14
Copies		113.10	113.10
Telephone		42.39	42.39
			
<b>Total</b>			<b>\$5,606.86</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,606.86</b>

## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$41.96

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24

DUE DATE : 9/15/24

ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/ 2/24	424249	3	I	PO # 080224	41.96		41.96
8/ 9/24	424309	3	I	PO # 080824	45.90		45.90
8/15/24	424350	3	I	PO # 08\15\24	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 082020024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24 CHECK 6406 8/19/24 CHECK 6405 8/19/24 CHECK 6408 8/19/24 CHECK 6409 8/19/24		814.96 9.98 26.96 110.93 103.01	
CURRENT				1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
373.73				0.00	0.00	0.00	0.00
				NEW BAL: 373.73			

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

RECEIVED  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*

## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$45.90

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24

DUE DATE : 9/15/24

ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/ 2/24	424249	3	I	PO # 080224	41.96		41.96
8/ 9/24	424309	3	I	PO # 080824	45.90		45.90
8/15/24	424350	3	I	PO # 08\15\24	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 082020024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24 CHECK 6406 8/19/24 CHECK 6405 8/19/24 CHECK 6408 8/19/24 CHECK 6409 8/19/24		814.96 9.98 26.96 110.93 103.01	
CURRENT				1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
373.73				0.00	0.00	0.00	0.00
				NEW BAL: 373.73			

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

RECEIVED  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*

## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$39.54

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24  
DUE DATE : 9/15/24  
ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/ 2/24	424249	3	I	PO # 080224	41.96		41.96
8/ 9/24	424309	3	I	PO # 080824	45.90		45.90
8/15/24	424350	3	I	PO # 0815124	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 082020024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24		814.96	
				CHECK 6406 8/19/24		9.98	
				CHECK 6405 8/19/24		26.96	
				CHECK 6408 8/19/24		110.93	
				CHECK 6409 8/19/24		103.01	

CURRENT 373.73	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 373.73
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

RECEIVED  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*



## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$77.88

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24  
DUE DATE : 9/15/24  
ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/2/24	424249	3	I	PO # 080224	41.96		41.96
8/9/24	424309	3	I	PO # 080824	45.90		45.90
8/15/24	424350	3	I	PO # 08\15\24	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 082020024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24 CHECK 6406 8/19/24 CHECK 6405 8/19/24 CHECK 6408 8/19/24 CHECK 6409 8/19/24		814.96 9.98 26.96 110.93 103.01	

CURRENT 373.73	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 373.73
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

RECEIVED  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*

## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$96.92

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24  
DUE DATE : 9/15/24  
ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/ 2/24	424249	3	I	PO # 080224	41.96		41.96
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8/15/24	424350	3	I	PO # 08\15\24	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 08202024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24 CHECK 6406 8/19/24 CHECK 6405 8/19/24 CHECK 6408 8/19/24 CHECK 6409 8/19/24		814.96 9.98 26.96 110.93 103.01	

CURRENT 373.73	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 373.73
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

**RECEIVED**  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*

## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$3.59

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24  
DUE DATE : 9/15/24  
ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/ 2/24	424249	3	I	PO # 080224	41.96		41.96
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8/15/24	424350	3	I	PO # 0815124	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 082020024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24 CHECK 6406 8/19/24 CHECK 6405 8/19/24 CHECK 6408 8/19/24 CHECK 6409 8/19/24		814.96 9.98 26.96 110.93 103.01	

CURRENT 373.73	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 373.73
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

**RECEIVED**  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*

## REMITTANCE

CLOSING DATE : 8/31/24

DUE DATE: 9/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

## AMOUNT PAID

\$67.94

NEW BAL: 373.73

Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

## STATEMENT

HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011

CLOSING DATE: 8/31/24  
DUE DATE : 9/15/24  
ACCT: 365050

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
8/ 2/24	424249	3	I	PO # 080224	41.96		41.96
8/ 9/24	424309	3	I	PO # 080824	45.90		45.90
8/15/24	424350	3	I	PO # 0815124	39.54		39.54
8/19/24	424375	3	I	PO # 8/19/2024	77.88		77.88
8/20/24	424381	3	I	PO # 08202024	96.92		96.92
8/21/24	424384	3	I	PO # 082124	3.59		3.59
8/27/24	424420	3	I	PO # 8-27-24	67.94		67.94
PAYMENT	SUMMARY			CHECK 6407 8/19/24 CHECK 6406 8/19/24 CHECK 6405 8/19/24 CHECK 6408 8/19/24 CHECK 6409 8/19/24		814.96 9.98 26.96 110.93 103.01	

CURRENT 373.73	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 373.73
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

**RECEIVED**  
SEP 04 2024  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*



Sparking imaginative learning

Mad Science of N.E. Central Florida

P.O. Box 540436

Orlando, FL 32854-0436

(386)898-4570

MadScienceRocks@gmail.com

CFL.MadScience.org

**Invoice 7430**

**BILL TO**

RiverTown

475 West Town Pl

Ste 114

St. Augustine, FL

32259

DATE

09/20/2024

PLEASE PAY

**\$1,379.00**

DUE DATE

09/20/2024

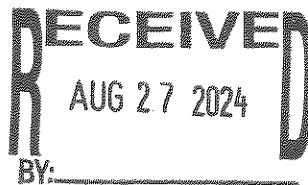
ACTIVITY	QTY	RATE	AMOUNT
<b>09/20/2024</b>			
<b>Special Event Show</b>	1	479.00	479.00
40 Min Spin Pop Boom Show			
<b>Special Event-Booth</b>	2	300.00	600.00
2 Hours DRY ICE/Sublimation Station			
<b>Travel Charge- Special Event</b>	1	300.00	300.00
Travel Charge			

Thank you for your business. We hope to serve you again at future events! Please send feedback about your event to us at MadScienceRocks@gmail.com.

**TOTAL DUE**

**\$1,379.00**

THANK YOU.



Approved RECDD I  
Submitted to AP on 8.27.24  
by Kimberly Fatuch

*Kim Fatuch*



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date  
Invoice#

9/1/2024  
131295624136

Terms	Net 20
Due Date	9/21/2024
PO #	

Bill To
Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092

Ship To
Rivers Edge CDD 140 Landing Street Saint Johns FL 32259

Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	\$2,479.66
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	\$0.00

Subtotal \$2,529.66

Tax \$0.00

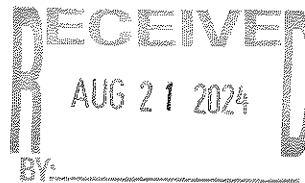
Total \$2,529.66

Approved RECDD I  
Submitted to AP on 8.21.2024  
by Jason Davidson

*Jason Davidson*

Amount Paid/Credit Applied \$0.00

Balance Due \$2,529.66



131295624136

THE SHERWIN WILLIAMS CO.  
12514 SAN JOSE BLVD # A  
JACKSONVILLE FL 32223 8619



SHERWIN-WILLIAMS.

Visit [www.sherwin-williams.com](http://www.sherwin-williams.com)

Store 702422

(904) 886-3399

Fax: (904) 886-4755

JOB 1 RIVERS EDGE COMMUNITY DEVLPMT

**CHARGE  
INVOICE**

**No. 8092-2**

TRC# 827426

PAGE 1 OF 1

PO# 090924

ORDER: OE0379358Q702422

DATE: 09/09/2024

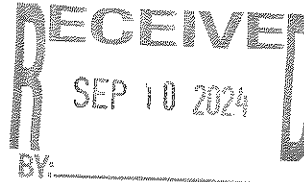
TIME: 02:07 PM

2-S106

E84/18414

ACCOUNT: 7879-1630-3

RIVERS EDGE COMMUNITY DEVLPMT  
475 WEST TOWN PL  
ST. AUGUSTINE FL 32092



(904) 679-5733

TERMS: NET PAYMENT DUE ON OCT. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE	
6512-21178	GALLON	A6W353	A100 EX FL DB	1	38.25	38.25N	
			Custom: ORANGE MATCH				
			CCE*Color Cast	OZ	32	64	128
			B1 Black	-	8	1	1
			R2 Maroon	-	27	1	-
			Y3 Deep Gold	6	44	-	-
			Custom Sher-Color Match				
			MATCH				

Thank You  
receipt required for refund

SUBTOTAL BEFORE TAX 38.25  
7.500% SALES TAX: 1-103222300 0.00  
CHARGE \$38.25

MERCHANDISE RECEIVED IN GOOD ORDER BY:

STEVE CASSIDY

**STORE HOURS**

SUNDAY: 10:00 AM - 4:00 PM

MONDAY - FRIDAY: 7:00 AM - 6:00 PM

SATURDAY: 8:00 AM - 5:00 PM

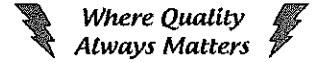
Approved RECDD  
Submitted to AP 9.10.24

By Kevin McKendree

*Kevin McKendree*

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 9043151248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

**BILL TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

**SHIP TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

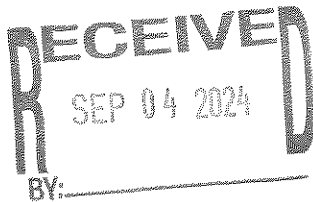
**INVOICE** 1100  
**DATE** 09/03/2024  
**TERMS** Net 30  
**DUE DATE** 10/03/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Tennis court lights not working. Removed three non working lighting contactors. Provided and installed the correct contactors. Rewired boxes and checked circuit integrity. Verified correct operation upon completion.	1	1,041.00	1,041.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,041.00
TAX	0.00
TOTAL	1,041.00

**BALANCE DUE \$1,041.00**

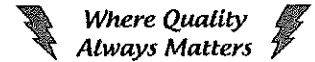


Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree  
*Kevin McKendree*



**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 9043151248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

BILL TO  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

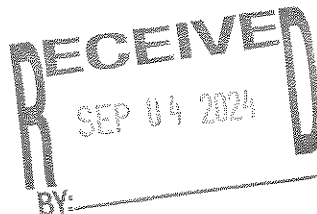
SHIP TO  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

INVOICE 1101  
DATE 09/03/2024  
TERMS Net 30  
DUE DATE 10/03/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlights not working on Orange Branch Trail. Circuit breaker tripping in panel. Replaced broken wires in underground conduit. Refreshed splices in four underground electrical boxes. Replaced one bad photocell on light pole. Verified correct operation upon completion.	1	1,150.00	1,150.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,150.00
TAX	0.00
TOTAL	1,150.00
BALANCE DUE	<b>\$1,150.00</b>



Approved RECDD  
Submitted to AP 9.4.24  
By Kevin McKendree

*Kevin McKendree*



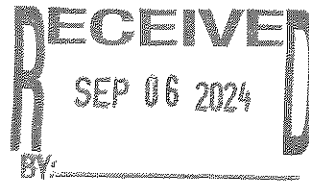
## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 421927  
Date 08/31/2024  
  
Terms Net 30  
Due Date 09/30/2024  
Memo Lifeguard Hours

**Bill To**

Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092



Description	Quantity	Rate	Amount
August lifeguard hours	258.89	19.00	4,918.91

Thank you for your business.

**Total** 4,918.91



Vested in your community.

Vesta  
245 Riverside Avenue  
Suite 250  
Jacksonville, FL. 32202  
Phone: 904-355-1831

## Billable Services Invoice

Invoice #: 2024 - 8

Date: 9-3-2024

To:

Rivers Edge 1 CDD  
475 W. Town Place Suite 114  
St. Augustine, Florida 32092  
904-679-5523

For:

Non-contractual Billable Services  
Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
August 1 - August 31	258.89	19.00	\$4918.91
TOTAL			\$4918.91



Thank you for your business!



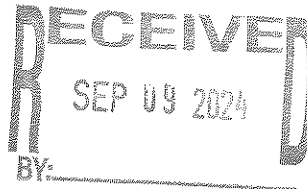
## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice #	421958
Date	08/31/2024
Terms	Net 30
Due Date	09/30/2024
Memo	Billable Mileage split

### Bill To

Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Billable Mileage August split in 3	1	127.40	127.40

**Total** 127.40



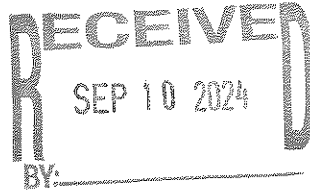
## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 421967  
Date 08/31/2024  
  
Terms Net 30  
Due Date 09/30/2024  
  
Memo

### Bill To

Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Billable Expenses			
Kimberly Fatuch - 2024-08-03 - AMAZON.COM*RF6T57GK2 - RECDD 3			149.98
Court Tools and Walkies			
Kevin McKendree - 2024-07-31 - AMZN Mktp US*RV6U30B51 - CDD 2			295.32
Kimberly Fatuch - 2024-07-31 - AMAZON MKTPL*RF7NQ9O82 - RECDD 3			94.94
Walkie Talkies			
Kimberly Fatuch - 2024-08-10 - LOWES #01897* - Backboard for movie screen			47.82
Kevin McKendree - 2024-08-02 - EXXON FL0106 - Bill CDDs			157.92
Total Billable Expenses			745.98
Total			745.98

Details for Order #114-1051200-3559423

[Print this page for your records.](#)

Order Placed: July 30, 2024

Amazon.com order number: 114-1051200-3559423

Order Total: \$149.98

---

Not Yet Shipped

Items Ordered

Price

1 of: *Extreme Max 3005.4236 48" Commercial-Grade Screening Rake for Beach and Lawn Care with 66" Handle*

\$59.99

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: *YITAMOTOR 36" x 36" Durable Drag Mat Zinc and Steel Mesh Field Surface Leveling Drag Mat for Manual or Vehicle Pulling*

\$104.99

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Rivers Edge 3 Community Development District 3  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763  
United States

Shipping Speed:

FREE Prime Delivery

---

Payment information

Payment Method:

Visa ending in 8913

Billing address

Rivers Edge 3 Community Development District 3  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763  
United States

Item(s) Subtotal:	\$164.98
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$15.00
	-----
Total before tax:	\$149.98
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$149.98</b>

To view the status of your order, return to Order Summary.

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[Back to top](#)

English

United States

Help

Details for Order #111-2956273-8095465  
[Print this page for your records.](#)

Order Placed: July 30, 2024  
Amazon.com order number: 111-2956273-8095465  
Order Total: \$295.32

Preparing for Shipment

Items Ordered	Price
1 of: <i>Star Micronics Sp700 Sp712 Network Receipt Printer - 4.7 Lps Mono - 203 Dpi - Ethernet</i>	\$295.32
Sold by: UNIQUEPOS LLC (seller profile)	
Supplied by: Other	
Condition: New	

**Shipping Address:**  
Rivers Edge 3 Community Development District 3  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763  
United States

**Shipping Speed:**  
Standard Shipping

Payment information

<b>Payment Method:</b> Visa ending in 9671	Item(s) Subtotal:	\$295.32
	Shipping & Handling:	\$0.00
		-----
<b>Billing address</b> Rivers Edge CDD 140 LANDING ST SAINT JOHNS, FL 32259-8763 United States	Total before tax:	\$295.32
	Estimated tax to be collected:	\$0.00
		-----
	<b>Grand Total:</b>	<b>\$295.32</b>

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English

United States

Help

Details for Order #114-6404371-8372233  
[Print this page for your records.](#)

Order Placed: July 30, 2024  
Amazon.com order number: 114-6404371-8372233  
Order Total: \$94.94

Not Yet Shipped

**Items Ordered**  
2 of: Wishouse Walkie Talkies for Adults Long Range-Handheld 2 Way Radios Rechargeable,Hiking Accessories Camping Gear  
Xmas Birthday Gift for Kids with Lamp,SOS Siren,NOAA Weather Alert,Easy to Use 4 Pack  
Sold by: Wishouse US (seller profile)  
Supplied by: Other  
  
Condition: New

**Price**  
\$49.97

**Shipping Address:**  
Rivers Edge 3 Community Development District 3  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763  
United States

**Shipping Speed:**  
Rush Shipping

Payment information

**Payment Method:**  
Visa ending in 8913

**Billing address**  
Rivers Edge 3 Community Development District 3  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763  
United States

Item(s) Subtotal:	\$99.94
Shipping & Handling:	\$2.99
Promotion Applied:	-\$5.00
Free Shipping:	-\$2.99
	----
Total before tax:	\$94.94
Estimated tax to be collected:	\$0.00
	----
<b>Grand Total:</b>	<b>\$94.94</b>

To view the status of your order, return to Order Summary.

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EnglishUnited States

[Help](#)





LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
2205 KINGSLEY AVENUE  
ORANGE PARK, FL 32073 (904) 682-7667

- SALE -

SALES#: S189770K 4854915 TRANS#: 901477561 08-10-24

7706 15/32-2-4 SANDED PINE PLY 44.40  
2 0 22.24

SUBTOTAL: 44.40  
TOTAL TAX: 3.34  
INVOICE 85556 TOTAL: 47.82  
VISA: 47.82

VISA: XXXXXXXXXXXX913 AMOUNT: 47.82 AUTHCD: S17571  
CHIP REFID: 189702556901 08/10/24 07:42:28  
CUSTOMER CODE: none  
TUR : 0000000000  
TSI : 6800

STORE: 1897 TERMINAL: 02 08/10/24 07:42:46

# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MYLOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\* Y O U R I D NUMBER 189702-238638 \*  
\*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\*\*\*\*\*  
STORE: 1897 TERMINAL: 2 08/10/24 07:42:46

Download



Mobil

X

WELCOME

DATE 8/1/24 13:09  
TRAN#0033111  
PUMP# 03  
SERVICE LEVEL: SELF  
PRODUCT: REG  
GALLONS: 45.132  
PRICE/G: \$3.499  
FUEL SALE \$157.92  
CREDIT \$157.92

USD\$157.92  
\*\*\*\*\*9671  
Entry: Chip Read  
AppName: VISA CREDIT  
AuthNet: CHASE  
MODE: Issuer  
AID: A0000000031010  
Auth #: S44516  
Resp Code: 000  
Stan: 0604909624  
Invoice #: 666009  
Shift #: 1  
Store # 9993668

THANK YOU  
HAVE A NICE DAY

 Download

6

+



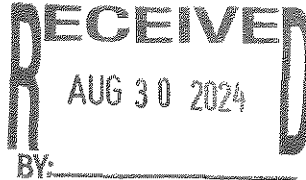
## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 421502  
Date 09/01/2024  
  
Terms Net 30  
Due Date 09/20/2024  
Memo Rivers Edge CDDI

**Bill To**

Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092



Description	Quantity	Rate	Amount
General Manager Services	1	4,014.34	4,014.34
Field operations Management	1	3,104.42	3,104.42
Lifestyle Services	1	3,178.02	3,178.02
Pool Service	1	859.34	859.34
Janitorial Maintenance	1	2,661.09	2,661.09
Maintenance Services	1	6,569.79	6,569.79
Facility Attendant /Hospitality Services	1	5,274.26	5,274.26
Administrative Services	1	1,623.20	1,623.20

Thank you for your business.

**Total** 27,284.46



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
755325	8/27/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD I  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

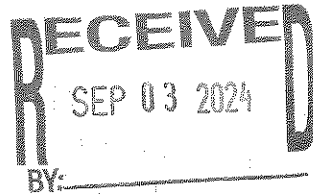
**Property Name:** Rivers Edge CDD I

**Address:** 475 West Town Place Suite 114  
St. Augustine, FL 32092

**Invoice Due Date:** September 26, 2024

**Invoice Amount:** \$161.00

Description	Current Amount
August Irrigation repairs	
Irrigation Repairs	\$161.00



**Invoice Total** **\$161.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 9.3.24  
by Jason Davidson

*Jason Davidson*

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



# INVOICE

Date: 08/05/2024  
INVOICE # 1418

To Rivers Edge CDD I  
475 West Town Place  
Suite 114  
St. Augustine FL. 32092

	Description	Unit Price	Line Total
5pm –8pm	Emcee & DJ Vendor Event		\$600.00
	Fall Festival		
	Lights w T-Bar		
Total			\$600.00

**Thank you for your business!**

Approved RECDD I  
Submitted to AP on 8.5.24  
by Kimberly Fatuch  
*Kim Fatuch*



# INVOICE

**INVOICE TO :**

Rivers Edge CDD I  
475 West Town Pl suite 114  
St Augustine, FL 32092

Date : 8/5/2024

Invoice No : 1019

TOTAL DUE :

**USD: \$300**

Description	Qty	Price	Total
Set up and Breakdown	1	\$50	\$50
Photo Booth Only Rental- hourly	3	\$100	\$300
RT Vesta discount			-\$50

Sub-total : \$300

**Payment Method Selection:**

- ☐ Venmo : @MeganRenner  
Zelle: 8504433955
- ☐ Check
- ☐ Cash

**Total : \$300**

Approved RECDD I  
Submitted to AP on 8.5.24  
by Kimberly Fatuch

*Kim Fatuch*

**Thank you for supporting our  
local small Business**

**Terms, Conditions & Details**

Payment is required to reserve booking date.  
Covered area for set up must be provided.

Details: Riverhouse Pumpkin patch 10/12 set up  
4:30 pm for party 5pm - 8pm.

Includes: photo booth rental, set up and  
breakdown, Digital photos w/ Gallery

**\*\*Payment is required to hold your party date.\*\***

Megan Renner  
Owner



*FIFTH ORDER OF BUSINESS*



*A.*



## **Rivers Edge CDD – I, II, and III**

### **Landscape Update for November 2024**

- **General Maintenance**

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds.
- We are gearing up for the offseason. Teams will start grass cutbacks in November.
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- Riverwalk Park is being mowed once a month per contract.
- We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Team has been spraying all mulch beds for clean appearance.
- Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
- Detail Team has been removing Moss from trees. We will get more of this completed during the nongrowing season.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- We have Completed Mulch throughout the community. Back Ponds that have never had pine straw will not be completed.
- Annual flowers were installed along with fresh and rich soil. We raised the beds for a better show. The next rotation will be in December.
  - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
    - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
  - Because of this you will see scalping occasionally until the proper height is achieved.

- Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

- **Irrigation**

- Techs have been running through system and making repairs as we go.
- All clocks are being set to run Three times a week. We will adjust according to drought
- Lead tech is working with IQ system to help system run more efficiently.
- We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
  - Items being looked at:
    - Eliminating bubblers on established trees that do not need them anymore
    - Making sure all rain sensors are operational
    - Adding rain sensors to battery operated valves
      - Each area will be different depending on layout and justification of cost.
        - Some will be looked at to be added to a clock with wiring.
        - Others will be looked at for rain sensor installation and hidden by plant material if required.
- Full Irrigation inspection report will be sent over once we have run through entire system.
- We are running system 3 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

- **Fert/Chem**

- Our techs will be fertilizing the entire property this month with Granular. This will help the root system as the turf starts into dormancy.
- We will treat turf weeds throughout the community.
  - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to go dormant and growing very slowly.
- Lead tech is Treating roses with bone meal and liquid fertilizer.

- **Arbor**

- We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.
- We will Start the Sabal Palm Tree trimming at the end of November.

*C.*



KILINSKI | VAN WYK

RE: Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Dear Board Supervisor,

This is a reminder regarding the interaction between Florida's Sunshine Law, Public Records Law, and social media websites like Facebook and other online forums. The Sunshine Law and Public Records Law apply to social media, and there are several best practices that you may want to consider when using social media or other electronic means to communicate with constituents.

#### Florida's Government in the Sunshine Law

Generally speaking, the Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that may foreseeably come before the Board for official action. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. Consistent with the Florida Supreme Court's broad interpretation of the Sunshine Law, the Sunshine Law extends to any discussion or exchange by two or more Board Supervisors regarding District business regardless of the means of communication, including but not limited to e-mail, phone calls, social media websites, blogs, and third-party liaisons.

Although the Sunshine Law does not specifically prohibit a Board Supervisor from using social media to express a position on District business, Board Supervisors must be aware that any exchange of opinions relating to District matters between two or more Board Supervisors, whether directly or indirectly via social media, triggers the requirements of the Sunshine Law. In addition, Board Supervisors should be aware of the potential for other third party users to trigger these requirements. For example, the Attorney General has expressed concern as to "the inherent availability of other participant's or contributors to act as liaisons" for board members to discuss official matters that should properly be handled at a public meeting.

#### Public Records Law

Board Supervisors are also subject to the duties contained in Chapter 119, Florida Statutes, which creates certain retention and inspection requirements for public records. "Public records" are defined in Section 119.011(1), Florida Statutes, to include "all documents, papers, letters... or other material, regardless of the physical form, characteristics, or means of transmission, made or received... in connection with the transaction of official business by any agency." The nature of the record, rather than the form of the record, determines whether it is a public record subject to Chapter 119, Florida Statutes. Opinions or comments posted on social media websites or blogs by Board Supervisors regarding District matters or matters that may come before the Board are considered to be made "in connection with the transaction of office business" and are, therefore, "public records." This is true regardless of whether the posts are made on a private social media account, a public social media page, or on a public website.

### Best Practices

While social media and electronic communication offer Board Supervisors a powerful means by which to communicate with constituents, use of social media by Board Supervisors presents the risk of violation of both the Sunshine Law and the Public Records Law. Here are a handful of common pitfalls and how to address them to avoid a Sunshine Law or Public Records violation, and other legal considerations:

1. Do NOT post on a social media page in response to another Supervisor's post about District business, and do NOT direct others to make such a post on your behalf. In fact, our recommendation is to avoid using social media for District business on an individual level.
2. If you do post on a social media page regarding District business, create a copy of that post and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.
3. Be aware of First Amendment freedom-of-speech considerations. If you create a social media post regarding District business, do not delete unfavorable comments or responses. You may, however, turn off commenting entirely for a post if you wish.
4. Do not purport to post on behalf of the Board as a whole or as the "District". If you have a page dedicated to District issues in your official capacity, we recommend a disclaimer in substantially the following form: "Statements on this page have not been reviewed or approved by the District, its staff, or its Board of Supervisors. Official meeting minutes can be found on the District website at the following address: <https://riversedgecdd.com/>. Please note that correspondence to and from this account may be subject to public disclosure under Florida law." If you make posts about the District from your personal page, we recommend a disclaimer that, "This is a personal page and opinions expressed are strictly my own."
5. While not a legal requirement, refraining from antagonistic, inaccurate or offensive posts about District supervisors or staff is highly recommended. It rarely, if ever, has positive impacts on community cohesion or Board productivity.
6. Maintain District-related e-mail separate and apart from any personal e-mail to help facilitate responses to public records requests.
7. If in doubt about the accuracy of any planned posts, please consult with staff first, or feel free to direct a constituent with a particular question to staff for follow-up.
8. Use person-to-person contact, e-mail and telephone as your primary, or sole, means of communication with your constituents.

I hope this information is helpful. Please reach out directly to your Kilinski | Van Wyk attorney with any questions.

*E.*

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# RIVERTOWN

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RECDD's Monthly Operations Report

*Date of report: 11/20/2024*

*Submitted by: Richard Losco & Kevin McKendree*

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## **RECDD I**

### **Asphalt Trail around and along Waterfront Dr:**

It was brought to our attention that the walking trail near the intersection of Waterfront Dr and Orange Branch Trail needed some attention. We are looking into removing the asphalt, cutting away the tree roots and asphaltting the affected area. We will be working diligently to get quotes for comparison and budgetary purposes for November's meeting.

### **Waterslide:**

We are in the process of gathering proposals for slide resurfacing of our waterslide at the RiverHouse. This will need to be performed this offseason.

### **Waterslide Tower Frame Issues:**

While inspecting the slide tower staircase we discovered that some of the platform's support beams had excessive rust. We brought in a structural engineer who was recommended by our district engineer to inspect the tower. The slide is closed now due to it being off season and he suggested we address the issue before next season. There will need to be multiple weld repairs made near the top of the platform to sure everything up and the beams will need to be painted to protect them going forward on a recommended annual basis. The engineer described this as a small job, although somewhat costly, and he has a recommendation on a welding company to use (Skyline Construction) where he will meet with them on site during the repair to instruct accordingly. We have obtained their quote and are working on others for comparison.

### **Waterslide Tower Bolt Replacement:**

The carriage bolts that attach the boards on the outside of the frame of the waterslide tower have rusted to the point where the heads have deteriorated. The lumber is still whole and in good shape, so we are simply looking to replace the bolts with 3/16s stainless steel versions for longevity. We are gathering quotes and will present this off season.

### **RiverHouse Pool:**

The expansion joint in the family pool has developed a crack. Epic Pools came out to putty over it to ensure no water is being lost. We will continue to keep an eye on this crack and have backup putty on hand. The pavers are having issues in multiple areas as well due to the palm trees' growth uplifting



them. We are currently gathering quotes for pool resurfacing as the finish is original to the pool's inception and well past its life expectancy. We will be presenting these in November's meeting.

**RiverHouse Pool Furniture:**

Last off season we replaced the lounge chairs around the family pool at the RiverHouse and relocated any of the salvageable chairs to the lap pool side. This off-season we will need to order matching chairs for the lap pool side as the old ones are original to the property and have many broken welds and broken slings. We are preparing this quote from the same manufacturer as the others and will present it when available.

**Waterfall Grates:**

The grates that ripple the water on the Main Street waterfall entrance are rusted and broken. We need to have all of these replaced and are pricing out options. The new grates will be made of aluminum instead of steel.

**Tennis Court Lights:**

Most of the lights stopped working on our tennis courts. We had all 3 contactors replaced which fixed the circuitry issue. We also had a few bulbs that were out, but all are now operational. We will be looking into LED lantern heads in the future to upgrade these and remain consistent with the new pickleball lights. This is now closed.

**Pothole on Footbridge alleyway:**

There is a large pothole that formed on one of alleyways off Footbridge in the Gardens neighborhood. We got with the District Engineer to investigate the root cause of the pothole, and it was determined to have not been caused by an underlying water or drainage issue. We cold-patched the area for now until we can get it properly repaired.

**Street Signage around Main Street:**

Many of the street signs in the Main Street District have seen better days. Their reflectivity is worn down from sun damage. We have contracted Sundancer Signs to replace the decals on these signs to bring them back up to standard.

**Tree Replacement:**

We are working with Yellowstone to replace 2 oak trees on Rivertown BLVD as you enter the community in front of the RiverHouse. These were casualties of Hurricanes Helene/Milton.

## **RECDD II**

### **Watersong Pond 13 and 10:**

Pond 13 in Watersong has washouts/craters in the shoreline from the runoff. We will be having this excavated and smoothed back out then resodded.

### **RiverClub Furniture:**

The older chaise loungers at the RiverClub have ripped a lot lately from wear and tears. We have replacements in hand and will be replacing all the old ones throughout this off season. New Adirondack chairs have also been ordered for the right side firepit.

### **RiverClub Generator:**

The board of CDD 1 has inquired about adding a built-in generator to power the RiverClub Café as it is prone to prolonged power outages resulting in losses in food spoilage and security systems being down. We will gather information and pricing to present to the boards, if CDD 2 is interested.

### **RiverClub Painting:**

The RiverClub needs fresh paint of the exterior as the old original coat has seen better days. We will be presenting quotes in today's meeting.

## **CDD III**

### **Lodge WAP Pool:**

We had a water pressure build up issue with the equipment for the WAP pool after Hurricane Milton. Damage was minor as it blew out an air gauge to escape before a pipe exploded. Some piping swelled and will need to be replaced which Crown Pools performed. This is now closed.

## **All Districts**

### **Neighborhood sign at Homestead Roundabout:**

A car ran through the fencing near the southern roundabout and took out about 30 feet of fence that will need to be replaced as none of it is salvageable. The damage has been cleaned up and Sterling Fence has been contacted for repair. This was repaired on 10/17 and is now closed.

### **Street sign visibility audit:**

We have been working with Supervisor Cameron on street signage that is not visible due to trees blocking them. Some of the trees are owned by CDD and some are homeowner trees. We are coordinating Yellowstone on the trimming back of our trees and will be notifying the HOA of any trees that are homeowner trees so that they may notify the residents. We have also located approximately 60 signs in the main street area that are sun-faded to the point that the decals need replacing and we have begun the process of these repairs.

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# RIVERTOWN

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RECDD's Lifestyle Report

*Date of report: 11/20/24*

*Submitted by: Kim Fatuch*

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## **Ongoing Projects**

- Solidifying dates for holiday light installation
- Prepping events for Spring 2025
- Working with Supervisor Maynard on Garden Club

## **October Events**

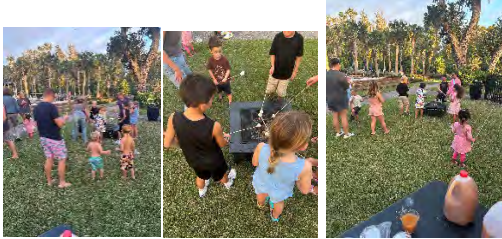
- 10.12.24 – Fall Festival and Vendor Market
  - Pumpkin patch, carnival games, bounce houses, corn maze, vendors and more!
  - Amazing turnout from the community, over 800 people showed up to this event
  - Over half of the vendors, including the food trucks sold out
  - Great response from the community



- 10.18.24 – Disney Throwback Movie Night
  - Halloweentown at the amphitheater
  - Roughly 40 people attended
  - Weather kept people away
- 10.24.24 – Halloween/ Horror Movie Trivia Night
  - Theme trivia
  - Costumes encouraged
  - Great attendance for this trivia with over 15 teams

## **November Events**

- 11.1.24 – Jeremy Weinglass and Smores & Cider
  - Great turnout with over 120 people in attendance
  - Great kickoff to the winter festivities



- 11.7.24 – Flower and Charcuterie Workshop
  - Sold Out event with 40 attendees
  - A night of creating your own charcuterie box and fall bouquet with a complimentary sparkling cider
- 11.15.24 – Glow Foam Party
  - Families are invited to the amphitheater for a glowing fun time
  - Complete with foam cannons, glow swag and an awesome DJ
- 11.20.24 – Bingo/Trivia
  - Combined bingo/trivia evening
- 11.21.24 – Live Music by Greg Johnson
  - New artist on a new night
  - Residents are invited to the Café for some live music
- 11.22.24 – Jazz in the Café
  - Residents are invited to listen to the amazing Jazz band of some RiverTown's own students.

**(Continued)**

RIVERTOWN

RECDD's Monthly Café Report

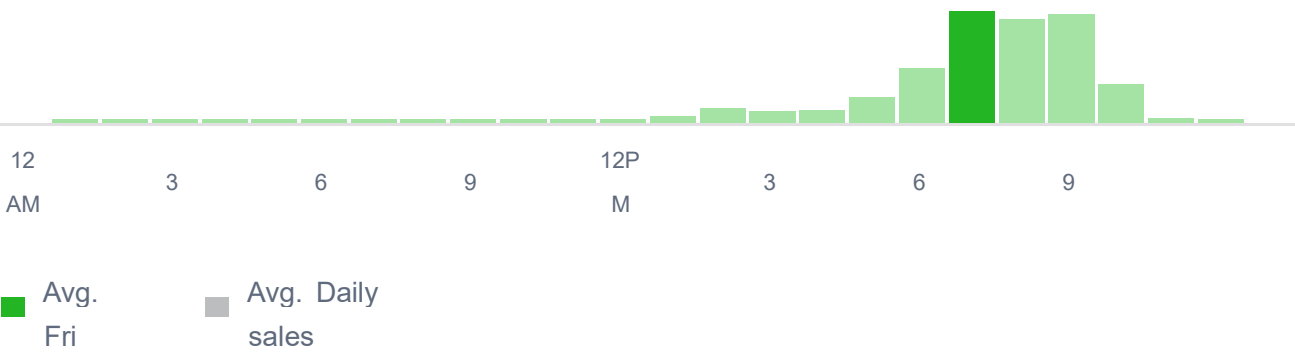
Date of report: 11/20/2024

Submitted by: Richard Losco & Lisa McCormick

RiverClub Café - October

TOTAL NET SALES	TOTAL TRANSACTIONS
\$44,309.60	1,445
BEST DAY OF THE WEEK	COVERS
Friday	0

AVG. SALES BY HOUR



Avg. Fri	\$3,505.62
Avg. Daily sales	\$2,024.75

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## Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

6,580

TOP-SELLING ITEM SALES

\$3,012.50

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## Your employees

SALES BY EMPLOYEE

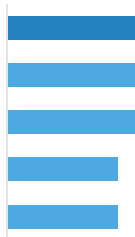
Jaqueline R

Parker B

Mya G

Lani D

Olivia L



TOP EMPLOYEE

Jaqueline  
Rebeor

TOP EMPLOYEE SALES

\$15,035.25

AVG. SALE COUNT PER  
EMPLOYEE

125.36

AVG. SALES PER EMPLOYEE

\$4,475.62

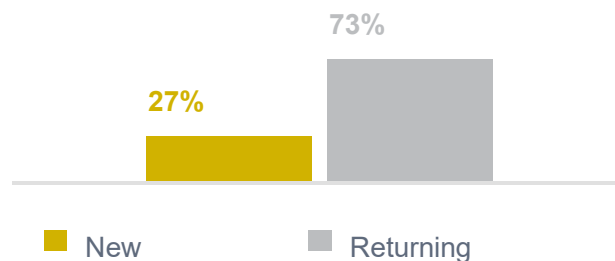
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## Your customers

CUSTOMERS  
SERVED  
**788**

NEW  
CUSTOMERS  
**209**

RETURNING  
CUSTOMERS  
**579**



Square POS Net Sales were down for the month of September @ \$39,788 compared to \$45,261 prior year. This decrease is due to Hurricane Helene, which the Café was closed for 3 days.

Sales for the 9-month period ending 09/30/2024 totaled \$567,522 compared to \$483,009 prior year, a 17.5% increase in sales.

Gross Wages as % of net sales was 48.4% in the month of September, with a 12-month average of 41.4%. Contributing factors include the 3-day shutdown due to Hurricane Helene.

Cost of Goods Sold (Food and Beverage) were extremely high @ 56.4% in the month of September, compared to 38.8% prior year. Contributing factors include the 3-day shutdown due to Hurricane Helene and an abnormal food spoilage expense of \$6,853.70, which was due to the electricity being down.

Café-related events such as Halloween Trivia Night have increased revenue with sales doubling when these events are scheduled. This helps with a limited customer base because we are not open to the public. New drink, wine, and food menus are updated regularly with weekly specials on going. The residents are enjoying the selections that are available and give their input for current

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and future specials. Due to the increase in usage and traffic, we are looking into soundproofing possibilities for the facility so that the residents can enjoy the ambience and beauty of this waterfront cafe.

We want to recognize **Lani Dail**, which has been part of the RiverTown Café since 2021, for her dedication and commitment to the RiverTown residents and community. She has been instrumental in building the Café customer base with her service commitment and work ethic. Her Café duties have expanded into administrative functions which include inventory control and cash management. Her leadership skills have boosted morale and encourages positive behavior amongst the staff. Thank you, Lani!

**(Continued)**



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# RIVERTOWN

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RECDD's Monthly Amenity Report

Date of report: **11/20/2024**

Submitted by: **Richard Losco & Ken Council**

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**RiverLodge Lazy River Hours:** 10am – 5:30pm (Dusk) - (Thursday – Tuesday)  
*\*Closed Wednesdays\**

**RiverLodge Lifeguard/WAP Hours:** Closed for Season

**RiverLodge GS Hours:** 10am - 9pm (Sunday – Tuesday, & Thursday), 10am – 10pm (Friday/Saturday)

**RiverHouse GS Hours:** 11am - 5pm (Tuesday - Sunday) *\*Closed Mondays\**

**RiverHouse LG/Slide Hours:** Closed for Season

**RiverClub GS Hours:** 10am - 9pm (Sunday, Monday, Wednesday, & Thursday). \*10am – 10pm\*  
(Friday/Saturday)

- **St Johns Election Poll at RiverHouse:** Election Polling went very smoothly. Great voter turnout.

- **DST: The clocks fell back** an hour beginning **Sunday, 11/3/2024**. **RiverHouse GS hours** are now **11am-5pm** (Tuesday – Sunday). The **pool closing time** for the RiverLodge and RiverHouse will drop to **5:30pm on 11/3/2024**.

- **RiverClub:** The **Control 4 System** is online for music and TVs. Pawel with 5 smooth stones stopped by on Monday **11/4/2024** to fix the dining room speaker system so it will play music. Card readers and electric gate locks are functional.

- **Comcast Business: Out on Tuesday, 11/5/2024**, to install 4 new tv boxes at 110 Grand Verde. Installed 4 new tv boxes at 100 Grand Verde on **11/1/2024**.

- **Access Control:** The RiverLodge Laptop must be connected via ethernet to access the **Aurora database**. Member cards and time specs are properly functional at the RiverLodge.

- **RiverHouse Gym:** The RiverHouse Ellipticals keep needing servicing for excess noise. Reached out to Errick with Commercial Fitness. Errick came out **Wednesday, 10/24/2024** to check out the ellipticals. Errick explained that the bearings need regular attention as the two machines are heavily utilized. Lubricated all the weight stacks on the strength machines as we received feedback about them being sticky and not working correctly.

- **RiverLodge Gym:** All equipment is functional. Ordered a second gym wipes dispenser on Tuesday, **10/22/2024**.

- **Hiring/Staffing:** Not currently hiring for FB, GS or LG.

## Customer Service Report

Customer: RiverTown 1  
 Customer ID: J19302  
 Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024

### Waterway and Ditch Treatments

Site	A	AA	B	BB	C	CC	CR1	CR2		CR4	CR5	CR6	CR7	CR8	D
Algae				X		X					X		X		
Submersed Weeds															
Shoreline Grasses & Brush			X	X		X	X			X	X			X	
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection		X			X										X
Debris Removal	X							X		X		X	X		

Comments: Water levels started high this month from the September rains and storm early this month, but levels dropped quickly back to normal. We focused on shoreline grasses (alligatorweed, torpedograss, primrose) around the pond banks. Treated algae on above noted ponds and picked up litter.

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☒ None  
☒ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☒ 2-4'  
☐ 1-2' ☐ >4'

### Water Levels

- ☒ High  
☒ Normal  
☐ Low

### Fish/Wildlife Observations

- |  |   |                                    |   |   |
|--|---|------------------------------------|---|---|
| <input checked="" type="checkbox"/> Bass     | <input type="checkbox"/> Anhinga              | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input checked="" type="checkbox"/> Bream    | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks     | <input type="checkbox"/> Snakes             |   |
| <input type="checkbox"/> Catfish             | <input type="checkbox"/> Egrets               | <input type="checkbox"/> Osprey    | <input type="checkbox"/> Alligator          |   |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons    | <input type="checkbox"/> Ibis      | <input type="checkbox"/> Frogs              |   |

### Native/Beneficial Vegetation Noted

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Arrowhead    | <input type="checkbox"/> Bulrush         | <input type="checkbox"/> Lotus            | <input checked="" type="checkbox"/> Slender Spikerush |
| <input checked="" type="checkbox"/> Cordgrass    | <input checked="" type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris               |
| <input checked="" type="checkbox"/> Bacopa       | <input type="checkbox"/> Golden Canna    | <input checked="" type="checkbox"/> Naiad | <input checked="" type="checkbox"/> Bladderwort       |
| <input checked="" type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock     | <input type="checkbox"/> Eelgrass         | <input checked="" type="checkbox"/> Pondweed          |

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## Customer Service Report

Customer: RiverTown 1  
 Customer ID: J19302  
 Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024

### Waterway and Ditch Treatments

Site	DD	E	EE	FF	G	GG	H	HH	I		J	K	L	LL	M
Algae				X				X	X			X			
Submersed Weeds									X			X			
Shoreline Grasses & Brush			X	X	X				X		X		X		
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	X					X	X							X	X
Debris Removal		X	X	X							X		X		

Comments: Did a sectional treatment for naiad and chara on Pond K. Will continue to monitor this pond and treat as needed. Treated shoreline weeds and algae on above noted ponds and picked up litter.

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☒ None  
☒ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☒ 2-4'  
☐ 1-2' ☐ >4'

### Water Levels

- ☒ High  
☒ Normal  
☐ Low

### Fish/Wildlife Observations

- |  |   |                                    |   |   |
|--|---|------------------------------------|---|---|
| <input checked="" type="checkbox"/> Bass     | <input type="checkbox"/> Anhinga              | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input checked="" type="checkbox"/> Bream    | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks     | <input type="checkbox"/> Snakes             | _____                                   |
| <input type="checkbox"/> Catfish             | <input type="checkbox"/> Egrets               | <input type="checkbox"/> Osprey    | <input type="checkbox"/> Alligator          | _____                                   |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons    | <input type="checkbox"/> Ibis      | <input type="checkbox"/> Frogs              | _____                                   |

### Native/Beneficial Vegetation Noted

- |  |  |   |   |
|--|--|---|---|
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| <input checked="" type="checkbox"/> Cordgrass    | <input checked="" type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris               |
| <input checked="" type="checkbox"/> Bacopa       | <input type="checkbox"/> Golden Canna    | <input checked="" type="checkbox"/> Naiad | <input checked="" type="checkbox"/> Bladderwort       |
| <input checked="" type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock     | <input type="checkbox"/> Eelgrass         | <input checked="" type="checkbox"/> Pondweed          |

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 Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024

### Waterway and Ditch Treatments

Site	MM	OO	Q	R	S	T	U	V	W	WW	X	XX	Y	Z	
Algae					X					X	X	X			
Submersed Weeds				X							X	X			
Shoreline Grasses & Brush	X	X	X		X		X	X	X	X		X	X	X	
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection						X									
Debris Removal	X	X	X		X		X	X		X				X	

Comments: Treated submersed weeds on Pond XX (naiad and slender pondweed). We will retreat this pond as needed to keep the submersed weeds down. Did not notice any midges on Pond Z - Bti treatments early in the season were very effective. Treated shoreline weeds and algae on above noted ponds and picked up litter.

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☒ None  
☒ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☒ 2-4'  
☐ 1-2' ☐ >4'

### Water Levels

- ☒ High  
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### Fish/Wildlife Observations

- |  |   |                                    |   |   |
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| <input checked="" type="checkbox"/> Bream    | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks     | <input type="checkbox"/> Snakes             |   |
| <input type="checkbox"/> Catfish             | <input type="checkbox"/> Egrets               | <input type="checkbox"/> Osprey    | <input type="checkbox"/> Alligator          |   |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons    | <input type="checkbox"/> Ibis      | <input type="checkbox"/> Frogs              |   |

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- |  |  |   |   |
|--|--|---|---|
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| <input checked="" type="checkbox"/> Bacopa       | <input type="checkbox"/> Golden Canna    | <input checked="" type="checkbox"/> Naiad | <input checked="" type="checkbox"/> Bladderwort       |
| <input checked="" type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock     | <input type="checkbox"/> Eelgrass         | <input type="checkbox"/> Pondweed                     |

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## Customer Service Report

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Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024



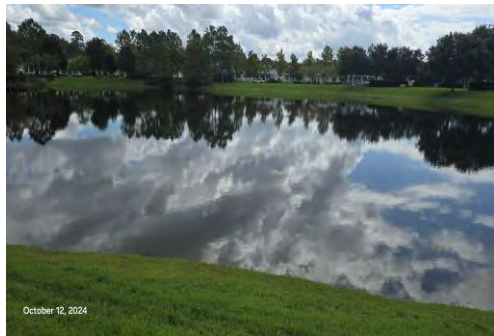
Pond AA



Pond B



Pond BB



Pond C



Pond CC



Pond CR2

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.



## Customer Service Report

Customer: RiverTown 1  
Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024



Pond CR4



Pond CR5



Pond CR6



Pond CR7



Pond CR8



Pond D

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## Customer Service Report

Customer: RiverTown 1  
Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024



Pond DD



Pond EE



Pond FF



Pond G



Pond GG



Pond H

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.



## Customer Service Report

Customer: RiverTown 1  
Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024



Pond HH



Pond I



Pond J



Pond K (2)



Pond K



Pond L

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## Customer Service Report

Customer: RiverTown 1  
Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024



Pond LL



Pond M



Pond MM



Pond OO



Pond Q



Pond R

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.



## Customer Service Report

Customer: RiverTown 1  
Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

Date of Visit: 10/31/2024



Pond S



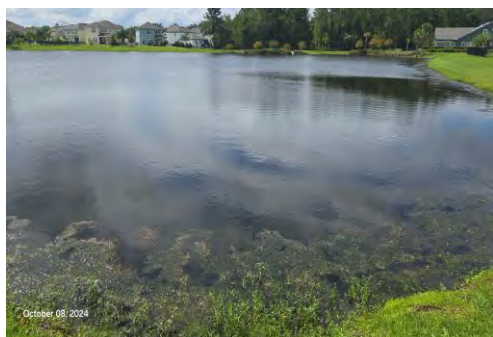
Pond T



Pond U



Pond V



Pond W (2)



Pond W

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## Customer Service Report

Customer: RiverTown 1  
Customer ID: J19302  
Field Biologist: Jim Schwartz, Adolfo Figueroa

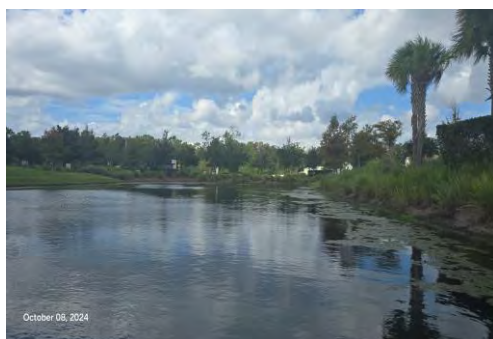
Date of Visit: 10/31/2024



Pond WW



Pond X (2)



Pond X



Pond XX



Pond Z



Y

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## *SIXTH ORDER OF BUSINESS*

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2018 PROJECT IS COMPLETE; DECLARING THE SERIES 2018 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2018 CAPITAL IMPROVEMENT REVENUE BONDS; DECLARING THAT NO DEFERRED COSTS ARE DUE; CONFIRMING WAIVER OF STATUTORY PREPAYMENT RIGHTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge Community Development District was established by Rule 42FFF, Florida Administrative Code, effective November 1, 2006 (the "Establishing Rule"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, effective as of September 6, 2011, the Main Street Community Development District ("Main Street") merged into and with the Rivers Edge Community Development District ("Rivers Edge," as the surviving entity, the "District") pursuant to a *Merger Agreement* between Rivers Edge and Main Street dated July 1, 2010 ("Merger Agreement") and the proceedings of the Florida Land and Water Adjudicatory Commission meeting on August 2, 2011, at which meeting the merger of Rivers Edge and Main Street was approved and the Establishing Rule was amended; and

**WHEREAS**, pursuant to the terms of the Merger Agreement, Rivers Edge assumed all of the rights and obligations of Main Street and has taken such actions as were required to evidence such assumption, including but not limited to entering into an *Assumption Agreement* between U.S. Bank National Association ("Trustee") and Rivers Edge dated September 6, 2011, evidencing the assumption by the District of all obligations of Main Street; and

**WHEREAS**, on November 13, 2006, the Board of Supervisors of Main Street (the "Main Street Board") adopted Resolution 2007-14, as supplemented by Resolution 2008-04 on October 17, 2007, and the Board of Supervisors of Rivers Edge (the "Rivers Edge Board") adopted Resolution 2007-12, both authorizing, among other things, the issuance of not to exceed \$533,000,000 aggregate principal amount of Capital Improvement Revenue Bonds in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

**WHEREAS**, the District approved the *Amended and Restated Master Improvement Plan* dated April 2, 2018 (the "Improvement Plan") which set forth the estimated total costs of the improvements described therein (the "Total Project Costs"), as supplemented by the *Engineer's*

*Report Series 2018 Bonds (2018)*, dated April 2, 2018 (together, the “Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference, which Engineer’s Report identifies and describes components of the Improvement Plan to be financed with the Series 2018 Bonds (the “Series 2018 Project”); and

**WHEREAS**, the Engineer’s Report estimated capital costs totaling **\$17,073,030.25** for the Series 2018 Project, including professional services and contingencies (the “2018 Project Costs”); and

**WHEREAS**, on March 16, 2016, the Rivers Edge Board adopted Resolution 2016-02, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed, and Resolution 2016-03, setting a public hearing to levy such special assessments; and

**WHEREAS**, on June 15, 2016, the Rivers Edge Board, after notice and public hearing, met as an Equalizing Board pursuant to Section 170.08, *Florida Statutes*, and adopted Resolution 2016-05, authorizing the projects described therein, equalizing and levying special assessments to defray the costs of the Capital Improvement Plan, levying a master assessment lien over all of the property within District and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes (the “Special Assessment Lien”), all in accordance with Section 170.08, *Florida Statutes*; and

**WHEREAS**, on April 11, 2018, the Rivers Edge Board adopted Resolution 2018-04, authorizing the issuance of Capital Improvement Revenue Bonds in an amount not to exceed \$8,000,000 to fund a portion of the 2018 Project Costs; and

**WHEREAS**, on May 16, 2018, the Rivers Edge Board adopted Resolution 2018-06 which, among other things, approved and confirmed the provision of master infrastructure improvements, adopted the Engineer’s Report, and confirmed and adopted a supplemental assessment methodology relating to the Series 2018 Project (together, Resolutions 2016-02, 2016-03, 2016-05, 2018-06 are the “Assessment Resolutions”); and

**WHEREAS**, on May 17, 2018, Rivers Edge duly authorized and issued \$7,050,000 Capital Improvement Revenue Bonds, Series 2018 (the “Series 2018 Bonds”) for the purpose of financing a portion of the costs of the Series 2018 Project, funding the Series 2018 Reserve Account, paying a portion of the interest coming due on the Series 2018 Bonds, and paying certain costs associated with the issuance of the Series 2018 Bonds; and

**WHEREAS**, the Series 2018 Bonds were issued pursuant to that certain *Master Trust Indenture*, dated November 1, 2006, between Main Street and U.S. National Bank Association (the “Master Indenture”), as supplemented by the *Fourth Supplemental Trust Indenture*, dated May 1, 2018, between Rivers Edge, as successor, and U.S. Bank National Association (the “Fourth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”); and



**WHEREAS**, the Series 2018 Project specially benefits all of the developable acreage in the District as set forth in the Assessment Resolutions and the *Master Special Assessment Allocation Report* dated May 18, 2016, as supplemented by the *Final Numbers Special Assessment Allocation Report Capital Improvement Revenue Series 2018*, dated May 4, 2018, attached hereto as **Composite Exhibit B** (together, the “Methodology Report”), and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2018 Project financed with the Series 2018 Bonds to the specially benefitted properties within the District as set forth in the Assessment Resolutions and this Resolution; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered a certificate regarding completion of construction dated October 28, 2024 (the “Engineer’s Certificate of Completion”), attached hereto as **Exhibit C** and incorporated herein by reference, wherein the District Engineer certified the Series 2018 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certificate of Completion evidencing the Date of Completion, as such term is defined in the Indenture, of the Series 2018 Project as described above, the District’s Board of Supervisors desires to certify the Series 2018 Project complete in accordance with the Indenture; and

**WHEREAS**, the completion of the Series 2018 Project resulted in a balance of Four Thousand, Fifty-Seven Dollars 00/100 Cents (\$4,057) in the Series 2018 Acquisition and Construction Account (the “Construction Account”); and

**WHEREAS**, Chapter 170, *Florida Statutes*, requires that upon completion of the Series 2018 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the Series 2018 Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the Indenture, the Assessment Resolutions, and Chapters 170 and 190, *Florida Statutes*.

**SECTION 3. ACCEPTANCE OF DISTRICT ENGINEER’S CERTIFICATE OF COMPLETION.** The District’s Board of Supervisors hereby accepts the Engineer’s Certificate of Completion, dated October 28, 2024, attached hereto as **Exhibit C**, certifying the Series 2018 Project complete and accordingly certifies the Series 2018 Project complete in accordance with the Assessment Resolutions and the Indenture. The Date of Completion, as that term is defined in the Indenture, shall be the date of the Engineer’s Certificate of Completion.



**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2018 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolutions, special assessments securing the Series 2018 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the costs paid by the District to fund the Series 2018 Project. Attached hereto as **Composite Exhibit B** and incorporated herein by reference, is the Methodology Report which, based on the balance of Four Thousand, Fifty-Seven Dollars 00/100 Cents (\$4,057) in the Construction Account at the time of receipt of the Engineer's Certificate of Completion, accurately reflects the amount of special assessments securing the Series 2018 Bonds. The assessments levied pursuant to the Assessment Resolutions also correctly reflect an amount of debt assessment equal to the amount being finalized. Therefore, in accordance with Section 170.08, *Florida Statutes*, and the Assessment Resolutions, the special assessments on parcels specially benefitted by the Series 2018 Project are hereby finalized in the amount of the outstanding debt due on the Series 2018 Bonds in accordance with **Composite Exhibit B** herein, and are apportioned in accordance with the methodology described in **Composite Exhibit B**, upon the specially benefitted lands indicated in the District's Final Assessment Lien Roll attached hereto as **Exhibit D** and incorporated herein by reference. As set forth in the Fourth Supplemental Indenture, any balance remaining in the Series 2018 Acquisition and Construction Account other than the amount which is necessary (taking into account the moneys currently on deposit therein) to pay any accrued but unpaid Costs of the Series 2018 Project which are required to be reserved in the Series 2018 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineer establishing such Date of Completion, shall be applied to the extraordinary mandatory redemption of the Series 2018 Bonds in the manner prescribed in the form of Series 2018 Bond attached to such Fourth Supplemental Indenture, and the Series 2018 Acquisition and Construction Account shall be closed.

**SECTION 7. WAIVER OF SERIES 2018 ASSESSMENTS PREPAYMENT RIGHT.** Pursuant to that certain *Declaration of Consent to Jurisdiction of Rivers Edge Community Development District and to Imposition of Special Assessments*, dated May 16, 2018, as recorded against the land subject to the Series 2018 Assessments in the St. Johns County Official Records Book 4549, Pages 103 et seq., the statutory right to prepay the Series 2018 Assessments in full without interest within thirty (30) days of the adoption of this Resolution pursuant to Section 170.09, *Florida Statutes*, has been waived in regards to the District land subject to the Series 2018 Assessments.

**SECTION 7. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this resolution the special assessments as reflected herein shall be recorded by the Secretary of the District's Board of Supervisors in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 8. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that

such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 9. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 20th day of November 2024.

**Attest:**

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Comp. Exhibit A:** *Amended and Restated Master Improvement Plan, dated April 2, 2018 as supplemented by the Engineer's Report Series 2018 Bonds (2018), dated April 2, 2018*

**Comp. Exhibit B:** *Master Special Assessment Allocation Report, dated May 18, 2016, as supplemented by the Final Numbers Special Assessment Allocation Report Capital Improvement Revenue Series 2018, dated May 4, 2018*

**Exhibit C:** *Engineer's Certificate of Completion*

**Exhibit D:** *Final Assessment Lien Roll*

**COMPOSITE EXHIBIT A**  
*Engineer's Reports*

# **2018 AMENDED AND RESTATED MASTER IMPROVEMENT PLAN FOR THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

Prepared for:  
Boards of Supervisors  
Rivers Edge Community Development District

Prepared by:  
PROSSER, Inc.  
13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224  
904-739-3655

## **INTRODUCTION**

### ***The Development***

RiverTown is a 4,176.53-acre mixed-use master planned development (the “**Development**” or “**RiverTown**”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights to its affiliate, Mattamy Jacksonville, LLC (the “**Master Developer**”),

### ***The District***

The Rivers Edge Community Development District (“**Rivers Edge**” or the “**District**”) and the Main Street Community Development District (“**Main Street**,” and together with Rivers Edge, the “**Original Districts**”), were established by Rule 42FFF-1, *Florida Administrative Code* (the “**Rivers Edge Rule**”), adopted by the Florida Land and Water Adjudicatory Commission (“**FLWAC**”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “**County**”), respectively. The Original Districts, local units of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown.

After establishment, the Original Districts determined that it was in their individual and collective best interests to adopt a common capital improvement program, the result of which was the *Improvement Plan* dated October 17, 2006 (the “**Original Improvement Plan**”). Pursuant to an *Interlocal Agreement* dated July 30, 2007 (the “**Interlocal Agreement**”), the Original Districts also agreed to jointly exercise their powers and authority to efficiently finance, construct and acquire infrastructure comprising a portion of the Original Improvement Plan.

As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), *Fla. Stat.* Effective September 6, 2011, Rule 42FFF-1.002, *Florida Administrative Code*, merged Main Street into and with Rivers Edge. As the surviving entity, Rivers Edge assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of, Main Street, pursuant to the *Merger Agreement*, dated July 1, 2010, entered into by and between the Original Districts. The Notice of Merger was recorded in the St. Johns County Official Records, Book 3473, Page 1648.

On November 19, 2014, the Board of Supervisors for the District (the “**Board**”) adopted a resolution directing District staff to file a petition with FLWAC requesting adoption of an

amendment to the Rivers Edge Rule revising the boundary to remove approximately 2,500 acres of land. The purpose of the contraction was to accommodate changes in market conditions and the development plan, as well as to finalize the “central core” of the Development extending along Orange Branch Trail from CR 244 (Longleaf Parkway) to the St. John River. On June 27, 2017 a final rule amending the District’s boundaries was made effective and the current boundary of the District is included as a part of **Exhibit D** (the “**Boundary Amendment**”).

## **PURPOSE AND SCOPE OF IMPROVEMENTS**

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District.

The Original Districts, in 2006, issued a total of three series of bond anticipation notes in the principal amount of \$10 million each and additionally issued \$13,980,000 Capital Improvement Revenue Bonds, Series 2008A and \$19,350,000 Capital Improvement Revenue Bonds, Series 2008B (collectively the “**Series 2008 Bonds**”), the proceeds of which were used to finance a portion of the District infrastructure improvements constructed to date and as more specifically detailed in the Master Improvement Plan. The District intends in 2018 to issue Capital Revenue Bonds, Series 2018, to financing the remaining improvements in the Restated Improvement Plan (hereinafter defined).

### ***Purpose of this Restated Improvement Plan***

The purpose of this 2018 Amended and Restated Master Improvement Plan for the Rivers Edge Community Development District (the “**Restated Improvement Plan**”) is to update the 2016 Amended and Restated Master Improvement Plan (“**2016 Improvement Plan**”), which updated the Original Improvement Plan to refine the improvements to be financed, constructed and acquired after the Boundary Amendment, and to update the proposed infrastructure improvements and costs associated therewith.

## **RESTATED IMPROVEMENT PLAN**

This Restated Improvement Plan identifies the improvements necessary for effective and efficient development of the Development after the Boundary Amendment and taking into consideration additional improvements and actual costs for completed and ongoing components of the Restated Improvement Plan. These improvements include master transportation improvements, minor collector roadways, master drainage improvements, master utility facilities, master landscape improvements, master recreation improvements and neighborhood infrastructure. All of the elements within the Restated Improvement Plan remain the same as the 2016 Improvement Plan, however, in response to market conditions the Restated Improvement Plan has been updated to include a larger Entry Feature at Orange Branch Trail, additional landscaping and irrigation improvements thereon, and to provide an update on actual costs incurred for the components completed or under construction in the Restated Improvement Plan to date. The following is a general description of the improvements comprising the Restated Improvement Plan:

### ***Master Transportation Improvements***

The District has and presently intends to finance, design, construct and/or acquire certain on- and off-site master transportation improvements serving the Development. Construction of the roadways will require, among other things, maintenance of traffic, clearing and grubbing, fill, roadway base and subgrade, curb and gutter, grassing, asphalt, striping, signage and sidewalks, as required by applicable St. Johns County land development regulations and Florida Department of Transportation standards.

*CR 244/CR 16A:* Consists of total length of approximately 3.5 miles of roadways. CR 244 is a four-lane urban section, divided by a median, and approximately .5 miles is two-lane rural section for relocation of CR 16A. This roadway project was constructed and has been dedicated to St. Johns County for ownership and maintenance. Landscaping improvements along the corridor remain the maintenance responsibility of the District.

*CR 223:* Consists of approximately 3 miles of roadway to be completed in two phases. Phase I will consist of two-lane undivided urban section with improvements for turn lanes at the north and south intersections. Portions of the Phase I improvements have been constructed, however final construction has been put on hold pending further development with the District. Phase II will consist of constructing another two-lane urban section, with median, to complete the four-lane urban section with median.

*State Road 13:* Consists of standard widening and addition of turn lanes, portions of which will only require the milling and resurfacing of existing lanes. These locations may include the addition of roundabout style intersections. Two of these roundabouts have been constructed into the District off SR 13.

*Minor Collector Roadways:* These improvements consist of all the collector roadways within the District, which improvements will provide for smooth and efficient movement of all traffic onto the arterial roadways. It also includes utility improvements that will serve as the “trunk line” system for the Development. Portions of these collector roadways have been constructed and additional collector roadways are currently in design and permitting.

### ***Master Water, Wastewater and Reuse Improvements***

The District is within the JEA potable water, wastewater and reuse service area. JEA has existing potable water, wastewater, and reuse mains in the right-of-way of CR 244, Greenbriar Road and SR 13 that have sufficient capacity to serve the Development at build-out based upon the Developer and Utility Service Agreement. This agreement provides for the reimbursement of the Master Developer for costs associated with the construction of master water and reuse mains along with sewer lift stations and force mains to serve the Development.

The District presently intends to finance, design, construct and/or acquire the potable water mains, wastewater gravity and force mains, lift stations, effluent reuse mains, and appurtenances thereto in support of the remaining development post Boundary Amendment. The water, wastewater and reuse improvements have been designed, permitted and will be constructed in accordance with the County’s land development regulations, and the rules and regulations of JEA and the Florida Department of Environmental Protection. Site plans showing the master water, wastewater and reuse improvements for the Development and the District is attached hereto as **Composite Exhibit E**. It shall be noted that in the area identified as “Existing Phase” on Composite Exhibit E the water,

wastewater and reuse improvements have been constructed and dedicated to JEA.

After completion, all proposed improvements within the District will be dedicated to JEA for ownership, operation and maintenance.

### ***Master Drainage Improvements***

The master drainage improvements for the Development and the District will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. The system will consist primarily of master stormwater management ponds that are interconnected and will discharge at defined natural outfalls throughout the Development site. The master stormwater management system and discharge points are reflected in **Exhibit D** attached hereto.

The District will obtain necessary easement rights to and around all pipes, ponds and swales needed for operation and maintenance of the master drainage system and to meet all permitting requirements.

### ***Master Landscape and Hardscape Improvements***

Landscape, irrigation, hardscape and entry features along master transportation improvements and in common areas within and without the District and Development will be financed, designed, constructed and/or acquired by the District. These improvements may include entry features with walls, waterfalls, towers or other architectural features to accent the District.

In order to maintain the master landscape and hardscape improvements following completion, the District has or will obtain easement rights to and around the landscaped and hardscaped areas.

### ***Master Recreation Improvements***

The District has financed, designed and constructed recreational facilities within and adjacent to the District's current boundary. The improvements included the following:

- *50-Acre Riverfront Park:* This public park is located across SR 13 from the Town Center. The Riverfront Park includes over 0.5 miles of frontage along the St. Johns River and is adjacent to the Hallows Cove conservation area. The basic components of this facility include:
  - Boat launch facilities for non-motorized watercraft (under permitting)
  - Bathrooms
  - Parking
  - Landscape and Lighting
  - Trails
- *100-Acre Community Ball Park:* The community park (known as RiverTown Fields) is located east of SR 13. The park provides a benefit to all lands in the District, and generally includes the following:
  - Four Baseball Fields
  - Four Multi-Purpose Fields (to be constructed at a later date)
  - Parking



- Bathrooms
- Concession Facilities
- Picnic Area

The District intends to design, finance and construct a minimum of 10 pocket parks within the District. These parks may include tot lots, play equipment, dog parks, sitting areas, open play fields and associated elements. Additionally, the District did not finance but does own the River House amenity located within the District, which includes tennis courts, zero entry pool, competition pool, fitness center, playgrounds, a clubhouse and related infrastructure.

### ***Neighborhood Infrastructure***

The District designed, financed and constructed certain infrastructure improvements for development of neighborhood parcels within the District boundaries that are part of the District's master series of improvements. The neighborhood infrastructure improvements included complete construction of the basic infrastructure for each neighborhood including but not limited to: clearing and grubbing, earthwork, roadways and associated drainage, underground conduit to facilitate street lighting, landscaping, irrigation, hardscape and water, sewer and reuse transmission lines within the road right-of-way. All neighborhood infrastructure improvements were designed and constructed to St. Johns County, JEA, Florida Department of Environmental Protection and St. Johns River Water Management District standards.

The District does not intend to finance additional neighborhood-related infrastructure within the District.

### **PERMIT STATUS**

Permits for construction have been and continue to be required prior to construction of lands in the Development, including that portion included in the District. The table below identifies the permits necessary for the Development and their status as of the date of this Restated Improvement Plan.

The District Engineer hereby certifies that all permits and approvals necessary to complete development in the District have either been obtained or will be obtained following the customary and normal permitting process.

<b><i>Rivers Edge CDD</i></b> <b><i>Construction Project Status &amp; Permit Approvals</i></b> <b><i>Restated Improvement Plan</i></b>						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	St. Johns County DRC	FDEP Water & Sewer	FDOT
CR244	100%	X	X	X	X	N/A
Garden District	100%	X	X	X	X	N/A
Lakes District	100%	X	X	X	X	N/A
Main Street District	100%	X	X	X	X	X

Rivertown Fields	65%	X	X	X	X	X
CR223	50%	X	X	X	N/A	N/A
SR 13	100%	X	X	N/A	N/A	X
Riverfront Park	100%	X	X	X	X	X
Landings	100%	X	X	X	X	N/A
RiverHouse	100%	X	X	X	X	N/A

### SUMMARY OF COST OPINIONS

As of the date of this Restated Improvement Plan, the Original Districts together have issued Capital Improvement Revenue Bonds and Bond Anticipation Notes in the total amount of \$66,330,000 (collectively, the “Prior BANs/Bonds”) as well as benefitted from Original Developer, Master Developer and other government contributions totaling approximately \$31,620,420, the proceeds of which were used for the design, construction and acquisition of a portion of the infrastructure improvements described herein. A Summary of Cost Estimates, which includes (i) original and current estimated project costs and improvements funded to date, (ii) Developer and District funded costs paid to date, and (iii) an allocation of construction costs for the Restated Improvement Plan is attached as **Exhibit F**.

The Summary of Cost Opinions is only an estimate and not a guarantee maximum price. The following generally describes the basis and assumptions for the cost estimates:

- Construction costs
- Contingency factor of 15%
- 10% soft costs based on future construction costs

#### ***Professional Fees/Soft costs***

Professional fees include civil engineering costs for site design, permitting, inspection, survey costs for construction staking and as-built drawings, as well as geotechnical costs for pre-design soil borings, construction staking, and architectural costs for landscape, hardscape and recreation design. Also included are fees associated with environmental consultation, permitting and other professional fees, including for District Counsel. In general, the estimated professional fees are based on a percentage of the total infrastructure cost estimate.

#### ***Contingency***

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of lands in the Revised District Boundary. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

### **ENGINEER'S OPINION**

It is my professional opinion that the Summary of Estimated Costs listed below is sufficient to complete the construction of the items described herein.

It is my professional opinion that the costs associated with the design, permitting, and construction/acquisition of the improvements described herein are reasonable to achieve completion and that such improvements will benefit lands within the Development and Revised District Boundaries. The planned improvements will be public and are set forth in Sections 190.012(1) and (2) of the Florida Statutes.

---

Ryan P. Stilwell, P.E.

Florida Registered Professional Engineer No. 66526

**EXHIBIT F**  
**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF COST OPINIONS**  
4/2/2018

<b>Improvement Plan Category</b>	<b>*2006 Improvement Plan Opinion of Costs (\$)</b>	<b>*2007 Initial Improvements Opinion of Costs (\$)</b>	<b>**Actual Improvement Plan Costs to Date 2016 (\$)</b>	<b>***Future Issuances by RECDD (\$)</b>	<b>2016 Restated Improvement Plan Opinion of Costs (\$)</b>	<b>****2018 Restated Improvement Plan Increase (\$)</b>	<b>2018 Restated Improvement Plan Opinion of Costs (\$)</b>	<b>2018 Improvement Plan Increase Notes</b>
Master Drainage & Stormwater Management	\$35,495,534.00	\$11,215,000.00	\$8,407,886.83	\$4,187,346.25	\$12,595,233.08	\$733,368.75	<b>\$13,328,601.83</b>	Stormwater improvement additional costs
Master Transportation	\$61,187,976.00	\$25,536,000.00	\$19,318,663.42	\$6,010,070.00	\$25,328,733.42	\$1,228,130.00	<b>\$26,556,863.42</b>	Orange Branch Trail/RiverTown Main Street
Master Utilities	\$18,848,978.00	\$13,973,500.00	\$11,362,074.49	\$0.00	\$11,362,074.49	\$0.00	<b>\$11,362,074.49</b>	
Master Landscape	\$7,582,178.00	\$1,833,000.00	\$1,621,458.28	\$4,020,287.50	\$5,641,745.78	\$3,387,856.25	<b>\$9,029,602.03</b>	OBT Entry costs, additional landscape & irrigation
Master Recreation	\$14,495,368.00	\$8,236,000.00	\$7,983,136.60	\$1,375,000.00	\$9,358,136.60	\$1,025,112.50	<b>\$10,383,249.10</b>	Additional neighborhood parks
Neighborhood Infrastructure	\$241,571,394.00	\$53,622,500.00	\$49,257,199.92	\$0.00	\$49,257,199.92	\$0.00	<b>\$49,257,199.92</b>	
<b>Total</b>	<b>\$379,181,428.00</b>	<b>\$114,416,000.00</b>	<b>\$97,950,419.54</b>	<b>\$15,592,703.75</b>	<b>\$113,543,123.29</b>	<b>\$6,374,467.50</b>	<b>\$119,917,590.79</b>	

\*From Supplemental Engineers Report dated November 8, 2007

\*\*Actual cost to date of projects completed by the Original Districts per GMS table 3-9-2016

\*\*\*Future issuances based on 2016 Restated Improvement Plans - Includes construction, design fees and contingency

\*\*\*\*Updated Improvement Plan required due to actual costs of development, additional landscaping, irrigation and parks

**RIVERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT  
SERIES 2018 BONDS (2018)**

**Prepared for:**

**BOARD OF SUPERVISORS  
RIVERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**PROSSER, INC.  
13901 Sutton Park Drive South  
Suite 200  
Jacksonville, Florida 32224-0229**

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## **INTRODUCTION**

### ***The Development***

RiverTown is a 4,176.53-acre mixed-use master planned development (the “**Development**” or “**RiverTown**”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights to its affiliate, Mattamy Jacksonville, LLC (the “**Master Developer**”),

### ***The District***

The Rivers Edge Community Development District (“**Rivers Edge**” or the “**District**”) and the Main Street Community Development District (“**Main Street**,” and together with Rivers Edge, the “**Original Districts**”), were established by Rule 42FFF-1, *Florida Administrative Code* (the “**Rivers Edge Rule**”), adopted by the Florida Land and Water Adjudicatory Commission (“**FLWAC**”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “**County**”), respectively. The Original Districts, local units of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown.

After establishment, the Original Districts determined that it was in their individual and collective best interests to adopt a common capital improvement program, the result of which was the *Improvement Plan* dated October 17, 2006 (the “**Original Improvement Plan**”). Pursuant to an *Interlocal Agreement* dated July 30, 2007 (the “**Interlocal Agreement**”), the Original Districts also agreed to jointly exercise their powers and authority to efficiently finance, construct and acquire infrastructure comprising a portion of the Original Improvement Plan.

As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), *Fla. Stat.* Effective September 6, 2011, Rule 42FFF-1.002, *Florida Administrative Code*, merged Main Street into and with Rivers Edge. As the surviving entity, Rivers Edge assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of, Main Street, pursuant to the *Merger Agreement*, dated July 1, 2010, entered into by and between the Original Districts. The Notice of Merger was recorded in the St. Johns County Official Records, Book 3473, Page 1648.

On November 19, 2014, the Board of Supervisors for the District (the “**Board**”) adopted a resolution directing District staff to file a petition with FLWAC requesting adoption of an amendment to the Rivers Edge Rule revising the boundary to remove approximately 2,500 acres of land. The purpose of the contraction was to accommodate changes in market conditions and the development plan, as well as to finalize the “central core” of the Development extending along Orange Branch Trail from CR 244 (Longleaf Parkway) to the St. John River. On June 27, 2017 a final rule amending the District’s boundaries was made effective and the current boundary of the District is included as a part of **Exhibit D** (the “**Boundary Amendment**”).

## **PURPOSE AND SCOPE OF IMPROVEMENTS**

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District.

The Original Districts, in 2006, issued a total of three series of bond anticipation notes in the principal amount of \$10 million each and additionally issued \$13,980,000 Capital Improvement Revenue Bonds, Series 2008A and \$19,350,000 Capital Improvement Revenue Bonds, Series 2008B (collectively the “**Series 2008 Bonds**”), the proceeds of which were used to finance a portion of the District infrastructure improvements constructed to date and as more specifically detailed in the Master Improvement Plan. The 2018 Amended and Restated Master Improvement Plan dated April 2, 2018, which is an update of that certain 2016 Amended and Restated Master Improvement Plan, contains a description of the improvements associated with the updated master development after the Boundary Amendment and includes updated actual construction costs (“**Master Improvement Plan**”). The purpose of this 2018 Supplemental Report is to describe the portion of the Master Improvement Plan to be financed through the issuance of Capital Improvement Revenue Bonds, Series 2018 (“**2018 Bonds**”), incorporate the current development plan and to update the description of the specific infrastructure improvements and related costs necessary to complete the 2018 Project (hereinafter defined).

Specifically, the District proposes to design, install, construct and/or acquire improvements associated with the stormwater, drainage, entry features, parks and roadway facilities necessary to complete the next phase of the improvements set forth in the Master Improvement Plan (“**2018 Project**”).

A summary of cost elements for the 2018 Project is presented in Table 1 for each of the proposed improvements. Table 2 includes the historical summary of cost opinions, commencing with the Original Improvement Plan. The purpose of this report is to describe the improvements that will be financed through issuance of the 2018 Bonds. The 2018 Project includes unfunded components of the 2016 Project as well as the remaining components of the Master Improvement Plan. The 2018 Bonds will likely be insufficient to fund the full 2018 Project. The remainder of the improvements identified herein are expected to be funded or constructed by the Master Developer and/or third-party landowners.

Below is a detailed description of the improvements that make up the 2018 Project:



## **Roadway Improvements**

### ***Minor Collector Roadway – RiverTown Main Street***

RiverTown Main Street will extend to the west from the existing roundabout that was constructed north of the Garden District along Orange Branch Trail. This two-lane roadway will provide future access to the remaining parts of the District. Multi-use paths for pedestrians, bicyclist and golf carts parallel the roadway. Part of the construction of RiverTown Main Street will include the wetland crossing of Orange Grove Branch. This wetland crossing will include a box culvert or arch structure along with associated utilities. District installed and maintained landscape and wetland preserve areas border along the roadway and the landscaping is irrigated with reclaimed water. This improvement also includes utility improvements that will serve as the major trunk line systems throughout the District.

## **Master Drainage Improvements**

The master drainage improvements for the Development will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. This category represents all drainage work from the master infrastructure improvements. The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will be collected via curb and gutter within the roads and conveyed into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures will consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain through onsite wetlands into the St. Johns River. As parcels within the District are developed, the detention ponds will temporally detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

This category includes stormwater collection systems (drainage inlets, pipes, etc.) and stormwater ponds that will support the collector and local roadways throughout the District. Specifically, this improvement includes stormwater systems to serve RiverTown Main Street and the pocket parks associated with the development of parcels 21, 22, and 23 as shown on **Exhibit B**. Permits are either in place for these stormwater systems or in the process of being permitted with St. Johns County and the St. Johns River Water Management District and construction is under way.

## **Neighborhood Pocket Parks**

The District lands along the St. Johns River and existing preserved wetlands provide a unique experience for residents to engage in outdoor activities. In order to support the surrounding

environmental benefits of the District, the Master Developer is designing neighborhood pocket parks that will consist of children's areas, recreational play fields, dog parks and trails. This category represents all work related to a minimum of 10 neighborhood pocket parks totaling approximately 20 acres throughout the District and within parcels 8, 10, 12, 13, 21, 22, 23, 24, 25 and 27 as shown on Exhibit B. Work includes hardscape (pavers, benches, shade pavilions, play features, etc.), landscape and irrigation improvements to serve the community within this description. These neighborhood parks are part of the master recreation components and the parks provide a special benefit to all residents in the District as master recreational amenities.

## **Master Landscape**

### ***Long Leaf Pine Entry Feature and Landscaping***

This category represents all work related to the community entry and signage along Longleaf Pine Parkway that has been constructed and is planned to continue to the south along Longleaf Pine Parkway. The entry feature at Orange Branch Trail was constructed as part of the 2016 Project, however, the entirety of the construction costs incurred were not funded by the District as additional costs were encountered during construction and installation. Additional wayfinding signage will be constructed along with landscaping and irrigation along Longleaf Pine Parkway leading up to the main focal point at Orange Branch Trail. In addition to wayfinding signage, this category will include structural signs, lake fountains, landscaping, irrigation and lighting. All work related to the entry sequence is included within this description.

## **STATUS OF CONSTRUCTION**

The Master Developer is moving forward with significant improvements within the District. The following table outlines the existing and proposed unit counts by approximate acreage and units.

<b><u>Proposed Land Use</u></b>	<b><u>Approximate Acreage</u></b>	<b><u>Units*</u></b>
Existing Single Family Residential	175	476
2016 Project Residential	300	690
2018 Project Residential	160	391
Recreation	75	
Other (Open Space/Drainage/Conservation)	978	
Total Units RECDD	1,688	1,557

\* The number of anticipated units increased since the Series 2016 Bonds were issued.

The following table outlines the current status of the projects underway and planned within the District:

<b>Rivers Edge CDD  Construction Project Status &amp; Permit Approvals  2018 Project</b>						
Project Description	Construction Completed to Date*	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	St. Johns County DRC	FDEP Water & Sewer	FDOT
RiverTown Main St.	10%	N/A	0	0	0	N/A
Master Drainage	10%	X	X	X	N/A	N/A
OBT Entry Feature	100%	N/A	X	X	N/A	N/A
CR 244 Landscape	50%	N/A	N/A	X	N/A	N/A
Neighborhood Pocket Parks	50%	X	X	X	X	N/A

X- Permit Issued

N/A – Not applicable

0 - Not submitted

\* - Represents portion of 2018 Project described above already constructed

## **OWNERSHIP & MAINTENANCE**

The following is a brief summary of the anticipated operation and maintenance responsibilities for 2018 Project.

Improvement Projects	Ownership	Maintenance Responsibility
RiverTown Main Street	St. Johns County	St. Johns County (CDD maintain landscape & irrigation)
Master Drainage	CDD	CDD
OBT Entry Feature	CDD	CDD
CR 244 Landscape	St. Johns	CDD
Pocket Parks	CDD	CDD

\*JEA will own and maintain the water, sewer and reuse facilities within the Development

## **BASIS FOR THE COST OPINION**

The improvements contemplated in this 2018 Report are currently in conceptual design, final design and/or under construction. Prosser prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design and construction. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice. The cost numbers include several elements:

- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and sub consultants such as surveyors, environmental consultants and geotechnical engineers.
- Contingency factor of 15%.
- Construction administration expenses.

The exact location of some of the improvements may be changed during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes are expected to result in the land receiving the same or greater benefits.

This 2018 Report has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as addenda to the plan.

**TABLE 1**  
**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF COST OPINIONS**  
April 2, 2018

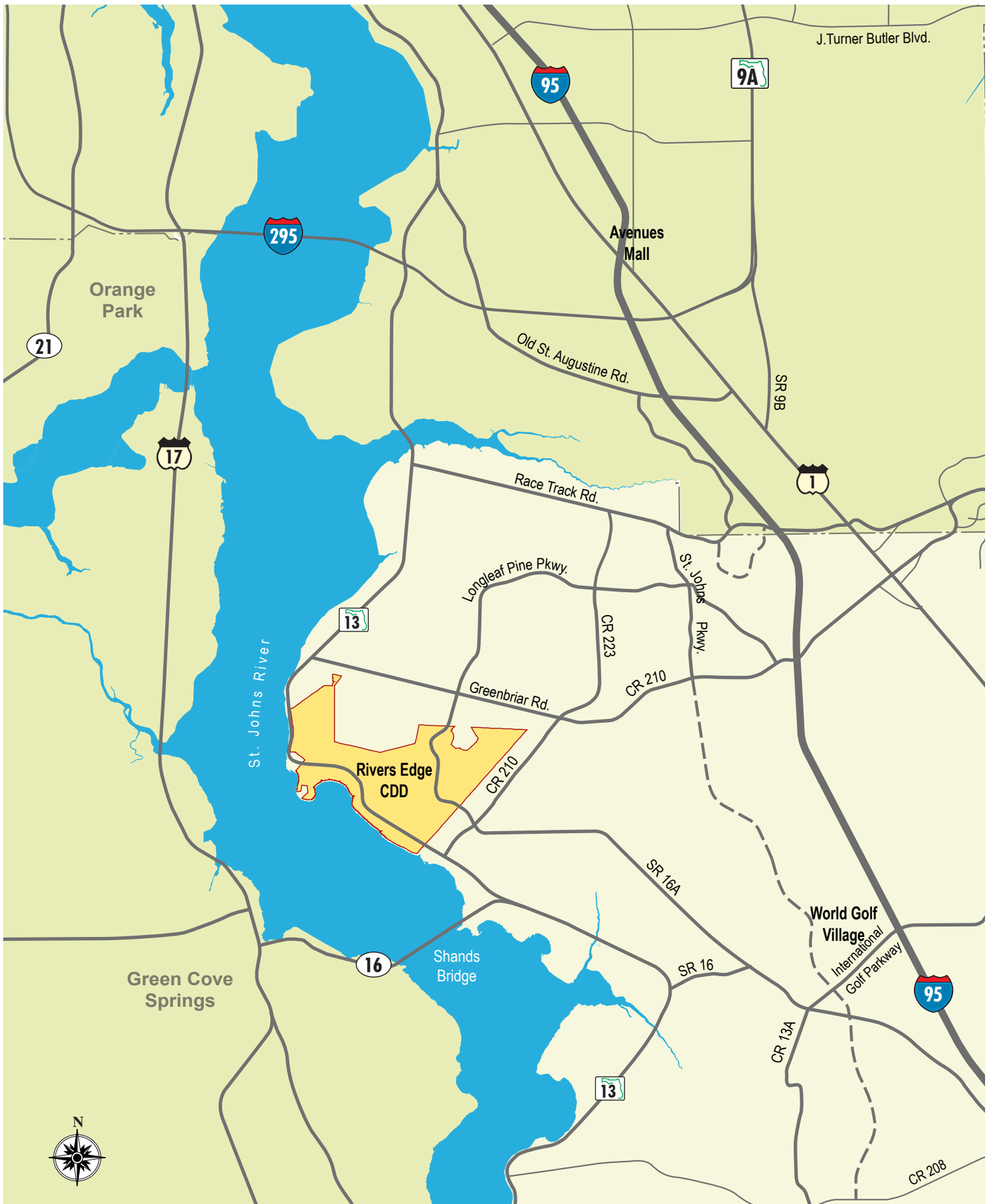
<b>Improvement Plan Category</b>	<b>2018 Revised Improvement Plan Opinion of Costs (\$)</b>	<b>2018 Project* (\$)</b>	<b>2018 Notes</b>
Master Drainage & Stormwater Management	\$13,328,601.83	\$4,920,715.00	Stormwater Improvements
Master Transportation	\$26,556,863.42	\$3,415,478.75	RiverTown Main Street
Master Utilities	\$11,362,074.49	\$0.00	
Master Landscape	\$9,029,602.03	\$6,336,724.00	Longleaf Pine Monuments/Signage
Master Recreation	\$10,383,249.10	\$2,400,112.50	Pockets Parks (10)
Neighborhood Infrastructure	\$49,257,199.92	\$0.00	
<b>Total RECDD Master Improvement Opinion</b>	<b>\$119,917,590.79</b>	<b>\$17,073,030.25</b>	

\*Includes construction, design fees and contingency

TABLE 2  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
SUMMARY OF COST OPINIONS  
4/2/2018

Improvement Plan Category	*2006 Improvement Plan Opinion of Costs (\$)	*2007 Initial Improvements Opinion of Costs (\$)	**Actual Improvement Plan Opinion of Costs (\$)	***Remaining Improvement Plan (\$)	2016 Revised Improvement Plan Costs	2018 Restated Improvement Plan Increase (\$)	****2018 Restated Improvement Plan Opinion of Costs (\$)	2016 Project	2016 Project Funded w/ 2016 Bond Proceeds	"Future Improvements" to Complete IP after 2016 Project	2016 Project Not Funded with 2016 Bond Proceeds	2018 Project (includes Future Improvements and 2016 Project not funded with 2016 Bonds)	2018 Project Funded by Developer	2016 Project Remaining to Complete (not funded by 2016 Bond proceeds or Developer)	Future Master Improvements Funded by Developer	2018 Project Notes
Master Drainage & Stormwater Management	\$35,495,534.00	\$11,215,000.00	\$8,407,886.83	\$4,187,346.25	\$12,595,233.08	\$733,368.75	<b>\$13,328,601.83</b>	\$1,710,377.50	\$0.00	\$3,210,337.50	\$1,710,377.50	<b>\$4,920,715.00</b>	\$1,245,555.52	\$464,821.98	\$3,675,159.48	Stormwater not funded by 2016 Bonds & additional stormwater ponds
Master Transportation	\$61,187,976.00	\$25,536,000.00	\$19,318,663.42	\$6,010,070.00	\$25,328,733.42	\$1,228,130.00	<b>\$26,556,863.42</b>	\$3,822,721.25	\$3,822,721.25	\$3,415,478.75	\$0.00	<b>\$3,415,478.75</b>	\$1,193,741.98	\$0.00	\$2,221,736.77	Orange Branch Trail not funded by 2016 Bonds & RiverTown Main Street
Master Utilities	\$18,848,978.00	\$13,973,500.00	\$11,362,074.49	\$0.00	\$11,362,074.49	\$0.00	<b>\$11,362,074.49</b>	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$0.00	\$0.00	
Master Landscape	\$7,582,178.00	\$1,833,000.00	\$1,621,458.28	\$4,020,287.50	\$5,641,745.78	\$3,387,856.25	<b>\$9,029,602.03</b>	\$3,226,286.25	\$1,071,419.75	\$4,181,857.50	\$2,154,866.50	<b>\$6,336,724.00</b>	\$2,391,276.13	\$0.00	\$3,945,447.87	OBT Entry not funded by 2016 Bonds & Longleaf Entry Feature
Master Recreation	\$14,495,368.00	\$8,236,000.00	\$7,983,136.60	\$1,375,000.00	\$9,358,136.60	\$1,025,112.50	<b>\$10,383,249.10</b>	\$625,000.00	\$0.00	\$1,775,112.50	\$625,000.00	<b>\$2,400,112.50</b>	\$361,711.14	\$263,288.86	\$2,038,401.36	Pockets Parks note funded by 2016 Bonds & Additional Parks
Neighborhood Infrastructure	\$241,571,394.00	\$53,622,500.00	\$49,257,199.92	\$0.00	\$49,257,199.92	\$0.00	<b>\$49,257,199.92</b>	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$0.00	\$0.00	
<b>Total</b>	\$379,181,428.00	\$114,416,000.00	\$97,950,419.54	\$15,592,703.75	\$113,543,123.29	\$6,374,467.50	<b>\$119,917,590.79</b>	\$9,384,385.00	\$4,894,141.00	\$12,582,786.25	\$4,490,244.00	<b>\$17,073,030.25</b>	\$5,192,284.77	\$728,110.84	\$11,880,745.48	

\*From Supplemental Engineers Report dated November 8, 2007  
\*\*Actual cost to date of projects completed by the Original Districts per GMS table 3-9-2016  
\*\*\*Future issuances based on 2016 Restated Improvement Plans - Includes construction, design fees and contingency  
\*\*\*\*Updated Improvement Plan required due to actual costs of development, additional landscaping, irrigation and parks



LOCATION MAP

Exhibit A



Master Plan

LEGEND

- Actively Selling Lots
- Existing Platted Lots
- Permitted Lots
- Under Construction Lots
- Multi-family/Townhomes
- Single Family
- SOLD/Under Contract
- School Sites/Fire Station/Library
- Recreation/Amenity Parcels
- Commercial
- Office
- Light Industrial
- Utility
- Neighborhood Parks
- S







Shared Dock (6 Slips)
- C

Community Dock
- Existing Wetland
- Wetland Buffer/Mitigation
- Open Space
- Contracted RECDD Boundary





## LEGEND

-  Contracted  
RECDD Boundary
  -  2018 Project
  -  2016 Project
  -  Existing Platted Lots
  -  Stormwater Pond
  -  Stormwater  
Discharge

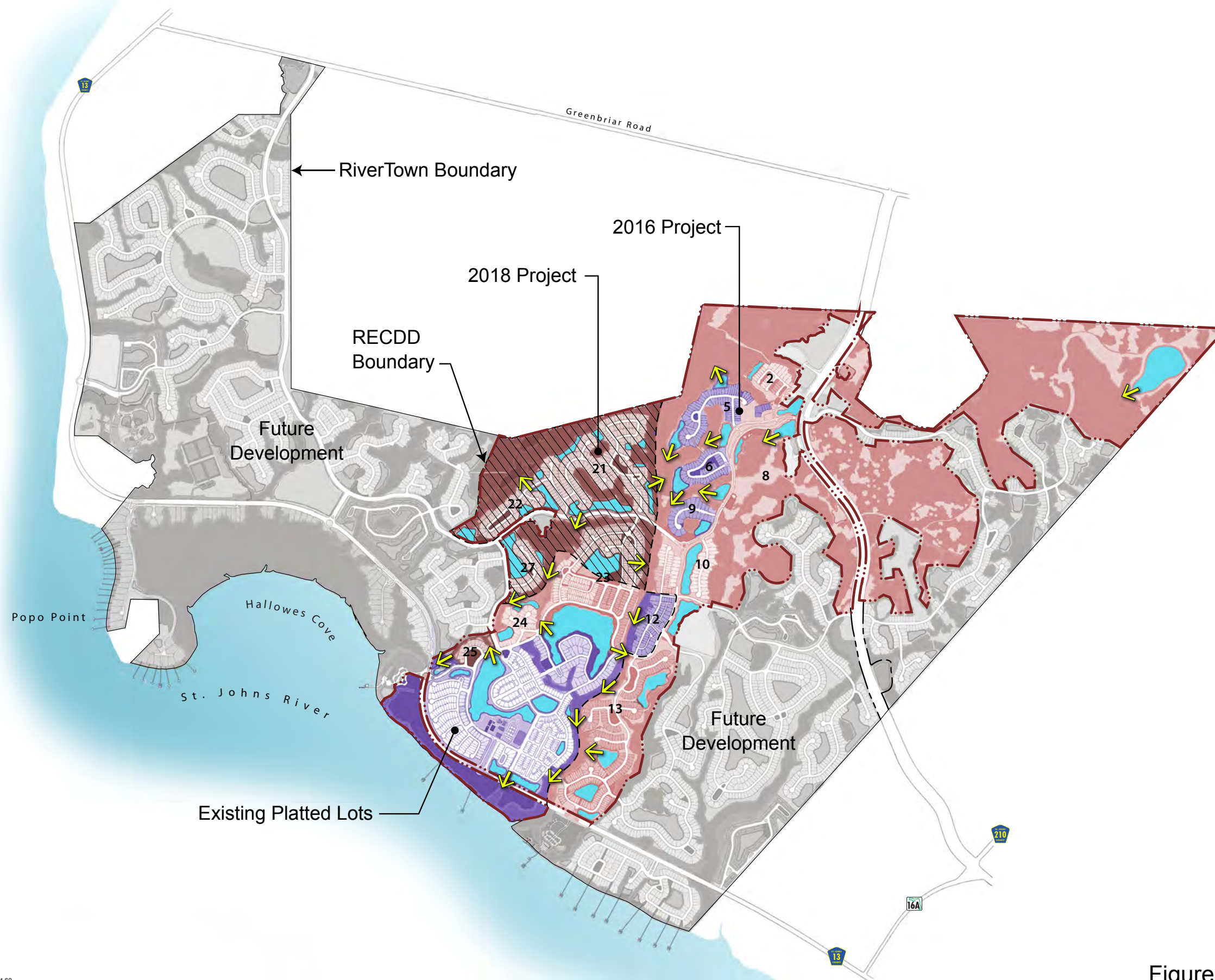
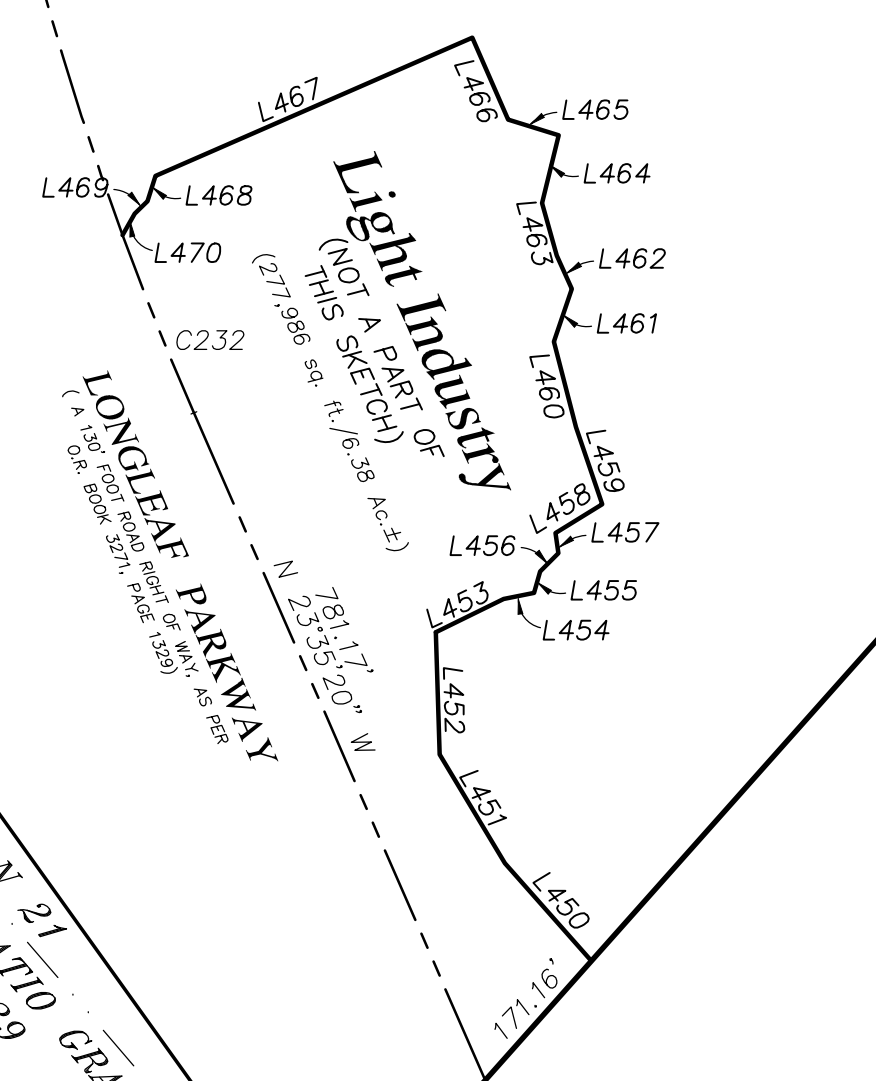


Figure 2



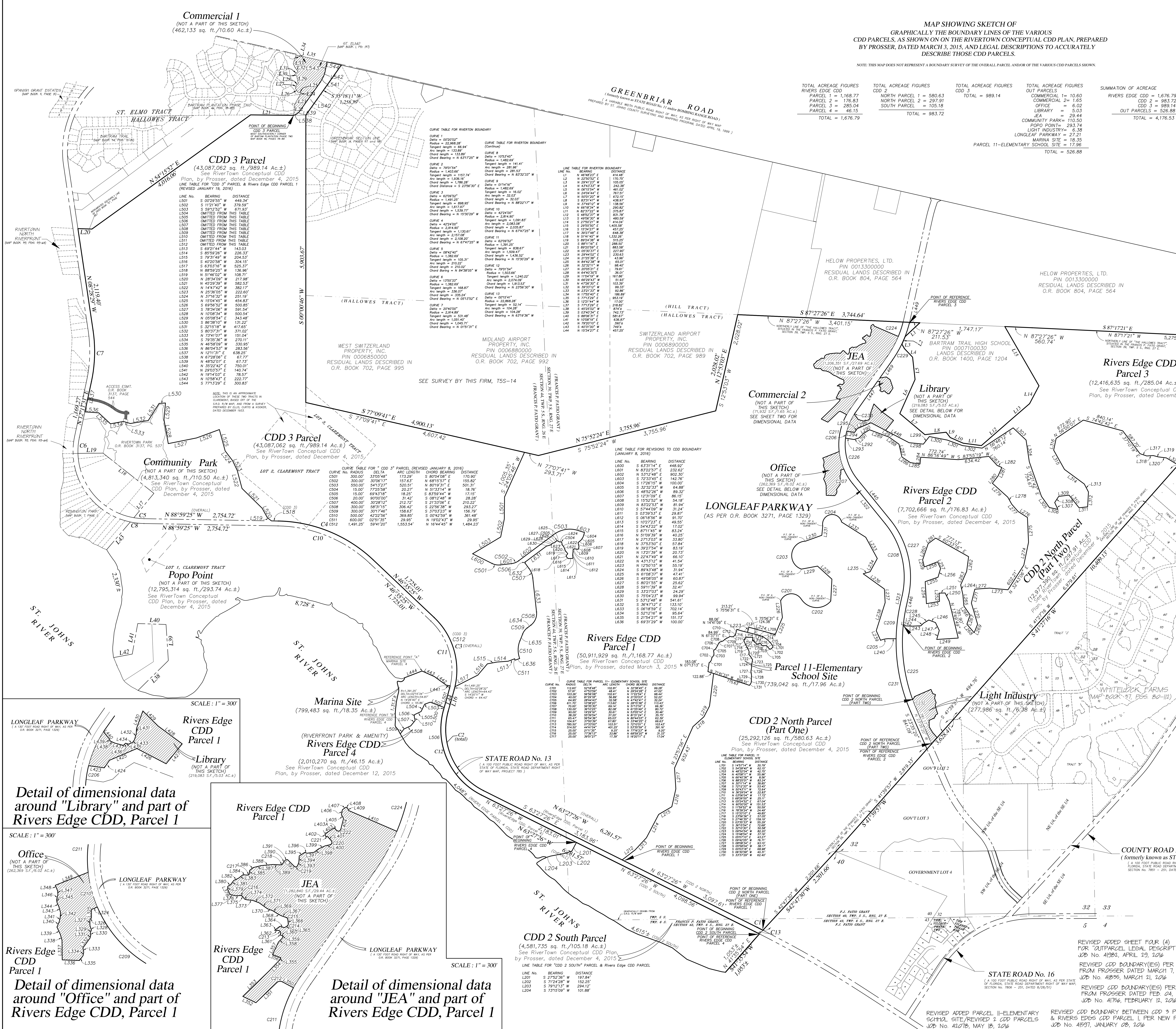
# Detail of dimensional data around "Light Industry" and a part of CDD 2 North Parcel (Part Two)



## MAP SHOWING SKETCH OF GRAPHICALLY THE BOUNDARY LINES OF THE VARIOUS CDD PARCELS, AS SHOWN ON THE RIVERTOWN CONCEPTUAL CDD PLAN, PREPARED BY PROSSER, DATED MARCH 3, 2015, AND LEGAL DESCRIPTIONS TO ACCURATELY DESCRIBE THOSE CDD PARCELS.

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE OVERALL PARCEL AND/OR OF THE VARIOUS CDD PARCELS SHOWN.

TOTAL ACREAGE FIGURES RIVERS EDGE CDD	TOTAL ACREAGE FIGURES CDD 2	TOTAL ACREAGE FIGURES CDD 3	TOTAL ACREAGE FIGURES OUT PARCELS	SUMMATION OF ACREAGE
PARCEL 1 = 1,168.77 PARCEL 2 = 176.83 PARCEL 3 = 285.04 PARCEL 4 = 46.15 TOTAL = 1,676.79	NORTH PARCEL 1 = 580.63 NORTH PARCEL 2 = 287.81 SOUTH PARCEL = 105.18 TOTAL = 973.62	TOTAL = 989.14	COMMERCIAL 1 = 10.60 COMMERCIAL 2 = 1.65 OFFICE = 6.02 LIBRARY = 5.03 JEAN = 28.44 COMMUNITY PARK = 293.74 LIGHT INDUSTRY = 6.38 LONGLEAF PARKWAY = 27.21 MARINA SITE = 18.35 PARCEL 11-ELEMENTARY SCHOOL SITE = 17.96 TOTAL = 526.88	RIVERS EDGE CDD = 1,676.79 CDD 2 = 973.62 CDD 3 = 989.14 OUT PARCELS = 526.88 TOTAL = 4,176.53



## NOTES:

- 1) BEARINGS SHOWN HEREIN ARE BASED ON THE VARIOUS PLATS OF RIVERTOWN, WHICH ARE RECORDED, WHICH ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (ZONE 30), THE CENTERLINE OF STATE ROAD NO. 13, BEARINGS N 89° 37' 44\"/>

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

## LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/4\"/>

DATE: JULY 14, 2016  
SCALE: 1\"/>

## A &amp; J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LD 6664  
PROFESSIONAL LAND SURVEYORS  
5647 LUELLA STREET  
JACKSONVILLE, FLORIDA 32217

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 6J-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.01, FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA,  
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

REVISED ADDED SHEET FOUR (4) FOR "OUTPATIENT LEGAL DESCRIPTIONS" JOB NO. 41982, APRIL 23, 2016

REVISED CDD BOUNDARY(IES) PER EMAIL FROM PROSSER DATED MARCH 7, 2016

REVISED CDD BOUNDARY(IES) PER EMAIL FROM PROSSER DATED FEB 04, 2016

REVISED CDD BOUNDARY BETWEEN CDD 3 PARCEL & RIVERS EDGE CDD PARCEL 1, PER NEW PLAN JOB NO. 41957, JANUARY 08, 2016

REVISED ADDED PARCEL 11-ELEMENTARY SCHOOL SITE/REVISED 2 CDD PARCELS JOB NO. 41278, MAY 18, 2016

STATE ROAD No. 16  
(A 100 FOOT PUBLIC ROAD RIGHT OF WAY AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 7806 - 251, DATED 8/29/91)

COUNTY ROAD NO. C-210 WEST  
(formerly known as STATE ROAD NO. C-210)

GOVT LOT 2

GOVT LOT 3

GOVT LOT 4

GOVT LOT 5

GOVT LOT 6

GOVT LOT 7

GOVT LOT 8

GOVT LOT 9

GOVT LOT 10

GOVT LOT 11

GOVT LOT 12

GOVT LOT 13

GOVT LOT 14

GOVT LOT 15

GOVT LOT 16

GOVT LOT 17

GOVT LOT 18

GOVT LOT 19

GOVT LOT 20

GOVT LOT 21

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GOVT LOT 66

GOVT LOT 67

GOVT LOT 68

GOVT LOT 69

GOVT LOT 70

GOVT LOT 71

GOVT LOT 72

GOVT LOT 73

GOVT LOT 74

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**COMPOSITE EXHIBIT B**  
*Assessment Methodologies*

**Rivers Edge**  
**Community Development District**  
St. Johns County, Florida

**Master Special Assessment Methodology Report**

**May 18, 2016**

**Prepared by**  
**Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This report ("Report") provides a master assessment methodology for the Rivers Edge Community Development District ("CDD", "Rivers Edge" or "District") to certain properties within the Revised District Lands (as defined below) and for allocating the benefit derived from the Restated Improvement Plan (herein the Restated Improvement Plan or "CIP") as described in the Master Engineers Report (hereinafter defined) and resultant par amount of bonds that would be required by the District to fund the CIP infrastructure improvements not constructed to date. The District's issuance of bonds and corresponding assessments to secure such bonds provides funding for the infrastructure improvements that will allow the development of the property within the District. The methodology allocates this debt to properties based upon the special benefits each property receives from the infrastructure program. Generally, by this Report, the District intends to (i) affirm current 2008A Assessments (hereinafter defined) levied on certain platted properties in the Revised District Boundary (hereinafter defined) as set forth in the 2008A Assessment Roll attached hereto as Table 8; and (ii) levy a new master assessment lien over certain undeveloped property in the Revised District Boundary as set forth in the Master Assessment Roll attached hereto as Table 9. This report is designed to conform to the requirements of Chapters 170 and 190, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

### **1.2 Background**

RiverTown (the "Development" or "RiverTown") is a Development of Regional Impact ("DRI") designed as a highly amenitized mix-use community, located within unincorporated St. Johns County. The land uses within the Districts are consistent with the St. Johns County and State of Florida Land Use Comprehensive Plans. The RiverTown development consists of approximately 4,170

acres in St. Johns County. In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company (the "Master Developer"), purchased from the original developer, The St. Joe Company, all of its remaining land and collateral rights in RiverTown and became the master developer of RiverTown.

The District and the Main Street Community Development District ("Main Street," and together with Rivers Edge, the "Original Districts"), were established by Rule 42FFF-1, Florida Administrative Code (the "Rivers Edge Rule"), adopted by the Florida Land and Water Adjudicatory Commission ("FLWAC"), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the "County"), respectively. The Original Districts, local units of special-purpose government, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown. After establishment, the Original Districts determined that it was in their individual and collective best interests to (i) adopt a common capital improvement program, the result of which was the Improvement Plan dated October 27, 2006 (the "Original Improvement Plan"); and (ii) both finance portions of the Original Improvement Plan, as agreed to pursuant to an Interlocal Agreement dated July 30, 2007 (the "Interlocal Agreement").

As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), Fla. Stat. Effective September 6, 2011, Rule 42FFF-1.002, Florida Administrative Code, merged Main Street into and with Rivers Edge. As the surviving entity, Rivers Edge has assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of Main Street, pursuant to the Merger Agreement, dated July 1, 2010, entered into by and between the Original Districts.

On November 19, 2014, the Board of Supervisors for the District (the "Board") authorized the filing of a petition with FLWAC revising the District boundary to remove approximately 2,499.74 acres of land (the "Removed Lands"), leaving approximately 1,676.79 acres in the contracted District boundary (the "Revised District Lands" and the contracted district boundary, the "Revised District Boundary"). The

purpose of the contraction is to accommodate changes in market conditions and the development plan, as well as to finalize the "central core" of the Development extending along Orange Branch Trail from CR 244 (Longleaf Parkway) to the St. John River.

The Development currently lies completely within the boundaries of District, but once amended, the Revised District Lands will contain a planned development of 1,461 total residential units. The Removed Lands are planned to be developed under the terms of the RiverTown DRI and may fall under the boundaries of one or more community development districts yet to be formed.

The District and Main Street have, collectively, previously issued three series of Bond Anticipation Notes ("BANS") and the Capital Improvement Revenue Bonds, Series 2008A ("2008A Bonds") and Series 2008B ("2008B Bonds"), to finance a portion of the District's Original Improvement Plan. The BANS and 2008B Bonds are no longer outstanding. The 2008A Bonds currently remain outstanding and are payable and secured by special assessments levied in accordance with the Master Special Assessment Methodology Report, dated March 13, 2007 (the "Original Master Assessment Report"), as supplemented by the Supplemental Special Assessment Methodology Report, dated February 15, 2008 (the "2008 Supplemental Report," and together with the Original Master Assessment Report, the "2008 Assessment Report")(the "2008A Assessments").

This District plans on issuing new Capital Improvement Revenue Bonds, in one or more Series (the "Bonds"), to (i) currently refund and redeem a portion of the 2008A Bond debt (the "Refunding") and (ii) finance the acquisition and/or construction of all or a portion of the CIP to complete the development of the Revised District Lands.

The Original Master Assessment Report previously adopted by the District was based on a comprehensive development plan, which included various product types that are no longer contemplated by the Master Developer. As the development plan has changed and the District boundaries are anticipated to contract, the District no longer desires to utilize the Original Master Assessment Report methodology for future bond issues. This Report is reflective of the current CIP,

development program, and anticipated boundary contraction.

The assessment methodology is a four-step process, as follows:

1. The District Engineer must first determine the costs for all the District's improvements needed for the build-out of the community.
2. The District Engineer determines the assessable acres that benefit from the District's infrastructure improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the District's infrastructure improvements.
4. The calculated amount is initially divided equally among the benefited properties on a prorated developable acreage basis. Ultimately, as land is platted, this amount will be allocated to each of the benefited properties based on certain benefits accruing to each parcel.

### **1.3 Pledge of the Existing 2008A Assessments**

The 2008A Assessments were levied pursuant to the 2008 Assessment Report and are currently outstanding in the principal amount of \$11,895,000. Upon the District's Refunding of a portion of the 2008A Bonds through the issuance of Bonds, the 2008A Assessments shall remain as follows: (i) those 2008A Assessments levied against the unplatted lands described in the Master Assessment Roll attached hereto as **Table 9**, shall be released; and (ii) those 2008A Assessments levied against the 468 platted lots in the Revised District Boundary, as described in the 2008A Assessment Roll attached hereto as Table 8, shall remain a lien on such real property and continue to be pledged to pay debt service on that portion of the 2008A Bonds that will remain outstanding following the Refunding.

### **1.4 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its border as well as general benefits to the public at large.

However, as discussed within this report, the general benefits

are incidental in nature and are readily distinguishable from the special and peculiar benefits that accrue to properties within the District. The infrastructure program of the District enables properties within its boundaries to be developed. Without the Districts program, there would be no infrastructure to support development of land within the District. Without these improvements, state law would prohibit development of properties within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the District's infrastructure. However, these are incidental to the District's infrastructure program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the Districts CIP as defined herein to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which properties within the Districts receive compared to those lying outside of the District boundaries. Even though the exact value of the benefits provided by the District CIP is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

## **2.0 The Restated Improvement Plan for Rivers Edge**

### **2.1 Engineering Report**

The revised estimated infrastructure costs for the Revised District Lands to be funded by the District are determined by the District Engineer in the Amended and Restated Master Improvement Plan for the Rivers Edge Community Development District dated May 31, 2016 (the "Master Engineer's Report"). Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

### **2.2 Restated Improvement Plan**

The proposed CIP infrastructure improvements to serve the development consist of certain roadway improvements, stormwater improvements, landscape, hardscape and signage improvements, parks and recreational facilities,

master potable water/ wastewater/ reuse improvements and neighborhood infrastructure. The community infrastructure that will be constructed will represent a system of improvements that, with certain exceptions described, will provide benefits to all lands within the District.

The total costs for the public infrastructure that will be provided by the District are calculated by adding the construction costs to the costs for design and permitting related to such construction and contingent funds. At the time of this writing, the total costs of the District's CIP, according to the Master Engineer's Report, were projected at \$113,543,123. Included in the total CIP is \$97,950,420 of infrastructure already constructed and in service. An additional \$15,592,704 of infrastructure is needed and planned to be constructed to complete the development program.

### **3.0 Financing Program for Rivers Edge**

#### **3.1 Overview**

As noted above, the District has embarked on a program of capital improvements, which will facilitate the development of the Revised District Lands. Construction of certain improvements have been funded by the Developer and acquired by the District under an agreement between the District and the Developer, other improvements have been funded by other governmental entities and some have been funded directly by the District.

For the determination of the benefit to landowners within the District the financing plan for the District utilizes the issuance of Capital Improvement Revenue Bonds, in one or more series, in the principal amount of \$155,010,000 to fund all of the CIP, as shown in Table 3. At this time the portion of the 2008A Bonds that will not be tendered and will remain outstanding is secured by the 2008A Assessments levied on the 468 platted lots located in the Revised District Boundary. The remaining undeveloped lands in the Revised District Boundary will be unencumbered by the 2008A Assessment lien after the tendering of the 2008A Bonds that are associated with such lands.

### **3.2 Types of Capital Improvement Revenue Bonds for Benefit Determination**

The Bonds may not exceed thirty years. Bonds will be repaid with principal installments commencing on each May 1 after the expiration of any capitalized interest period, with interest paid semiannually every May 1 and November 1.

Sources and uses of funding and capitalized interest calculations are presented in Table 4 in the Appendix. This table provides for the benefit calculation considering the financing of all the CIP.

The District to date has utilized the issuance of BANs in 2006 and 2007, 2008A Bonds and 2008B Bonds along with contributions from the Developer and local governmental entities. At this time the only Bonds outstanding are the 2008A Bonds, of which a portion is planned to be tendered. The tendered bonds are associated with unplatted lands within the Revised District Boundary. The District plans to issue new Bonds, in one or more series, for the unplatted lands that will complete the CIP for the Revised District Lands. In the event that the CIP cannot be completed with the funds from the new Bond issues the Master Developer will be required to complete the CIP.

Please note that the structure of future Bonds is preliminary and may change due to modifications to the development program, market conditions, timing of infrastructure installation and other factors. Such changes may include a bond issue to fund a portion of the CIP in one or more series of bonds. The District maintains complete flexibility as to the structure of financing.

## **4.0 Assessment Methodology**

### **4.1 Overview**

Bonds provide the District with funds to finance the CIP outlined in Section 2.2. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and

general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing infrastructure construction and/or acquisition will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects.

## **4.2 Improvement Plan as a Total System**

The District is undertaking provision of the public infrastructure, which will serve the development within the District. The CIP is an integrated system of facilities. For example, a total system not only consists of the first mile of roadway or utility piping but also the last feet. All landowners benefit from the first mile of roadway benefit. In addition, all landowners benefit from the last feet of roadway pavement. Therefore, all the developable property within the District benefiting from the CIP benefit from both the Master and Neighborhood Improvements described in the Master Engineer's Report. The CIP works as a total system, and each portion of the system provides special benefits for each land use, according to the development program.

## **4.3 Assigning Debt**

The current development plans for the District consist of infrastructure to support the development of approximately 1,461 housing units. However, the planned unit numbers and land use types may change.

The infrastructure provided by the District include roadway improvements, potable water/ wastewater/ reuse improvements, stormwater systems, landscaping/ hardscape/ signage, community recreation facilities and neighborhood infrastructure. All residential development within the District will benefit from all infrastructure improvement categories as the improvements provide basic infrastructure to all residential lands within the Districts and benefit all residential lands within the Districts as an integrated system of improvements.

As the provision of the above listed improvements by the District will make the lands in the District developable, the



land will become more valuable to its owners. The increase in the value of the land provides the logical benefit of improvements that accrues to the developable parcels within the Revised District Boundaries.

The master assessments lien will be levied on all assessable lands within the Revised District Boundaries identified in the Master Assessment Roll attached hereto as Table 9, as based on the approved DRI master development plan, on an equal acreage basis within each parcel, because at that juncture, every acre benefits equally from the CIP. As Bonds are issued the District will adopt assessment resolutions and supplemental assessment methodology reports applicable to specific lands within the District. As lands are platted, the assessments will be allocated to the platted lots within each specific assessment area in accordance with the methodology described herein.

The debt incurred by the Districts to fund the CIP is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the Districts debt through assessments will ultimately be distributed in proportion to the special benefit particular to the land within the Districts, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within Districts, the proposed public infrastructure improvement costs have been allocated to each land use based upon the allocation of infrastructure components. Ultimately the issuance of Bonds will determine the level of actual debt assigned to each property assessment area.

#### **4.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District creates special and peculiar benefits to certain properties within the District boundaries. Improvements made by the District benefit properties within the Districts and accrue to all assessable properties based upon the allocation of the specific infrastructure components.

Improvements undertaken by the District can be shown creating special and peculiar benefits to the properties. The special and peculiar benefits resulting from each

improvement undertaken by the District are:

- a. Roadway Improvements result in special and peculiar benefits such as the added use of the properties, added enjoyment of the properties, and increased marketability of the properties.
- b. Stormwater Improvements result in special and peculiar benefits such as the added enjoyment of the properties, and increased marketability and value of the properties.
- c. Parks and Recreational Facility Improvements result in special and peculiar benefits such as the added use of the properties, added enjoyment of the properties, and increased marketability of the properties. The improvements also eliminate the need for individual owners to build duplicate facilities.
- d. Utility – Potable Water/ Wastewater/ Reuse Improvements result in special and peculiar benefits such as the added use of the properties, added enjoyment of the properties, and increased marketability and value of the properties.
- e. Neighborhood Infrastructure Improvements result in special and peculiar benefits such as the added enjoyment of the property, and increased marketability and value of the properties.
- f. Landscape/ Hardscape/ Irrigation improvements result in special and peculiar benefits such as the added enjoyment of the property, and increased marketability and value of the properties.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value. However, each is more valuable than the cost of, or the actual assessment levied for, the improvement or debt allocated to the individual parcel of land.

#### **4.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and

peculiar benefits received by the planned units in the Revised District Boundaries from the CIP is delineated in Table 5 (expressed as Allocation of Benefit).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the properties derived from the acquisition and or construction of the District improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the properties according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be assessed for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in Table 5, a Total Benefit per Unit has been calculated for various product types in the development program. This amount represents the preliminary anticipated per unit debt allocation, assuming all anticipated units are built and sold in the planned development and the entire proposed infrastructure program is developed or acquired and financed by the District.

#### **4.6 True Up Mechanism**

In order to assure that debt will not build up on the unsold acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally lienable on the properties will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The debt per developable acre remaining on the unplatted land is never allowed to increase above its maximum debt per developable acre level. Initially, the maximum level of debt per developable acre is calculated as the total amount of unallocated debt

for the District improvement program (\$155,010,000) divided by the number of unplatted, developable acres in the District. In this case, the District's 468 platted lots have a benefit of \$50,796,780 so the remaining developable acres in the revised District is 460 acres divided by the remaining benefit of \$104,213,220 equaling \$226,550 per acre. Thus if the debt level for the remaining developable acres is \$226,550 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$226,550 per developable acre. If not, the Master Developer agrees that the District will require a density reduction payment so that the \$226,550 per acre debt level is not exceeded.

Thus, the debt allocation methodology provided is really a process by which the District can allocate debt to particular parcels of land at the time of plat/or site plan approval. The procedures also assure that the debt will not build up on the unsold properties creating potential assessment issues.

#### **4.7 Bond Sizing**

As mentioned in Section 2.1, the District's CIP is estimated at \$113,543,123 and may be financed through the issuance of one or more series of Bonds. The proceeds from these Bonds may:

- (A) Fund the Districts proposed infrastructure;
- (B) provide for capitalized interest;
- (C) fund the debt service reserve fund ; and
- (D) cover the costs of issuance for the bonds.

The proposed Bond issue structure in connection with the funding of the Districts Infrastructure is a proposed Bond issued in one or more Series with annual amortization of principal and interest not to exceed a 30-year period. Table 4 shows the estimated uses for an estimated Bond that would fund the entire CIP. However, the District only intends to issue Bonds for the Refunding of a portion of the 2008A Bonds and to finance the acquisition and/or construction of all or portions of the CIP not yet complete. All assumptions related to the Bond or series of Bonds is preliminary and subject to modification.

#### **4.8 Reasonable Allocation of Benefit**

The assessment methodology allocates debt to specific categories of land use types based upon an estimated benefit that each category receives from the development of the District Infrastructure. It is reasonable to measure benefit upon platted land from the District's improvements by considering certain characteristics accruing to each category of land use, such as average lot size, type of vertical construction located on the parcel, and the average amount of District's roadway usage associated with the improved parcel of land. Each of these characteristics impacts the amount of benefit received from the construction of the District's Infrastructure.

Table 2 in the Appendix provides a equivalent residential unit ("ERU") benefit for each land type as determined in the Original Master Assessment Report. The allocated benefit for each land use is used to calculate the debt allocation as the Total Par Debt Per Unit, along with the maximum annual assessments per unit, as both shown in Table 5. For illustrative purposes during platting a lot may have a front footage of 53', which would be assigned an ERU equal to a 50' lot or .87 ERU. The range of front footage attributable to a product type of 50' would range from 50' to 59' and likewise for a 63' lot the ERU would be 1 and the range for 60' would be from 60' to 69'

Table 7 in the appendix provides for an analysis of the debt assessment assigned to developed and platted lots. As noted previously the 2008A/B Bonds were assigned initially to 468 platted lots and such assignments are less than the actual benefit received, as shown both hereunder and under the Original Master Assessment Report.

#### **4.9 Processing Site Plan Revisions at the Districts Level**

Although the District does not process plats, site plans or revisions for the Master Developer, they do have an important role to play during the course of platting and planning. Whenever a plat or site plan or revision is processed, the District must allocate a portion of its debt to the platted lots according to the methodology included within this Report. In addition, the District must also prevent any buildup of debt on unsold lands. Otherwise, the land could be fully

conveyed without all of the debt being allocated. To prevent this, at each plat or site plan approval or revision, the Master Developer acknowledges that the District will determine the amount of debt per developable acre, which is allocated for the proposed plat or site plan approval or revision. If the debt per the development program for the proposed site plat or site plan is less than the initial level of assigned debt, then the Master Developer agrees to make a density reduction payment up to the initial level of assigned debt on the unplatted acreage.

Table 9 is the Master Assessment Roll for the District's proposed financing program and indicates the initial benefit along with the assigned master assessments. Table 8 is the 2008A Assessment Roll for the District's 468 platted lots, which shows the benefit per platted lot along with the actual assigned debt and assessments.

**TABLE 1**  
**Rivers Edge Community Development District**  
**Master Development Plan**

<u>Land Use and Product Type</u>	<u>Platted Units</u>	<u>Planned Units</u>	<u>Total Units</u>
Townhomes	0	59	59
Single Family - 30' Lot	21	0	21
Single Family - 40' Lot	57	305	362
Single Family - 50' Lot	184	373	557
Single Family - 60', Lot	81	0	81
Single Family - 70', Lot	103	147	250
Single Family - 80' Lot	21	109	130
Single Family - 90' Lot	1	0	1
Total	<u>468</u> (4)	<u>993</u>	<u>1,461</u> (1)

**Notes:**

- 1.) This is based on revised District Boundaries of the Rivers Edge CDD.
- 2.) Front footage of lot is assigned at platting.
- 3.) Planned units product mix will be determined during planning and dependent upon actual unit type appropriate front footage will be assigned. It is anticipated that the mix will be in the 40' to 60' range.
- 4.) The platted lots are already subject to the 2008A debt assessments and will not be part of the master assessment lien as revised.

**Prepared By**  
**Governmental Management Services, LLC**

**TABLE 2**  
**Rivers Edge Community Development District**  
**Equivalent Residential Unit ("ERU") Benefit**  
**per Unit**

<u>Land Use and Product Type</u>	<u>ERU per Unit</u>
Townhomes	0.85
Single Family - 30' Lot	0.62
Single Family - 40' Lot	0.74
Single Family - 50' Lot	0.87
Single Family - 60' Lot	1.00
Single Family - 70' Lot	1.20
Single Family - 80' Lot	1.33
Single Family - 90' Lot	1.47
Single Family - 100' Lot	1.60
Custom Lots	1.94
Apartments	0.62
Condos	0.71

**Notes:**

- 1.) This is based on Master Special Assessment Methodology Report dated March 13, 2007.

**Prepared By**  
**Governmental Management Services, LLC**



**TABLE 3**  
**Rivers Edge Community Development District**  
**Improvement Plan Infrastructure Cost to Date and Estimates to Complete**

IMPROVEMENT CATEGORY	ACTUAL COSTS TO DATE OF PROJECTS COMPLETED BY DISTRICT
Master Transportation	\$19,318,663
Neighborhood Infrastructure	\$49,257,200
Master Drainage & Stormwater Management	\$8,407,887
Master Utilities	\$11,362,074
Master Recreation	\$7,983,137
Master Landscape	\$1,621,459

ESTIMATED COSTS TO COMPLETE IMPROVEMENT PLAN
\$6,010,070
\$0
\$4,187,346
\$0
\$1,375,000
\$4,020,288

IMPROVEMENT PLAN TOTAL COSTS
\$25,328,733
\$49,257,200
\$12,595,233
\$11,362,074
\$9,358,137
\$5,641,747

TOTAL	\$97,950,420
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\$15,592,704
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\$113,543,124
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Provided By: Prosser, Inc. report dated 3/16/16

Prepared by: Governmental Management Services, LLC

**Table 4**  
**Rivers Edge Community Development District**  
**Bond Financing Estimate for Benefit Determination**  
**Estimated Par**

	<b>Par Amount of Bonds</b>
Construction Improvement plan	\$113,543,124
Debt Service Reserve Fund	\$11,145,564
Capitalized Interest	\$25,671,543
Cost of Issuance	\$4,649,764
Rounding	\$5
<b>Total Par</b>	<u><u>\$155,010,000</u></u>

<b>Principal Amortization Installments</b>	<b>30</b>
<b>Average Coupon</b>	<b>6.00%</b>
<b>Estimated Par Amount</b>	<b>\$155,010,000</b>
<b>Maximum Annual Debt Service</b>	<b>\$11,145,219</b>

- 1.) Based on maximum annual debt service.
- 2.) Includes 30 months of capitalized interest.
- 3.) Includes underwriters discount, original issue discount and cost of issuance.

Provided by: MBS Capital Markets, LLC

Prepared By  
Governmental Management Services, LLC

**TABLE 5**  
**Rivers Edge Community Development District**  
**Revised Master Methodology**  
**Allocation of Benefit**

<u>Development Type :</u>	<u>Number of Units</u>	<u>ERU Value</u>	<u>Total ERU's</u>	<u>% of ERU's</u>	<u>Total Benefit</u>	<u>Benefit Per Unit</u>
Townhomes	59	0.85	50.15	3.66%	\$5,670,091	\$96,103
Single Family - 30' Lot	21	0.62	13.02	0.95%	\$1,472,075	\$70,099
Single Family - 40' Lot	362	0.74	267.88	19.54%	\$30,287,218	\$83,666
Single Family - 50' Lot	557	0.87	484.59	35.35%	\$54,789,021	\$98,364
Single Family - 60' Lot	81	1.00	81.00	5.91%	\$9,158,073	\$113,063
Single Family - 70' Lot	250	1.20	300.00	21.88%	\$33,918,790	\$135,675
Single Family - 80' Lot	130	1.33	172.90	12.61%	\$19,548,529	\$150,373
Single Family - 90' Lot	1	1.47	1.47	0.11%	\$166,202	\$166,202
<b>Total</b>	<u>1,461</u>		<u>1,371</u>	<u>100%</u>	<u>\$155,010,000</u>	

(1) Exclusive of financing cost as which per Florida Statutes are defined as a benefit and may be considered in benefit determination.

(2) This table is reflective of the benefit per development type based upon the contracted District.

**TABLE 6**  
**Rivers Edge Community Development District**  
**Revised Master Assessment Methodology**  
**Maximum Annual Assessments**

<u>Development Type :</u>	<u>Number of Units</u>	<u>Net Annual Per Unit Assessments</u>	<u>Net Annual Assessments</u>	<u>Gross Annual Assessments</u>	<u>Gross Annual Per Unit Assessments (1)</u>
Townhomes	59	\$6,909.82	\$407,680	\$433,702	\$7,350.88
Single Family - 30' Lot	21	\$5,040.11	\$105,842	\$112,598	\$5,361.81
Single Family - 40' Lot	362	\$6,015.61	\$2,177,651	\$2,316,650	\$6,399.59
Single Family - 50' Lot	557	\$7,072.41	\$3,939,331	\$4,190,777	\$7,523.84
Single Family - 60' Lot	81	\$8,129.20	\$658,465	\$700,495	\$8,648.09
Single Family - 70' Lot	250	\$9,755.04	\$2,438,761	\$2,594,427	\$10,377.71
Single Family - 80' Lot	130	\$10,811.84	\$1,405,539	\$1,495,255	\$11,501.96
Single Family - 90' Lot	1	\$11,949.93	\$11,950	\$12,713	\$12,712.69
<b>Total</b>	<u>1,461</u>		<u><b>\$11,145,219</b></u>	<u><b>\$11,856,616</b></u>	

(1) Includes gross up for early payment discount of 4% and 2% collection costs.

**Prepared By**  
**Governmental Management Services, LLC**

**TABLE 7**  
**Rivers Edge Community Development District**  
**Debt Assessment Assigned to Developed**  
**Units Compared to Benefit**

<b><u>Development Type :</u></b>	<b><u>Max Debt Benefit per Unit</u></b>	<b><u>Actual Assigned Debt 2008A per Unit</u></b>	<b><u>Actual Assigned Debt 2008B per Unit</u></b>	<b><u>Total Assigned Debt 2008A/B per Unit</u></b>	<b><u>Excess Benefit per Unit</u></b>
Single Family - 30' Lot	\$70,099	\$11,005	\$16,472	\$27,477	\$42,622
Single Family - 40' Lot	\$83,666	\$13,283	\$19,881	\$33,164	\$50,502
Single Family - 50' Lot	\$98,364	\$15,561	\$23,291	\$38,852	\$59,512
Single Family - 60', Lot	\$113,063	\$17,838	\$26,701	\$44,539	\$68,524
Single Family - 70', Lot	\$135,675	\$21,373	\$31,993	\$53,366	\$82,309
Single Family - 80' Lot	\$150,373	\$23,760	\$35,566	\$59,326	\$91,047
Single Family - 90' Lot	\$166,202	\$26,147	\$42,711	\$68,858	\$97,344

**Notes:**

- 1.) This schedule reflects debt benefit per platted lot type in accordance with this report and compares the actual debt assigned for the first 468 platted lots.
- 2.) The 2008B debt is no longer outstanding but for this table it is included in order to determine the excess benefit for a platted lot by product type.

**TABLE 8**  
**RIVERS EDGE CDD**  
**SERIES 2008A ASSESSMENT ROLL**

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-0010	001	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0020	002	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0030	003	50'	98,364	1	1,219.19	15,560.65	-
000702-0040	004	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0050	005	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0060	006	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0070	007	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0080	008	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0090	009	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0100	010	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0110	011	50'	98,364	1	1,219.19	15,560.65	-
000702-0120	012	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0130	013	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0140	014	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0150	015	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0160	016	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0170	017	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0180	018	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0190	019	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0200	020	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0210	021	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0220	022	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0230	023	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0240	024	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0250	025	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0260	026	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0270	027	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0280	028	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0290	029	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0300	030	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0310	031	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0320	032	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0330	033	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0340	034	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0350	035	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0360	036	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0370	037	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0380	038	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0390	039	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0400	040	40'	83,666	1	1,040.73	13,282.96	11,820.35

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-0410	041	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0420	042	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0430	043	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0440	044	50'	98,364	1	1,219.19	15,560.65	-
000702-0450	045	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0460	046	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0470	047	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0480	048	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0490	049	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0500	050	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0510	051	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0520	052	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0530	053	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0540	054	70'	135,675	1	1,674.61	21,373.25	-
000702-0550	055	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0560	056	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0570	057	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0580	058	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0590	059	50'	98,364	1	1,219.19	15,560.65	-
000702-0600	060	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0610	061	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0620	062	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0630	063	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0640	064	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0650	065	70'	135,675	1	1,674.61	21,373.25	13,882.76
000702-0660	066	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0670	067	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0680	068	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0690	069	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0700	070	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0710	071	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0720	072	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0730	073	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0740	074	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0750	075	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0760	076	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0770	077	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0780	078	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0790	079	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0800	080	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0810	081	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0820	082	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0830	083	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0840	084	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0850	085	30'	70,099	1	862.27	11,005.26	9,793.43

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-0860	086	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0870	087	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0880	088	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0890	089	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0900	090	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0910	091	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-1190	119	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1200	120	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1210	121	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1220	122	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1230	123	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1240	124	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-1250	125	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1260	126	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1270	127	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1280	128	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1290	129	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1300	130	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1310	131	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1320	132	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1330	133	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1340	134	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1450	145	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-1460	146	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-1470	147	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1480	148	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-5000	500	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5010	501	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5020	502	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5030	503	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5040	504	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5050	505	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5060	506	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5070	507	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5080	508	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5090	509	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-5100	510	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5110	511	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5120	512	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5130	513	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5140	514	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5150	515	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-5160	516	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5170	517	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5180	518	40'	83,666	1	1,040.73	13,282.96	11,820.35



Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-5190	519	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5200	520	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5210	521	40'	83,666	1	1,040.73	13,282.96	11,820.35
000704-0010	001	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0020	002	90'	166,202	1	2,048.63	26,147.00	23,267.91
000704-0030	003	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0040	004	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0050	005	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0060	006	40'	83,666	1	1,040.73	13,282.96	11,820.35
000704-0070	007	40'	83,666	1	1,040.73	13,282.96	11,820.35
000704-0080	008	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0090	009	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0100	010	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0110	011	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0120	012	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0130	013	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0140	014	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0150	015	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0160	016	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0170	017	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0180	018	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0190	019	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0200	020	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0210	021	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0220	022	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0230	023	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0240	024	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0250	025	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0260	026	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0270	027	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0280	028	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0290	029	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0300	030	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0310	031	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0320	032	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0330	033	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0340	034	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0350	035	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0360	036	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0370	037	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0380	038	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0390	039	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0400	040	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0410	041	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0420	042	70'	135,675	1	1,674.61	21,373.25	19,019.81

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000704-0430	043	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0440	044	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0450	045	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0460	046	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0470	047	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0480	048	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0490	049	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0500	050	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0510	051	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0520	052	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0530	053	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0540	054	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0550	055	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0560	056	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0570	057	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0580	058	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0590	059	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0600	060	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0610	061	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0620	062	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0630	063	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0640	064	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0650	065	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0660	066	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0670	067	70'	135,675	1	1,674.61	21,373.25	19,019.81
000706-0890	89	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-0900	90	60'	113,063	1	1,397.64	17,838.35	12,087.95
000706-0910	91	60'	113,063	1	1,397.64	17,838.35	12,087.95
000706-0920	92	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-0930	93	60'	113,063	1	1,397.64	17,838.35	12,087.95
000706-0940	94	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0950	95	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0960	96	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0970	97	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0980	98	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-0990	99	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1000	100	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1010	101	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1020	102	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1030	103	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1040	104	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1050	105	60'	113,063	1	1,397.64	17,838.35	-
000706-1060	106	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1070	107	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1080	108	60'	113,063	1	1,397.64	17,838.35	12,043.87

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000706-1090	109	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1100	110	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1110	111	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1120	112	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1130	113	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1140	114	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1150	115	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1160	116	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1170	117	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1180	118	60'	113,063	1	1,397.64	17,838.35	-
000706-1190	119	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1200	120	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1210	121	50'	98,364	1	1,219.19	15,560.65	-
000706-1220	122	50'	98,364	1	1,219.19	15,560.65	9,976.53
000706-1230	123	50'	98,364	1	1,219.19	15,560.65	-
000706-1240	124	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1250	125	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1260	126	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1270	127	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1280	128	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1290	129	50'	98,364	1	1,219.19	15,560.65	-
000706-1300	130	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1310	131	50'	98,364	1	1,219.19	15,560.65	9,876.12
000706-1320	132	50'	98,364	1	1,219.19	15,560.65	9,976.53
000706-1330	133	50'	98,364	1	1,219.19	15,560.65	9,976.53
000706-1340	134	50'	98,364	1	1,219.19	15,560.65	-
000706-1350	135	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1360	136	50'	98,364	1	1,219.19	15,560.65	-
000706-1370	137	50'	98,364	1	1,219.19	15,560.65	-
000706-1380	138	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1390	139	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1400	140	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1410	141	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1420	142	70'	135,675	1	1,674.61	21,373.25	-
000706-1430	143	70'	135,675	1	1,674.61	21,373.25	13,116.90
000706-1440	144	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1450	145	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1460	146	70'	135,675	1	1,674.61	21,373.25	13,044.90
000706-1470	147	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1480	148	70'	135,675	1	1,674.61	21,373.25	19,019.81
000706-1490	149	70'	135,675	1	1,674.61	21,373.25	-
000706-1500	150	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1510	151	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1520	152	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1530	153	70'	135,675	1	1,674.61	21,373.25	12,961.73

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000706-1540	154	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1550	155	60'	113,063	1	1,397.64	17,838.35	12,043.86
000706-1560	156	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1570	157	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1580	158	70'	135,675	1	1,674.61	21,373.25	19,019.81
000706-1590	159	70'	135,675	1	1,674.61	21,373.25	-
000706-1600	160	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1610	161	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1620	162	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1630	163	70'	135,675	1	1,674.61	21,373.25	-
000706-1640	164	60'	113,063	1	1,397.64	17,838.35	11,992.09
000707-0010	1	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0020	2	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0030	3	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0040	4	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0050	5	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0060	6	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0070	7	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0080	8	70'	135,675	1	1,674.61	21,373.25	19,019.81
000707-0090	9	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0100	10	70'	135,675	1	1,674.61	21,373.25	19,019.81
000707-0110	11	80'	150,373	1	1,861.63	23,760.28	21,143.99
000707-0140	12	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0150	13	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0160	14	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0170	15	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0180	16	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0190	17	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0200	18	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0210	19	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0220	20	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0230	21	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0240	22	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0250	23	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0260	24	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0270	25	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0280	26	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0290	27	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0300	28	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0310	29	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0320	30	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0330	31	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0340	32	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0350	33	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0360	34	50'	98,364	1	1,219.19	15,560.65	13,847.25

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000707-0370	35	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0380	36	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0390	37	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0400	38	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0410	39	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0420	40	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0430	41	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0440	42	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0450	43	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0460	44	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0470	45	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0480	46	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0490	47	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0500	48	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0510	49	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0520	50	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0530	51	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0540	52	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0550	53	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0560	54	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0570	55	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0580	56	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0590	57	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0600	58	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0610	59	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0620	60	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0630	61	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0640	62	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0650	63	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0660	64	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0670	65	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0680	66	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0690	67	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0700	68	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0710	69	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0720	70	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0730	71	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0740	72	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0750	73	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0760	74	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0770	75	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0780	76	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0790	77	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0800	78	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0810	79	50'	98,364	1	1,219.19	15,560.65	13,847.25

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000707-0820	80	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0830	81	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0840	82	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0850	83	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0860	84	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0870	85	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0880	86	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0890	87	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0900	88	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0910	89	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0920	90	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0930	91	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0940	92	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0950	93	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0960	94	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0970	95	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0980	96	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0990	97	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1000	98	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1010	99	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1020	100	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1030	101	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1040	102	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1050	103	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1060	104	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1070	105	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1080	106	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1090	107	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1100	108	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1110	109	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1120	110	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1130	111	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1140	112	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1150	113	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1160	114	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1170	115	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1180	116	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1190	117	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1200	118	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1210	119	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1220	120	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1230	121	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1240	122	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1250	123	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1260	124	60'	113,063	1	1,397.64	17,838.35	15,874.12

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000707-1270	125	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1280	126	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1290	127	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1300	128	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1310	129	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1320	130	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1330	131	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1340	132	60'	113,063	1	1,397.64	17,838.35	15,874.12
000708-0010	1	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0020	2	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0030	3	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0040	4	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0050	5	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0060	6	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0070	7	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0080	8	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0090	9	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0100	10	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0110	11	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0120	12	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0130	13	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0140	14	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0150	15	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0160	16	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0170	17	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0180	18	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0190	19	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0200	20	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0210	21	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0220	22	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0230	23	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0240	24	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0250	25	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0260	26	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0270	27	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0280	28	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0290	29	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0300	30	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0310	31	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0320	32	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0330	33	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0340	34	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0350	35	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0360	36	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0370	37	70'	135,675	1	1,674.61	21,373.25	19,019.81

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000708-0380	38	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0390	39	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0400	40	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0410	41	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0420	42	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0430	43	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0440	44	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0450	45	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0460	46	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0470	47	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0480	48	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0490	49	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0500	50	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0510	51	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0520	52	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0530	53	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0540	54	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0550	55	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0560	56	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0570	57	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0580	58	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0590	59	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0600	60	80'	150,373	1	1,861.63	23,760.28	21,143.99
<b>TOTAL PLATTED LOTS</b>			<b>50,796,780</b>	<b>468</b>	<b>628,596.77</b>	<b>8,022,862.76</b>	<b>6,593,817.80</b>



**TABLE 9**  
**Rivers Edge Community Development District**  
**Master Assessment Roll**  
**Bulk Lands**

<u>Account # / Parcel ID</u>	<u>Maximum Debt Benefit</u>	<u>Series 2008A Annual Debt Assessment</u>	<u>Series 2008A Par Debt</u>	<u>Series 2008A Par Debt After 5/1/16 Call</u>	<u>Series 2008A Par Debt After Tender (2)</u>
000700-0000					
001170-0010					
000700-0000					
001170-0010					
Total (1)	<u>\$104,213,220</u>	<u>\$466,743</u>	<u>\$5,957,137</u>	<u>\$5,301,182</u>	<u>\$0</u>

(1) Individual parcels are in process of complete legal description workup and assignment of new parcel IDs to reflect adjustments for platted lots and possible other conveyances. Attached is the legal description of the revised boundaries of the District to which the Master Assessment Roll applies less plats as noted.

(2) The District is in the process of tendering bonds related to the undeveloped lands. After such tender process it is anticipated the amount of Series 2008A debt related to the undeveloped lands will be \$0.

Prepared by Governmental Management Services, LLC

**A & J Land Surveyors, Inc.**

5847 Luella Street  
Jacksonville, Florida 32207  
Telephone (904) 346-1733 Fax (904) 346-1736  
Jon Bowan, PLS Jeff Ward, PLS

RiverTown  
Rivers Edge CDD  
Parcel 1  
Legal Description

June 14, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and in the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 3,097.61, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, and departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North 52°12'30" East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North 43°00'14" East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North 27°38'47" East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point; on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and westerly boundary of said "Parcel 11 - Elementary School Site", the following sixteen (16) courses and distances:

Course No. 1: run thence, North 71°41'33" West, a distance of 122.88 feet,

Course No. 2: run thence, North 07°13'13" East, a distance of 183.08 feet, to the point of a non tangential curve, leading northerly;

Course No. 3: run thence, northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 112.60 feet, through a central angle of 52°18'48" to the left, an arc distance of 102.81 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 32°38'45" East, 99.28 feet;

Course No. 4: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 57.91 feet, through a central angle of 47°53'59" to the right, an arc distance of 48.41 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 29°24'28" East, 47.02 feet;

Course No. 5: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 103.26 feet, through a central angle of 56°56'08" to the right, an arc distance of 102.61 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 11°22'54" East, 98.44 feet;

Course No. 6: run thence, northerly, along and around the arc of a curve, being concave southeasterly, and having a radius of 40.00 feet, through a central angle of 81°29'18" to the right, an arc distance of 56.89 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 21°20'03" East, 52.22 feet;

Course No. 7: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 64.95 feet, through a central angle of 28°44'43" to the left, an arc distance of 32.58 feet, to the point of compound curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 47°42'41" East, 32.24 feet;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 611.70 feet, through a central angle of 10°38'20" to the left, an arc distance of 113.60 feet, to the point

of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 28°15'38" East, 113.43 feet;

Course No. 9: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 70.00 feet, through a central angle of 56°35'30" to the right, an arc distance of 69.14 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 51°13'16" East, 66.36 feet;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 130.00 feet, through a central angle of 36°10'25" to the left, an arc distance of 82.08 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 61°25'49" East, 80.72 feet;

Course No. 11: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 90.00 feet, through a central angle of 19°29'16" to the right, an arc distance of 30.61 feet, to the point of tangency, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 53°05'14" East, 30.46 feet;

Course No. 12: run thence, North 61°37'11" East, along a non tangential line to last said curve, a distance of 84.99 feet, to the point of curvature, of a non tangential curve;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 38.29 feet, through a central angle of 55°39'54" to the right, an arc distance of 37.20 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 81°21'24" East, 35.75 feet;

Course No. 14: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 65.47 feet, through a central angle of 56°54'36" to the left, an arc distance of 65.03 feet, to the point of curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 80°44'03" East, 62.39 feet;

Course No. 15: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 104.97 feet, through a central angle of 37°00'39" to the left, an arc distance of 67.80 feet, to the point of a non tangential line, last said arc being subtended by a chord bearing and distance of North 33°46'25" East, 66.63 feet;

Course No. 16: run thence, North 14°41'09" East, along a non tangential line to last said curve, a distance of 88.06 feet, to a point which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the public records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483 of the public records of said St. Johns County; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said easements, the following two (2) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 785.50 feet, through a central angle of

07°33'00" to the left, an arc distance of 103.51 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 72°10'01" East, 103.43 feet;

Course No. 2: run thence, South 75°56'31" East, along last said tangency, a distance of 124.38 feet, to a point; departing from last said line, run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 14°03'30" East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South 74°33'07" East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North 23°01'26" East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North 05°59'33" West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of 124°52'14" to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North 85°05'05" East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of 107°24'34" to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South 86°11'06" East, 607.19 feet;

Course No. 7: run thence, North 02°54'47" East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North 47°44'50" West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South 79°35'12" West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of 158°05'24" to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 08°21'00" East, 579.34 feet;

Course No. 11: run thence, North 70°01'49" East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North 05°42'53" East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of 178°06'21" to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 78°15'46" East, 394.49 feet;

Course No. 14: run thence, South 57°46'35" East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 11°16'52" to the right, an arc distance of 701.92 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°44'14" East, 700.79 feet;

Course No. 2: run thence, North 12°22'39" East, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: run thence northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,735.00 feet, through a central angle of 51°25'49" to the left, an arc distance of 1,557.38 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 13°20'15" West 1,505.62;

Course No. 4: run thence, North 39°03'09" West, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading westerly;

Course No. 5: run thence westerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,265.00 feet, through a central angle of 15°54'10" to the right, an arc distance of 351.11 feet, to a point, last said arc being subtended by a chord bearing and distance of North 31°06'05" West, 349.98; thence departing from aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following twenty-six (26) courses and distances:

Course No. 1: run thence, South 66°51'00" West, a distance of 65.97 feet, to a point;

Course No. 2: run thence, South 00°02'15" East, a distance of 83.71 feet, to a point;

Course No. 3: run thence, South 35°56'30" West, a distance of 27.17 feet, to a point;

Course No. 4: run thence, South 00°48'28" East, a distance of 58.67 feet, to a point;

Course No. 5: run thence, South 18°24'01" East, a distance of 47.05 feet, to a point;

Course No. 6: run thence, South 19°55'18" West, a distance of 30.75 feet, to a point;

Course No. 7: run thence, South 06°16'42" East, a distance of 28.92 feet, to a point;

Course No. 8: run thence, South 14°46'00" West, a distance of 27.90 feet, to a point;

Course No. 9: run thence, South 36°03'53" West, a distance of 123.44 feet, to a point;

Course No. 10: run thence, South 10°33'15" East, a distance of 46.29 feet, to a point;

Course No. 11: run thence, South 11°39'46" West, a distance of 35.89 feet, to a point;

Course No. 12: run thence, South 37°05'50" West, a distance of 61.55 feet, to a point;

Course No. 13: run thence, North 88°04'53" West, a distance of 177.04 feet, to a point;

Course No. 14: run thence, North 00°35'10" West, a distance of 202.84 feet, to a point;

Course No. 15: run thence, North 16°20'03" West, a distance of 63.72 feet, to a point;

Course No. 16: run thence, North 24°49'34" West, a distance of 80.52 feet, to a point;

Course No. 17: run thence, North 23°04'32" East, a distance of 57.35 feet, to a point;

Course No. 18: run thence, North 13°04'55" East, a distance of 46.98 feet, to a point;

Course No. 19: run thence, North 03°23'30" East, a distance of 52.43 feet, to a point;

Course No. 20: run thence, North 15°57'50" West, a distance of 64.18 feet, to a point;

Course No. 21: run thence, North 25°07'14" West, a distance of 39.25 feet, to a point;

Course No. 22: run thence, North 10°34'06" West, a distance of 32.35 feet, to a point;

Course No. 23: run thence, North 15°09'53" East, a distance of 52.65 feet, to a point;

Course No. 24: run thence, North 04°00'11" West, a distance of 42.88 feet, to a point;

Course No. 25: run thence, North 23°48'46" West, a distance of 60.92 feet, to a point;

Course No. 26: run thence, North 68°28'38" East, a distance of 363.83 feet, to a point on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, said point also being on the arc of a curve, leading northeasterly; run thence, northeasterly, along aforesaid westerly Right of Way line of LONGLEAF PARKWAY, along and around the arc of a curve, having a radius of 1,265.00 feet, through a central angle of 35°32'39" to the right, an arc distance of 784.76 feet, to a point, last said arc being subtended by a chord bearing and distance of North 11°23'02" East, 772.23 feet; thence departing from aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following seventy-two (72) courses and distances:

Course No. 1: run thence, North 62°03'17" West, a distance of 128.04 feet, to the point of curvature, of a curve leading southwesterly;

Course No. 2: run thence southwesterly, along and around the arc of a curve, concave southerly, and having a radius of 50.00 feet, through a central angle of 71°44'07" to the left, an arc distance of 62.60 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 82°04'40" West, 58.59 feet;

Course No. 3: run thence, South 46°12'36" West, along last said tangency, a distance of 297.15 feet, to a point;

Course No. 4: run thence, North 64°16'24" West, a distance of 149.45 feet, to a point;

Course No. 5: run thence, North 46°01'50" East, a distance of 377.74 feet, to a point;

Course No. 6: run thence, North 43°38'06" East, a distance of 144.51 feet, to a point;

Course No. 7: run thence, North 33°25'24" East, a distance of 35.98 feet, to a point;

Course No. 8: run thence, North 69°09'18" West, a distance of 91.66 feet, to a point;

Course No. 9: run thence, North 25°27'24" East, a distance of 142.66 feet, to a point;

Course No. 10: run thence, North 43°57'15" East, a distance of 57.69 feet, to a point;

Course No. 11: run thence, North 11°15'00" East, a distance of 25.00 feet, to a point;

Course No. 12: run thence, North 79°03'58" West, a distance of 27.28 feet, to a point;

Course No. 13: run thence, North 10°56'02" East, a distance of 17.72 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of 97°31'32" to the left, an arc distance of 42.55 feet, to the point of



tangency of last said curve, said arc being subtended by a chord bearing and distance of North 37°49'44" West, 37.60 feet;

Course No. 15: run thence, North 86°35'30" West, along last said tangency, a distance of 38.41 feet, to a point;

Course No. 16: run thence, North 52°51'56" East, a distance of 65.64 feet, to a point;

Course No. 17: run thence, South 75°46'44" East, a distance of 50.75 feet, to a point;

Course No. 18: run thence, North 57°24'33" East, a distance of 34.90 feet, to the point of curvature, of a curve leading northerly;

Course No. 19: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 20.00 feet, through a central angle of 63°16'24" to the left, an arc distance of 22.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 25°46'21" East, 20.98 feet;

Course No. 19: run thence, North 05°51'51" West, along last said tangency, a distance of 49.19 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 20: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 20.00 feet, through a central angle of 64°38'41", an arc distance of 22.57 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 38°11'12" West, 21.39 feet;

Course No. 21: run thence, North 70°30'32" West, along last said tangency, a distance of 59.89 feet;

Course No. 22: run thence, North 61°15'17" West, a distance of 43.50 feet, to a point;

Course No. 23: run thence, North 57°54'44" West, a distance of 57.24 feet, to a point;

Course No. 24: run thence, North 69°57'02" West, a distance of 54.94 feet, to a point;

Course No. 25: run thence, North 54°31'31" West, a distance of 105.93 feet, to a point;

Course No. 26: run thence, North 69°16'29" West, a distance of 74.36 feet, to a point;

Course No. 27: run thence, North 85°42'11" West, a distance of 54.27 feet, to a point;

Course No. 28: run thence, North 74°00'29" West, a distance of 25.50 feet, to a point;

Course No. 29: run thence, North 39°35'13" West, a distance of 39.79 feet, to the point of curvature, of a curve leading westerly;

Course No. 30: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 20.00 feet, through a central angle of 54°50'25" to the left, an arc distance of 19.14 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 67°00'26" West, 18.42 feet;

Course No. 31: run thence, South 85°34'22" West, along last said tangency, a distance of 49.18 feet, to a point;

Course No. 32: run thence, North 76°32'47" West, a distance of 61.55 feet, to a point;

Course No. 33: run thence, North 25°15'01" West, a distance of 57.80 feet, to a point;

Course No. 34: run thence, North 03°19'52" East, a distance of 30.31 feet, to a point;

Course No. 35: run thence, North 57°10'46" East, a distance of 37.08 feet, to a point;

Course No. 36: run thence, North 36°22'57" East, a distance of 51.30 feet, to a point;

Course No. 37: run thence, North 64°49'11" East, a distance of 54.86 feet, to a point;

Course No. 38: run thence, North 51°33'01" East, a distance of 56.52 feet, to a point;

Course No. 39: run thence, South 85°33'51" East, a distance of 44.63 feet, to the point of curvature, of a curve leading northerly;

Course No. 40: run thence northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 20.00 feet, through a central angle of 89°39'58" to the left, an arc distance of 31.30 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 49°36'10" East, 28.20 feet;

Course No. 41: run thence, North 04°46'10" East, along last said tangency, a distance of 29.28 feet, to a point;

Course No. 42: run thence, North 51°07'26" East, a distance of 46.75 feet, to a point;

Course No. 43: run thence, North 75°56'25" East, a distance of 85.45 feet, to a point;

Course No. 44: run thence, North 84°36'51" East, a distance of 122.32 feet, to a point;

Course No. 45: run thence, South 87°02'14" East, a distance of 77.58 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 46: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of 55°58'16" to the left, an arc distance of 19.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°58'38" East, 18.77 feet;

Course No. 47: run thence, North 36°59'30" East, along last said tangency, a distance of 51.37 feet, to a point;

Course No. 48: run thence, North 77°19'55" East, a distance of 23.77 feet, to a point;

Course No. 49: run thence, South 45°18'27" East, a distance of 99.34 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 50: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central

angle of  $114^{\circ}30'15''$  to the left, an arc distance of 39.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $77^{\circ}26'25''$  East, 33.64 feet;

Course No. 51: run thence, North  $20^{\circ}11'18''$  East, along last said tangency, a distance of 38.40 feet, to a point;

Course No. 52: run thence, North  $03^{\circ}21'10''$  East, a distance of 63.91 feet, to a point;

Course No. 53: run thence, North  $56^{\circ}53'28''$  East, a distance of 65.60 feet, to a point;

Course No. 54: run thence, South  $73^{\circ}28'38''$  East, a distance of 26.32 feet, to a point;

Course No. 55: run thence, North  $82^{\circ}37'42''$  East, a distance of 72.75 feet, to a point;

Course No. 56: run thence, North  $52^{\circ}45'31''$  East, a distance of 57.68 feet, to a point;

Course No. 57: run thence, North  $65^{\circ}19'11''$  East, a distance of 76.69 feet, to a point;

Course No. 58: run thence, North  $77^{\circ}39'44''$  East, a distance of 49.62 feet, to the point of curvature, of a curve leading northerly;

Course No. 59: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 25.00 feet, through a central angle of  $118^{\circ}37'08''$  to the left, an arc distance of 51.76 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}21'10''$  East, 43.00 feet;

Course No. 60: run thence, North  $40^{\circ}57'24''$  West, along last said tangency, a distance of 46.60 feet, to the point of curvature, of a curve leading westerly;

Course No. 61: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 25.01 feet, through a central angle of  $66^{\circ}30'15''$  to the left, an arc distance of 29.03 feet, to a point of cusp of last said curve, said arc being subtended by a chord bearing and distance of North  $74^{\circ}13'21''$  West, 27.43 feet;

Course No. 62: run thence, North  $17^{\circ}56'51''$  West, along last said tangency, a distance of 28.66 feet, to a point;

Course No. 63: run thence, North  $56^{\circ}05'43''$  East, a distance of 113.15 feet, to a point;

Course No. 64: run thence, South  $45^{\circ}09'37''$  East, a distance of 37.73 feet, to the point of curvature, of a curve leading easterly;

Course No. 65: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 25.00 feet, through a central angle of  $120^{\circ}17'00''$  to the left, an arc distance of 52.48 feet, to a point, last said arc being subtended by a chord bearing and distance of North  $74^{\circ}41'53''$  East, 43.36 feet;

Course No. 66: run thence, North  $14^{\circ}33'23''$  East, along last said tangency, a distance of 114.32 feet;

Course No. 67: run thence, North  $29^{\circ}49'05''$  West, a distance of 44.48 feet, to a point;

Course No. 68: run thence, North 10°57'14" East, a distance of 52.73 feet, to a point;

Course No. 69: run thence, North 54°43'50" East, a distance of 46.17 feet, to a point;

Course No. 70: run thence, South 60°18'14" East, a distance of 16.70 feet, to a point;

Course No. 71: run thence, South 24°50'58" East, a distance of 29.22 feet, to a point;

Course No. 72: run thence, South 66°41'19" E, a distance of 538.80 feet, to a point, on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said point also being on the arc of a curve, leading northerly; run thence, northerly, along and around the arc of a curve, and also being the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said arc being concave northwesterly, and having a radius of 2,135.00 feet, through a central angle of 08°24'20" to the left, an arc distance of 313.21 feet, to a point on the northerly line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, last said arc being subtended by a chord bearing and distance of North 18°27'50" East, 312.93 feet; run thence North 87°27'26" West, along last said line, (and also being the northerly boundary of "RiverTown), a distance of 3,401.15 feet, to a point on the easterly line of those lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence, South 12°53'03" West, along the aforesaid easterly line of said lands, a distance of 2,028.02 feet, to the southeast corner of said lands described and recorded in Official Records Book 702, page 89; run thence along the southerly line of said lands described and recorded in Official Records Book 702, page 989 and then along the southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 75°52'24" West, a distance of 3,755.96 feet, to a point;

Course No. 2: run thence, North 77°07'41" West, a distance of 293.71 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point

of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South 03°39'53" East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North 27°13'03" West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North 37°53'50" East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North 39°27'54" West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North 13°21'39" West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North 22°47'49" West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North 43°13'12" West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North 12°50'15" West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of 77°25'58" to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North 51°33'14" West, 18.76 feet;

Course No. 33: run thence, South 89°43'48" West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North 61°08'37" West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of 69°43'18" to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°59'44" West, 17.15 feet;

Course No. 36: run thence, South 49°08'05" West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South 80°21'55" West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South 59°11'39" West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South 33°27'03" West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South 75°04'23" West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South 53°12'48" West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of 90°00'00" to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 08°12'48" West, 28.28 feet;

Course No. 43: run thence, South 36°47'12" East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of 30°28'12" to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 21°33'06" East, 210.22 feet;

Course No. 45: run thence, South 06°18'59" East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 58°31'15" to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 22°56'38" West, 293.27 feet;

Course No. 47: run thence, South 52°12'16" West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of 30°17'46" to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 37°03'23" West, 156.79 feet;

Course No. 49: run thence, South 21°54'27" West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of 42°22'56" to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South 00°42'59" West, 361.48 feet;

Course No. 51: run thence, South 69°31'29" West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of 02°51'35" to the right, an arc distance of 02°51'35" to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North 19°02'43" West, 29.95 feet;

Course No. 53: run thence, South 69°21'44" West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South 85°59'26" West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South 79°31'49" West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South 40°20'58" West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 02°28'32" to the left, an arc distance of 64.43 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 14°20'11" West, 64.43 feet;

Course No. 2: run thence, South 15°34'27" West, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading southeasterly;

Course No. 3: run thence southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 1,403.66 feet, through a central angle of 79°01'54" to the left, an arc distance of 1,936.16 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 23°56'30" East, 1,786.28 feet;

Course No. 4: run thence, South 63°27'26" East, along last said tangency, a distance of 3,183.96 feet, to the POINT OF BEGINNING.

The lands thus described contains 50,911,929 square feet, or 1,168.77 Acres, more or less, in area.

#### TOGETHER WITH

RiverTown  
Rivers Edge CDD  
Parcel 2  
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the easterly line of said Francis P. Fatio Grant, Section 39, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 781.17 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence Northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of



29°11'47" to the right, an arc distance of 1,750.38 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 08°59'27" West, a distance of 1,731.50 feet.

From the POINT OF BEGINNING thus described, and thence departing from the Right of Way line of LONG LEAF PARKWAY, run the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;

Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;

Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;

Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;

Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;

Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;

Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;

Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;

Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;

Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;

Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;

Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;

Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;

Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;

Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;

Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;

Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;

Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;

Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;

Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;

Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;

Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;

Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;

Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;

Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;

Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;

Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;

Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;

Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;

Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;

Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;

Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;

Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;

Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading southeasterly; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence southeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 45°49'15" to the left, an arc distance of 907.69 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of South 16°08'32" East, 883.69 feet;

Course No. 2: run thence, South 39°03'09" East, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading southerly;

Course No. 3: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,865.00 feet, through a central angle of 51°25'48" to the right, an arc distance of 1,674.07 feet, to the point of tangency

of last said curve, said arc being subtended by a chord bearing and distance of South 13°20'15" East, 1,618.43 feet;

Course No. 4: run thence South 12°22'39" West, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading southerly;

Course No. 5: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 06°46'13" to the left, an arc distance of 405.90 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South 08°59'33" West, 405.66 feet.

The lands thus described contains 7,702,666 square feet, or 176.83 acres, more or less, in area.

TOGETHER WITH

RiverTown

Rivers Edge CDD

Parcel 3

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly monumented line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following three (3) courses and distances:

Course No. 1: run thence, South 12°29'01" West, along last said tangency, a distance of 25.01 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,265.00 feet, through a central angle of 21°01'35" to the right, an arc distance of 831.21 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°43'43" West, 826.55 feet;

Course No. 3: run thence, South 35°10'21" West, along last said tangency, a distance of 451.89 feet, to a point; run thence, the following twenty-one (21) Courses and Distances:

Course No. 1: run thence, North 80°40'52" East, a distance of 135.19 feet, to a point;

Course No. 2: run thence, South 54°29'03" East, a distance of 98.14 feet, to a point;

Course No. 3: run thence, South 18°29'38" East, a distance of 181.64 feet, to a point;

Course No. 4: run thence, South 32°47'00" West, a distance of 114.35 feet, to a point;

Course No. 5: run thence, South 36°48'10" West, a distance of 25.21 feet, to a point;

Course No. 6: run thence, South 89°52'11" West, a distance of 34.21 feet, to a point;

Course No. 7: run thence, North 33°16'42" West, a distance of 20.12 feet, to a point;

Course No. 8: run thence, North 59°04'57" West, a distance of 39.75 feet, to a point of curvature, of a curve leading westerly;

Course No. 9: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 27.00 feet, through a central angle of 99°46'32" to the left, an arc distance of 47.00 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°21'38" West, 41.28 feet;

Course No. 10: run thence, South 63°47'22" West, along last said tangency, a distance of 35.64 feet, to a point;

Course No. 11: run thence, North 60°45'13" West, a distance of 46.00 feet, to a point;

Course No. 12: run thence, North 10°46'45" West, a distance of 15.93 feet, to a point;

Course No. 13: run thence, North 43°39'57" East, a distance of 18.00 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence, Northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 25.14 feet, through a central angle of 71°07'07" to the left, an arc distance of 31.20 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 07°45'39" East, a distance of 29.24 feet;

Course No. 15: run thence, North 31°58'14" West, along last said tangency, a distance of 62.40 feet, to a point;

Course No. 16: run thence, North 04°54'22" West, a distance of 12.89 feet, to a point;

Course No. 17: run thence, North 15°06'27" East, a distance of 73.07 feet, to a point;

Course No. 18: run thence, South 85°11'06" West, a distance of 7.37 feet, to a point;

Course No. 19: run thence, South 35°10'24" West, a distance of 13.90 feet, to a point;

Course No. 20: run thence, North 54°49'43" West, a distance of 16.38 feet, to a point;

Course No. 21: run thence, North 74°25'32" West, a distance of 21.23 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) Courses and Distances:

Course No. 1: run thence, South 35°10'21" West, a distance of 796.57 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,135.00 feet, through a central angle of 01°52'43" to the left, an arc distance of 37.21 feet, to a point, last said arc being subtended by a chord bearing and distance of South 34°14'00" West, 37.21 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following forty-four (44) courses and distances:

Course No. 1: run thence, South 39°31'38" East, a distance of 95.44 feet, to a point;

Course No. 2: run thence, South 20°04'17" East, a distance of 23.59 feet, to a point;

Course No. 3: run thence, South 66°22'21" East, a distance of 55.52 feet, to a point;

Course No. 4: run thence, South 75°38'36" East, a distance of 88.02 feet, to a point;

Course No. 5: run thence, North 44°33'25" East, a distance of 31.09 feet, to a point;

Course No. 6: run thence, South 73°01'28" East, a distance of 32.05 feet, to a point;

Course No. 7: run thence, North 68°20'59" East, a distance of 44.36 feet, to a point;

Course No. 8: run thence, North 34°52'01" East, a distance of 34.02 feet, to a point;

Course No. 9: run thence, North 16°26'59" East, a distance of 63.84 feet, to a point;

Course No. 10: run thence, North 02°50'58" East, a distance of 54.85 feet, to a point;

Course No. 11: run thence, North 19°50'06" East, a distance of 192.04 feet, to a point;

Course No. 12: run thence, South 45°19'40" West, a distance of 220.69 feet, to a point;

Course No. 13: run thence, South 53°28'01" East, a distance of 307.94 feet, to a point;

Course No. 14: run thence South 38°54'02" West, a distance of 262.98 feet, to a point;

Course No. 15: run thence, South 62°26'40" East, a distance of 546.97 feet, to a point;

Course No. 16: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;

Course No. 17: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;

Course No. 18: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;

Course No. 19: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;

Course No. 20: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;

Course No. 21: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;

Course No. 22: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;

Course No. 23: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;

Course No. 24: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;

Course No. 25: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;

Course No. 26: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;

Course No. 27: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;

Course No. 28: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;

Course No. 29: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;

Course No. 30: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;

Course No. 31: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;

Course No. 32: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;

Course No. 33: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;

Course No. 34: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;

Course No. 35: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;

Course No. 36: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;

Course No. 37: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;

Course No. 38: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 39: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 40: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 41: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 42: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 43: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 44: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the monumented westerly line of Section 28, Township 5 South, Range 27 East, and also being the monumented westerly line of COUNTRYSIDE, as shown on the plat thereof, recorded in Map Book 40, pages 1 through 16, of the Public Records of St. Johns County, Florida); run thence, North 41°27'16" East, along last said line, a distance of 3,429.52 feet, to a point on the aforesaid northerly line of Rivertown, and also being the northerly line of "The Hallows Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; run thence, along last said line, the following two (2) courses and distances:

Course No. 1: run thence, North 87°17'21" West, a distance of 5,275.53 feet, to a point;

Course No. 2: run thence, N 87°27'26" West, a distance of 560.74 feet, to a point, being the most northeasterly corner of BARTRAM TRAIL HIGH SCHOOL, as described in that instrument, recorded in Official Records Book 1400, page 1204, of the Public Records of St. Johns County, Florida; run thence, along the boundaries of aforesaid lands described and recorded in Official Records Book 1400, page 1204 of said Public Records, the following fifteen (15) courses and distances:

Course No. 1: run thence, South 29°55'50" East, a distance of 1,405.58 feet, to a point;

Course No. 2: run thence, South 27°50'21" West, a distance of 414.04 feet, to a point;

Course No. 3: run thence, South 49°06'30" West, a distance of 480.59 feet, to a point;

Course No. 4: run thence, South 48°52'37" West, a distance of 831.78 feet, to a point;

Course No. 5: run thence, North 82°37'22" West, a distance of 375.87 feet, to a point;

Course No. 6: run thence, North 66°18'34" West, a distance of 290.82 feet, to a point;

Course No. 7: run thence, North 37°49'12" West, a distance of 138.56 feet, to a point;

Course No. 8: run thence, South 83°31'47" West, a distance of 438.97 feet, to a point;

Course No. 9: run thence, North 50°01'20" West, a distance of 672.15 feet, to a point;

Course No. 10: run thence, North 24°04'44" East, a distance of 767.51 feet, to a point;

Course No. 11: run thence, North 06°15'54" West, a distance of 461.02 feet, to a point;



Course No. 12: run thence, North 43°43'33" West, a distance of 242.38 feet, to a point;

Course No. 13: run thence, North 29°41'23" West, a distance of 105.05 feet, to a point;

Course No. 14: run thence, North 22°50'52" East, a distance of 170.75 feet, to a point;

Course No. 15: run thence, North 46°48'23" East, a distance of 414.48 feet, to a point on the aforesaid northerly line of "The Hallows Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and also being the northwesterly corner of said BARTRAM TRAIL HIGH SCHOOL; run thence North 87°27'26" West, along the northerly line of said "Hallows Tract", Section 39, a distance of 211.53 feet, to a point on the easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 12,416,635 square feet, or 285.04 Acres, more or less, in area.

LESS AND EXCPET THE FOLLOWING PLATS:

- a) Plat of RIVERTOWN MAIN STREET DISTRICT-SECTION 1, as recorded in Map Book 63, pages 36 through 46 of the Public Records of St. Johns County.
- b) Plat of RIVERTOWN MAIN STREET DISTRICT-SECTION 2, as recorded in Map Book 64, pages 28 through 37 of the Public Records of St. Johns County.
- c) Plat of RIVERTOWN MAIN STREET DISTRICT-SECTION 2-A, as recorded in Map Book 66, pages 41 through 44 of the Public Records of St. Johns County.
- d) Plat of RIVERTOWN LAKES UNIT 1, as recorded in Map Book 69, pages 100 through 107 of the Public Records of St. Johns County.
- e) Plat of RIVERTOWN LAKES UNIT 2, as recorded in Map Book 67, pages 8 through 13 of the Public Records of St. Johns County.
- f) Plat of RIVERTOWN BOULEVARD and KENDALL CROSSING DRIVE EXTENSION, as recorded in Map Book 67, pages 33 through 35 of the Public Records of St. Johns County.
- g) Plat of RIVERTOWN LANDINGS, as recorded in Map Book 69, pages 20 through 39 of the Public Records of St. Johns County.

**FINAL NUMBERS SPECIAL ASSESSMENT ALLOCATION REPORT**  
**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL IMPROVEMENT REVENUE BONDS**  
**SERIES 2018**

**MAY 4, 2018**

**PREPARED BY**  
**GOVERNMENTAL MANAGEMENT SERVICES, LLC**

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## **I. INTRODUCTION**

This Special Assessment Allocation Report (the “Report”) is being presented in anticipation of an issuance of Capital Improvement Revenue Bonds, Series 2018, by the Rivers Edge Community Development District (the “District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District has retained Governmental Management Services, LLC to prepare a methodology for allocating the special assessments related to the District’s infrastructure project.

## **II. DEFINED TERMS**

“Master Engineer’s Report” - The Improvement Plan, originally dated October 27, 2006 and prepared by England, Thims & Miller (the “Original Master Report”) prepared by England Thims & Miller, as amended and restated in the Amended and Restated Master Improvement Plan for the Rivers Edge Community Development District, dated May 31, 2016 (“2016 Amended Master Report”), as further amended and restated on April 11, 2018 (the “2018 Master Engineer’s Report”) prepared by Prosser, Inc.

“2016 Supplemental Engineer’s Report” - The Rivers Edge Community Development District Engineer’s Report, Series 2016 Bonds, dated September 23, 2016, prepared by Prosser, Inc.

“2018 Supplemental Engineer’s Report” – The Rivers Edge Community Development District Engineer’s Report, Series 2018 Bonds, dated April 11, 2018, prepared by Prosser, Inc.

“2008 Assessment Reports” - Collectively, the Master Special Assessment Allocation Report, dated March 13, 2007 (the “Original Master Assessment Report”), as supplemented by the Supplemental Special Assessment Methodology Report, dated February 15, 2008 (the “2008 Supplemental Report”).

“Capital Improvement Program” (“CIP”) - Construction, acquisition and/or installation of public infrastructure planned for the development, as more particularly described in the Master Engineer’s Report.

“The Development” – RiverTown, which encompasses approximately 4,170 acres within the RiverTown Development of Regional Impact and which is planned for 4,500 residential units along with a mix of commercial, office, light industrial and conservation/recreational uses.

“District” - Rivers Edge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes.

“Equivalent Assessment Unit” (“EAU”) - Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s

CIP on a particular land use, relative to other land uses.

“Indentures” - Collectively, the Master Trust Indenture, dated as of November 1, 2006, as supplemented by a Fourth Supplemental Trust Indenture dated as of May 1, 2018.

“Landowner” – Mattamy Jacksonville, LLC, a Delaware limited liability company.

“Master Assessment Report” - The Master Special Assessment Methodology Report, dated May 18, 2016, and adopted by the Board on June 15, 2016.

“Platted Units” - Lands configured into their intended end-use and subject to a recorded plat.

“Series 2008 Bonds” - \$13,980,000 Capital Improvement Revenue Bonds, Series 2008A Bonds (the “Series 2008A Bonds”) and \$19,350,000 Capital Improvement Revenue Bonds, Series 2008B (the “Series 2008B Bonds”), the proceeds of which were used to finance a portion of the District infrastructure improvements constructed to date and as more specifically detailed in the Master Engineer’s Report.

“Series 2016 Bonds” – \$10,765,000, Rivers Edge Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016, related to the 648 lots as described therein and issued for the purposes of financing the Series 2016 Project.

“Series 2018 Bonds” – \$7,030,000 (estimated), Rivers Edge Community Development District Capital Improvement Revenue Bonds, Series 2018, related to the 391 lots as described herein and issued for the purposes of financing the Series 2018 Project.

“Series 2008 Project” - As restated in the Master Engineer’s Report, a portion of the CIP completed through the issuance of the District’s Series 2008 Bonds and Landowner contributions.

“Series 2016 Project” – As detailed in the 2016 Supplemental Engineer’s Report, a portion of the CIP necessary for functional development of the District.

“Series 2018 Project” - As stated in the 2018 Supplemental Engineer’s Report, a portion of the CIP necessary for functional development of the District.

“Series 2008 Assessments” - Special assessment levied by the District and pledged to pay debt service on the Series 2008A Bonds. The 2008A Assessments are secured by the first phase in the development, which includes 468 lots that had been platted and developed in the Series 2008A Assessment Area prior to the Landowner acquiring the Development.

“Series 2016 Assessments” – Special assessment levied by the District and pledged to pay debt service on the Series 2016 Bonds. The Series 2016 Assessments are structured with two components, one corresponding to the portion of the Series 2016 Bonds utilized to defease a portion of the Series 2008 Bonds and the other corresponding to the portion of the Series 2016 Bonds used to fund a portion of the Series 2016 Project. The portion used to defease the Series 2008 Bonds will be payable for the duration of the term of the original Series 2008 Bonds, which mature in 2038, while the other will be payable through the maturity of the Series 2016 Bonds. The two Series 2016 Assessment components are aggregated into the single Series 2016 Assessment lien, which will reflect level debt service through the maturity of the Series 2016 Bonds. “Series 2018 Assessments” – Special assessment levied by the District and pledged to pay debt service on the Series 2018 Bonds (hereinafter defined). The Series 2018 Assessment lien reflects level debt service through the maturity of the Series 2018 Bonds.

“Series 2018 Assessments” – Special assessment levied by the District and pledged to pay debt service on the Series 2018 Bonds. The Series 2018 Assessment lien reflects level debt service through the maturity of the Series 2018 Bonds.

“Series 2018 Assessment Area” – the undeveloped acreage described in Exhibit A attached hereto, which is expected to include 391 units that is to be encumbered by Series 2018 Assessments.

“Unplatted Parcels” - Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

### **III. DISTRICT INFORMATION**

The District and Main Street Community Development District (“Main Street,” and together with the District, the “Original Districts”), were established by Rule 42FFF-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission (“FLWAC”) (the “Rivers Edge Rule”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida, respectively. After establishment, the Original Districts determined that it was in their individual and collective best interests to adopt a common capital improvement program, the result of which was the Original Master Report. As a result of changes to the development plan for RiverTown, the Original Districts pursued merger. Effective September 6, 2011, Rule 42FFF-1.002, Florida Administrative Code, merged Main Street into and with the District. As the surviving entity, the District assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of, Main Street, pursuant to the Merger Agreement, dated July 1, 2010.

On November 19, 2014, the District’s Board adopted Resolution No. 2015-03 directing District staff to file a petition (the “Boundary Amendment Petition”) with FLWAC requesting adoption of an amendment to the Establishing Rule revising the boundary to remove approximately 2,499.74 acres of land (the “Removed Lands”), leaving a total of

approximately 1,676.79 acres in the District after contraction (the “Current District Lands”, which make up the contracted district boundary, the “Current District Boundary”). The purpose of the contraction was to accommodate changes in market conditions and the development plan, as well as to finalize the “central core” of the Development extending along Orange Branch Trail from County Road (“CR”) 244 (Longleaf Parkway) to the St. Johns River. The District filed the Boundary Amendment Petition on June 14, 2016, and filed supplemental information on July 6, 2016. A final rule amending the District’s boundary became effective on June 27, 2017. The Removed Lands are owned by the Landowner. As the Current District Lands and the Removed Lands are both located within the RiverTown DRI and the Development, these lands will be developed and function as an interrelated community.

The Original Districts issued a total of three series of bond anticipation notes in the principal amount of \$10 million each and additionally issued the Series 2008 Bonds, the proceeds of which were used to finance a portion of the District infrastructure improvements constructed to date and as more specifically detailed in the Master Engineer’s Report.

The District is issuing the Series 2018 Bonds to fund the construction, acquisition and/or installation of infrastructure within the Series 2018 Project.

#### **IV. CAPITAL IMPROVEMENT PROGRAM – 2018 AMENDED IMPROVEMENT PLAN AND THE SERIES 2018 PROJECT**

On April 11, 2018, the District’s Board adopted the 2018 Master Engineer’s Report, as supplemented by the 2018 Supplemental Engineer’s Report. The District Engineer prepared this 2018 Master Engineer’s Report as an amended capital improvement plan for the District that increased the cost estimates from the 2016 Amended Master Report by \$6,374,468 (from \$113,543,123), to reflect actual costs of development and additional costs for landscaping, irrigation and parks, the total estimated cost of which is now \$119,917,591. None of the anticipated improvements have changed from the 2016 Restated Report, only the cost has increased, and there is no change to the master assessment lien. Such additional costs as set forth in the Master Engineer’s Report provides additional benefit of \$8,702,474 if completely financed. **Table 4** provides an updated comparison of benefit and excess benefit per unit reflecting the issuance of the Series 2018 Bonds.

The Master Engineer’s Report includes certain public infrastructure improvements consisting of drainage and stormwater management, roads, water, sewer, reuse, landscaping, hardscaping, irrigation, recreational facilities, and certain neighborhood infrastructure. Approximately \$108,036,846 of the \$119,917,591 set forth in the Master Engineer’s Report has been completed to date.

The Series 2016 Bonds funded a portion of the Series 2016 Project in the amount of \$4,894,141. Pursuant to the Master Engineer’s Report, the Series 2018 Project includes the portion of the Series 2016 Project not funded by the Series 2016 Bonds (approximately \$4,490,244) and the remaining master infrastructure to complete the

Series 2018 Project (approximately \$12,582,786) consisting of master stormwater improvements, roadway improvements, landscaping, and recreational facilities, which is estimated to cost a total of \$17,073,030. Approximately \$5,192,285 of the Series 2018 Project has been completed to date. The Series 2018 Bonds and related Series 2018 Assessments are being issued and collected to fund approximately \$5.8 million of the construction and/or acquisition of the Series 2018 Project. Any portion of the Series 2018 Project not funded by the Series 2018 Bonds is expected to be funded by the Landowner.

Pursuant to an Agreement By and Between the Rivers Edge Community Development District and the Landowner Regarding the Acquisition of Certain Work Product and Infrastructure dated April 11, 2018 (the “Acquisition Agreement”), the Landowner will agree to design, construct and install a portion or all of the Series 2018 Project and sell, convey, dedicate or otherwise make available to the District the work product and improvements, as well as the underlying real property, comprising the Series 2018 Project. The amount to be paid to the Landowner must be determined and confirmed by the District Engineer, but shall be no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

To the extent that proceeds generated from the sale of the Series 2018 Bonds are insufficient to complete the Series 2018 Project, the Landowner has agreed in the Completion Agreement Between the Rivers Edge Community Development District and Mattamy Jacksonville, LLC Regarding the Completion and Conveyance of Certain Improvements dated April 11, 2018 (the “Completion Agreement”), to complete, cause to be completed, or provide funds to the District in an amount sufficient to complete or cause to be completed the District’s 2018 Amended Improvement Plan, which includes, without limitation, those portions of the Series 2018 Project which remain unfunded including, but not limited to, all acquisition, construction, administrative, legal, warranty, engineering, permitting or other related soft costs.

## **V. SERIES 2018 BONDS AND ASSESSMENTS**

In order to provide for the Series 2018 Project funding as described in Section IV above, the District will issue the Series 2018 Bonds, which will be secured by assessments levied on the benefitting parcels in the 2018 Assessment Area shown on the 2018 Assessment Roll on **Table 4**.

The Series 2018 Bonds related to the 391 lots are at a par amount of \$7,050,000 and secured by special assessments levied on properties within the Series 2018 Assessment Area. The Series 2018 Bonds have an average coupon interest rate of 5.28% with maturity date of May 1, 2049. The Series 2018 Bonds have a debt service reserve fund equal to 25% of the Maximum Annual Debt Service (“MADS”) of \$117,511.

The Series 2018 Assessment installments assigned to Platted Units will be collected via the St. Johns County property tax bill process (Uniform Method)<sup>1</sup>. Accordingly, the Series 2018 Assessments have

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<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indenture, Florida law, assessment resolutions, and/or other applicable agreements.



been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6%, but this may fluctuate as provided by law.

The Series 2018 Assessments will be used to fund a portion of the Series 2018 Project, as described above.

The general financing terms of the Series 2018 Bonds are summarized on Table 2.

## VI. ASSESSMENT ALLOCATION - SERIES 2018 ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Chapters 170, 190, and 197, Florida Statutes, only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

It was previously determined that the CIP provides special benefit to lands within the District. This CIP was designed specifically to facilitate the development of District properties into a single and viable community, from both a legal and socio-economic standpoint. Similarly, the Series 2018 Project, as a portion of the CIP, will confer benefit on the lands to be assessed in a generally proportional manner. Therefore, special benefits will accrue to the land uses within the District as a whole, as well as those land uses to be assessed within the Series 2018 Assessment Area.

The Series 2018 Project costs are allocated to land uses based on an EAU basis as provided for in **Table 1** consistent with the Master Assessment Report. See **Table 3** for the costs per land use, which benefit calculation yields a total Series 2018 Project cost per land use represented by the bond debt, both on an aggregate and per unit basis. The revised debt benefit for the increased costs of the CIP is provided for in **Table 4**. Assumptions for the increased debt benefit on **Table 4** are consistent with the Master Assessment Report and applied to each product type for the incremental debt benefit related to the increased costs of additional improvements and completion of planned improvements. The Series 2018 Assessment Roll for the Series 2018 Project is contained on **Table 5**.

Currently, the lands subject to the Series 2018 Assessments are Unplatted Parcels. Series

2018 Assessments will be initially levied on the Unplatted Parcels in the District on an equal assessment per acre basis over the Series 2018 Assessment Area. At the time Unplatted Parcels are platted or otherwise subdivided into Platted Units, individual Series 2018 Assessments will be assigned to those Platted Units at the per-unit amounts described in **Table 3** on a first platted - first assessed basis. Any unassigned amount of Series 2018 Assessments encumbering the remaining Unplatted Parcels within the Series 2018 Assessment Area will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel within the Series 2018 Assessment Area is sold to a third party not affiliated with the Landowner, Series 2018 Assessments will be assigned to that Unplatted Parcel based on the total density assigned by the Landowner to such purchaser for development on that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of units actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into fewer units than were assigned, then the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the fewer number of units pursuant to the methodology as described herein (i.e. the assessments will be allocated to the Platted Units on the per- unit amounts shown in **Table 3**, and any shortfall shall be paid by the owner of such parcel as a true-up payment).

In the event that developable lands that derive benefit from the Series 2018 Project are added to the boundaries of the Series 2018 Assessment Area, whether by boundary amendment or increase in density, Series 2018 Assessments will be allocated to such lands, pursuant to the methodology described herein.

## **VII. TRUE-UP OF SERIES 2018 ASSESSMENTS**

The District's Series 2018 Assessment program is predicated on the development of 391 lots in the manner described in Table 1. The total developable acreage in the Series 2018 Assessment Area is 160 acres and the initial debt per acre is \$44,063. As acreage within Series 2018 Assessment Area is platted (each such date being a "True-Up Date"), the District shall determine if the debt per developable acre remaining on the Unplatted Parcels within the Series 2018 Assessment Area exceeds the maximum debt per developable acre of \$44,063 for the Series 2018 Assessments, and if it is, a debt reduction payment in the amount of such excess debt per developable acre (the "True-Up Payment") shall become immediately due and payable by the Landowner. For further detail on the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

## **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2018 Bonds, please refer to the Indentures.

<p align="center"><b>Table 1</b>  <b>Rivers Edge Community Development District</b>  <b>Development Program - Series 2018 Bonds</b></p>
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<u>Land Use</u>	<u>Units</u>	<u>ERU / Unit</u>	<u>Total ERU's</u>
<b>Product / Type:</b>			
40 / 45' lot	149	0.74	110.26
55' lot	81	0.87	70.47
60' lot	39	1	39
70' lot	122	1.2	146.4
<b>Total</b>	<u><u>391</u></u>		<u><u>366.13</u></u>

**Prepared By: Governmental Management Services, LLC**

<p align="center"><b>TABLE 2</b>  <b>Rivers Edge Community Development District</b>  <b>Series 2018 Bonds - Sources and Uses of Funds</b></p>
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**Sources:**

Bond Proceeds - Par Amount	\$7,050,000
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<b>Total Sources of Funds</b>	<b>\$7,050,000</b>
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**Uses:**

Construction Funds	\$6,064,582
Debt Service Reserve Fund 25% of MADS	\$117,511
Cost of Issuance	\$196,000
Underwriters Discount	\$141,000
Capitalized interest	\$530,907

<b>Total Uses of Funds</b>	<b>\$7,050,000</b>
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Issue Date: 5/1/18  
Interest rate : 5.28%  
Term: 30 years  
Capitalized Interest: 18 months

**Prepared by: MBS Capital Markets , LLC**

<p align="center"><b>Table 3</b>  <b>Rivers Edge Community Development District</b>  <b>Par Debt and Debt Service Assessments - Series 2018 Bonds</b></p>
---

<b>Land Use</b>						
<b>Product:</b>	<b>No. of Units</b>	<b>Per Unit Par Debt 2018 Bond</b>	<b>Total Par Debt 2018 Bond</b>	<b>Per Unit Annual Debt Service</b>	<b>Total Annual Net Debt Service</b>	<b>Gross per Unit Annual Debt Service (1)</b>
40 / 45' lot	149	\$14,249	\$2,123,107	\$950.03	\$141,554	\$1,010.64
55' lot	81	\$16,752	\$1,356,932	\$1,116.92	\$90,471	\$1,188.18
60' lot	39	\$19,255	\$750,963	\$1,283.82	\$50,069	\$1,365.73
70' lot	122	\$23,107	\$2,818,999	\$1,540.58	\$187,951	\$1,638.87
<b>Total</b>	<u><u>391</u></u>		<u><u>\$7,050,000</u></u>		<u><u>\$470,045</u></u>	

(1) Include 4% provision for early payment discount and 2% collection costs for St Johns County.

**Prepared By: Governmental Management Services, LLC**

<p><b>Table 4</b></p> <p><b>Rivers Edge Community Development District</b></p> <p><b>Debt Assessments Assigned to Developed Units</b></p> <p><b>Compared to Benefit</b></p>
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Land Use							
Product:	No. of Units	Debt Benefit Per Unit (1)	Additional Debt Benefit Per Unit (2)	Total Debt Benefit Per Unit	Total Assigned Debt 2008A/B Per Unit (3)	Total Assigned Debt 2018A Per Unit	Excess Benefit Per Unit
40 / 45' lot	149	\$83,666	\$4,697	\$88,363	\$33,164	\$14,249	\$40,950
55' lot	81	\$98,364	\$5,523	\$103,887	\$38,852	\$16,752	\$48,283
60' lot	39	\$113,063	\$6,350	\$119,413	\$44,539	\$19,255	\$55,619
70' lot	122	\$135,675	\$7,616	\$143,291	\$53,366	\$23,107	\$66,818
<b>Total</b>	<b>391</b>						

(1) As per the Master Special Assessment Methodology Report dated May 18, 2016.

(2) Additional benefit resulting from Amended and Restated Master Improvement Plan dated April 11, 2018.

(3) As per Table 7 of the Master Assessment Methodology Report dated May 18, 2016.

**Prepared By: Governmental Management Services, LLC**

**Table 5**  
**Rivers Edge Community Development District**  
**Assessment Roll - Series 2018 Bonds**

**Annual Assessments**

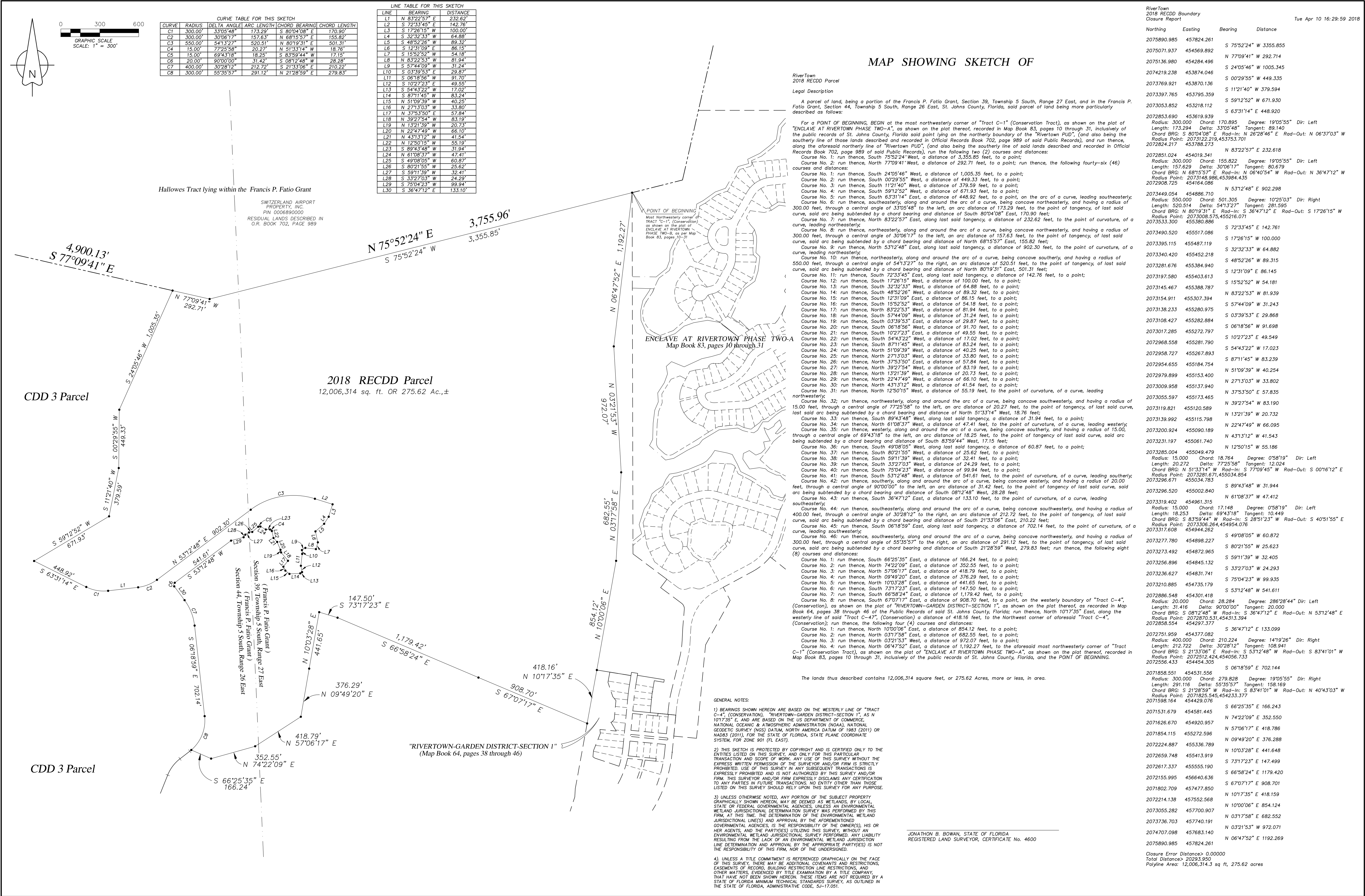
<b><u>Account #</u></b>	<b><u>Owner</u></b>	<b><u>Dev Type</u></b>	<b><u>Asmnt Units</u></b>	<b><u>Gross Asmnt Per Acre</u></b>	<b><u>Net Asmnt Per Acre</u></b>	<b><u>Total Net Assessments</u></b>	<b><u>2016 Bond Debt Per Acre</u></b>	<b><u>Total Bond Debt</u></b>
00170-0010	(1)	Residential	366.13 (2)	\$3,125.21	\$2,937.78	\$470,045	\$44,063	\$7,050,000
			Total	<u>366.13</u>		<u>\$470,045</u>		<u>\$7,050,000</u>

(1) Mattamy Jacksonville, LLC. See **Exhibit A** legal description for the Series 2018 Assessment Area.

(2) Based upon the developable acreage (160) in the Series 2018 Assessment Area.

**Prepared By: Governmental Management Services, LLC**





RiverTown

2018 RECDD Parcel

Legal Description

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and in the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most northwesterly corner of "Tract C-1" (Conservation Tract), as shown on the plat of "ENCLAVE AT RIVERTOWN PHASE TWO-A", as shown on the plat thereof, recorded in Map Book 83, pages 10 through 31, inclusively of the public records of St. Johns County, Florida said point lying on the northerly boundary of the "Rivertown PUD", (and also being the southerly line of those lands described and recorded in Official Records Book 702, page 989 of said Public Records), and run thence, along the aforesaid northerly line of "Rivertown PUD", (and also being the southerly line of said lands described and recorded in Official Records Book 702, page 989 of said Public Records), run the following two (2) courses and distances:

Course No. 1: run thence, South 75°52'24" West, a distance of 3,355.85 feet, to a point;

Course No. 2: run thence, North 77°09'41" West, a distance of 292.71 feet, to a point; run thence, the following forty-six (46) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.33 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South 03°39'53" East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North 27°13'03" West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North 37°53'50" East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North 39°27'54" West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North 13°21'39" West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North 22°47'49" West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North 43°13'12" West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North 12°50'15" West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of 77°25'58" to the left, an arc

distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North 51°33'14" West, 18.76 feet;

Course No. 33: run thence, South 89°43'48" West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North 61°08'37" West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of 69°43'18" to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°59'44" West, 17.15 feet;

Course No. 36: run thence, South 49°08'05" West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South 80°21'55" West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South 59°11'39" West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South 33°27'03" West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South 75°04'23" West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South 53°12'48" West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of 90°00'00" to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 08°12'48" West, 28.28 feet;

Course No. 43: run thence, South 36°47'12" East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of 30°28'12" to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 21°33'06" East, 210.22 feet;

Course No. 45: run thence, South 06°18'59" East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 55°35'57" to the right, an arc distance of 291.12 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 21°28'59" West, 279.83 feet; run thence, the following eight (8) courses and distances:

Course No. 1: run thence, South 66°25'35" East, a distance of 166.24 feet, to a point;

Course No. 2: run thence, North 74°22'09" East, a distance of 352.55 feet, to a point;

Course No. 3: run thence, North 57°06'17" East, a distance of 418.79 feet, to a point;

Course No. 4: run thence, North 09°49'20" East, a distance of 376.29 feet, to a point;

Course No. 5: run thence, North 10°03'28" East, a distance of 441.65 feet, to a point;

Course No. 6: run thence, South 73°17'23" East, a distance of 147.50 feet, to a point;

Course No. 7: run thence, South 66°58'24" East, a distance of 1,179.42 feet, to a point;

Course No. 8: run thence, South 67°07'17" East, a distance of 908.70 feet, to a point, on the westerly boundary of "Tract C-4", (Conservation), as shown on the plat of "RIVERTOWN-GARDEN DISTRICT-SECTION 1", as shown on the plat thereof, as recorded in Map Book 64, pages 38 through 46 of the Public Records of said St. Johns County, Florida; run thence, North 10°17'35" East, along the westerly line of said "Tract C-47", (Conservation) a distance of 418.16 feet, to the Northwest corner of aforesaid "Tract C-4", (Conservation); run thence, the following four (4) courses and distances:

Course No. 1: run thence, North 10°00'06" East, a distance of 854.12 feet, to a point;

Course No. 2: run thence, North 74°22'09" East, a distance of 352.55 feet, to a point;

Course No. 3: run thence, North 57°06'17" East, a distance of 418.79 feet, to a point;

Course No. 4: run thence, North 09°49'20" East, a distance of 376.29 feet, to a point;

Course No. 5: run thence, North 10°03'28" East, a distance of 441.65 feet, to a point;

Course No. 6: run thence, South 73°17'23" East, a distance of 147.50 feet, to a point;

Course No. 7: run thence, South 66°58'24" East, a distance of 1,179.42 feet, to a point;

Course No. 8: run thence, South 67°07'17" East, a distance of 908.70 feet, to a point, on the westerly boundary of "Tract C-4", (Conservation), as shown on the plat of "RIVERTOWN-GARDEN DISTRICT-SECTION 1", as shown on the plat thereof, as recorded in Map Book 64, pages 38 through 46 of the Public Records of said St. Johns County, Florida; run thence, North 10°17'35" East, along the westerly line of said "Tract C-47", (Conservation) a distance of 418.16 feet, to the Northwest corner of aforesaid "Tract C-4", (Conservation); run thence, the following four (4) courses and distances:

Course No. 1: run thence, North 10°00'06" East, a distance of 854.12 feet, to a point;

Course No. 2: run thence, North 03°17'58" East, a distance of 682.55 feet, to a point;

Course No. 3: run thence, North 03°21'53" West, a distance of 972.07 feet, to a point;

Course No. 4: run thence, North 06°47'52" East, a distance of 1,192.27 feet, to the aforesaid most northwesterly corner of "Tract C-1" (Conservation Tract), as shown on the plat of "ENCLAVE AT RIVERTOWN PHASE TWO-A", as shown on the plat thereof, recorded in Map Book 83, pages 10 through 31, inclusively of the public records of St. Johns County, Florida, and the POINT OF BEGINNING.

The lands thus described contains 12,006,314 square feet, or 275.62 Acres, more or less, in area.

**EXHIBIT C**  
*Engineer's Certificate of Completion*



**CERTIFICATE OF DISTRICT ENGINEER  
COMPLETION OF SERIES 2018 PROJECT**

October 28, 2024

Board of Supervisors  
Rivers Edge Community Development District ("District")

U.S. Bank Trust Company, National Association, as Trustee

This Certificate is furnished in connection with the \$7,050,000 Rivers Edge Community Development District Capital Improvement Revenue Bonds, Series 2018 (together, the "Series 2018 Bonds") issued pursuant to that certain *Master Trust Indenture* dated November 1, 2006 (the "Master Indenture"), as supplemented by the *Fourth Supplemental Trust Indenture*, dated May 1, 2018 (the "Fourth Supplemental Indenture," and together with the Master Indenture, the "Indenture"), both by and between the District, as successor to the Main Street Community Development District, and U.S. Bank National Association.

The Series 2018 Bonds were issued to finance a portion of the costs of the Series 2018 Project. The Series 2018 Project is more fully described in the *Engineer's Report Series 2018 Bonds (2018)*, dated April 2, 2018 ("Engineer's Report"). This Certificate is furnished in accordance with Section 503(d) of the Master Indenture, Section 403 of the Fourth Supplemental Indenture, and Chapter 170, *Florida Statutes*, and intended to evidence the completion of the Series 2018 Project, as undertaken by the District. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture.

The undersigned, acting on behalf of PROSSER, Inc., as District Engineer, hereby certifies that:

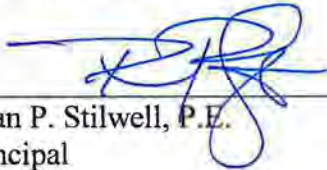
- I. As of the date hereof, the Series 2018 Project and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended.
- II. The Series 2018 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2018 Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers or the Developer provided reasonable assurances of past payment for such labor, services, materials and supplies.
- III. All other facilities necessary in connection with the Series 2018 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid or the Developer provided reasonable assurances of past payment for such Costs and expenses.



- IV. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2018 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- V. There are no remaining unpaid Costs of the Series 2018 Project, as those terms are used in the Indenture. The funds remaining in the Series 2018 Acquisition and Construction Account, currently estimated at Four Thousand, Fifty-Seven Dollars 00/100 Cents (\$4,057), are not necessary for the payment of any remaining costs of the Series 2018 Project.
- VI. The Date of Completion of the Series 2018 Project, as amended, shall be the date of this Certificate stated above.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

PROSSER, Inc.


  
Ryan P. Stilwell, P.E.  
Principal

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2024, by Ryan P. Stillwell, P.E., of PROSSER, Inc., District Engineer of the Rivers Edge Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did ☐ or did not ☒ take the oath.



Luis D. Mattei  
Comm.: HH 167616  
Expires: Aug. 22, 2025  
Notary Public - State of Florida

  
Notary Public, State of Florida  
Print Name: Luis D. Mattei  
Commission No.: HH 167616  
My Commission Expires: Aug 22, 2025

**EXHIBIT D**  
*Final Assessment Lien Roll*

**RIVERS EDGE CDD**  
**FISCAL YEAR 2025 ASSESSMENT ROLL**

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000700-0000	293,689	3953	STATE ROAD 13	N	COMMON - OPEN AREAS	NA	NA	COMMON	0	0	NA	-	-	-
000700-0001	4,162,409	3500	STATE ROAD 13	N	MAIN STREET	NA	NA	WETLANDS	0	0	20181-2	-	-	-
000700-0004	62,260	7601	LONGLEAF PINE	PKWY	NA	NA	NA	CDD	0	0	20181-2	-	-	-
000700-0007	7,906	0	YEARLING	BLVD	NA	NA	NA	UTILITY	0	0	20181-2	-	-	-
000700-0008	4,200	0	STATE ROAD 13	N	NA	NA	NA	ROW	0	0	20181-2	-	-	-
000700-0041	16,500	7603	LONGLEAF PINE	PKWY	NA	NA	NA	UTILITY	0	0	20181-2	-	-	-
000702-0001	0	0	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	NA	AMENITY	0	0	20181-2	-	-	-
000702-0002	15,780	382	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	NA	UTILITY	0	0	20181-2	-	-	-
000702-0003	0	0	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	NA	COMMON	0	0	20181-2	-	-	-
000702-0010	767,479	281	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	1	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0020	627,388	289	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	2	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0030	433,801	297	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	3	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000702-0040	493,420	305	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	4	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0050	617,425	313	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	5	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0060	452,948	428	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	6	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0070	363,238	418	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	7	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0080	385,114	412	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	8	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0090	385,579	404	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	9	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0100	379,250	396	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	10	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0110	593,043	388	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	11	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000702-0120	395,121	92	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	12	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0130	385,774	100	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	13	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0140	385,201	108	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	14	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0150	381,093	114	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	15	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0160	381,159	124	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	16	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0170	549,009	130	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	17	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0180	538,081	154	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	18	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0190	344,623	162	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	19	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0200	325,910	168	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	20	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0210	346,601	174	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	21	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0220	345,809	180	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	22	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0230	466,197	188	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	23	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0240	440,484	364	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	24	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0250	385,609	356	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	25	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0260	406,622	348	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	26	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0270	388,069	340	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	27	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0280	491,323	332	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	28	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0290	434,358	308	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	29	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0300	402,454	300	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	30	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0310	385,578	292	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	31	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0320	385,392	284	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	32	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0330	471,100	276	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	33	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0340	403,595	188	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	34	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0350	370,480	180	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	35	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0360	375,476	172	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	36	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0370	406,068	162	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	37	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0380	487,968	154	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	38	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0390	513,959	132	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	39	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000702-0400	415,596	124	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	40	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0410	397,300	116	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	41	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0420	371,925	108	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	42	40'-49'	1	0	20181-2	-	1,422.32	1,422.32
000702-0430	504,799	100	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	43	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0440	433,801	74	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	44	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000702-0450	737,159	64	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	45	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0460	367,948	56	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	46	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000702-0470	391,997	42	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	47	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000702-0480	395,835	16	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	48	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0490	351,480	359	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	49	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0500	399,257	391	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	50	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0510	383,816	401	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	51	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0520	360,783	411	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	52	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0530	386,901	419	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	53	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0540	662,256	418	KENDALL CROSSING	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	54	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000702-0550	548,411	392	KENDALL CROSSING	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	55	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0560	515,870	382	KENDALL CROSSING	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	56	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0570	477,330	393	KENDALL CROSSING	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	57	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0580	735,551	385	KENDALL CROSSING	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	58	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0590	746,059	373	KENDALL CROSSING	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	59	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000702-0600	437,253	45	FLINT	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	60	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0610	408,323	29	FLINT	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	61	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0620	452,360	23	FLINT	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	62	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0630	338,365	17	FLINT	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	63	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0640	471,497	11	FLINT	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	64	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0650	475,742	488	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	65	70'-79'	1	1	20181-2	1,037.65	2,306.47	3,344.12
000702-0660	401,793	500	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	66	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000702-0670	493,123	514	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	67	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000702-0680	518,327	526	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	68	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000702-0690	542,617	540	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	69	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0700	474,667	550	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	70	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0710	524,304	560	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	71	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0720	463,313	570	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	72	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0730	472,529	584	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	73	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0740	481,588	596	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	74	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000702-0750	374,976	12	BAYA	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	75	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0760	384,319	18	BAYA	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	76	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0770	398,057	28	BAYA	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	77	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0780	416,718	44	BAYA	ST	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	78	40'-49'	1	0	20181-2	-	1,422.32	1,422.32
000702-0790	446,437	676	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	79	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0800	619,833	684	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	80	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0810	425,069	694	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	81	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0820	483,987	1763	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	82	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0830	348,287	1757	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	83	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0840	350,045	1749	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	84	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0850	377,195	1741	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	85	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-0860	403,635	1735	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	86	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0870	357,432	1727	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	87	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-0880	419,174	1717	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	88	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0890	403,696	1707	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	89	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-0900	449,669	1695	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	90	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000702-0910	424,787	1679	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	91	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-0914	0	0	WATERFRONT	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	NA	COMMON	0	0	20181-2	-	-	-
000702-0915	0	0	WATERFRONT	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	NA	COMMON	0	0	20181-2	-	-	-
000702-1190	420,198	695	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	119	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-1200	437,686	685	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	120	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-1210	375,387	677	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	121	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-1220	457,896	667	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	122	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-1230	388,877	655	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	123	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000702-1240	380,334	641	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	124	40'-49'	1	0	20181-2	-	1,422.32	1,422.32
000702-1250	349,335	210	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	125	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1260	402,768	216	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	126	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1270	424,780	222	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	127	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1280	340,277	224	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	128	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1290	344,384	228	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	129	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1300	350,042	232	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	130	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1310	381,847	238	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	131	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1320	373,101	240	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	132	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1330	343,306	246	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	133	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1340	441,552	252	RAMBLING WATER	RUN	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	134	30'-39'	1	1	20181-2	723.16	1,191.68	1,914.84
000702-1450	460,810	616	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	145	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000702-1460	829,206	640	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	146	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000702-1470	575,333	656	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	147	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-1480	397,619	668	STERNWHEEL	DR	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	148	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-5000	361,293	208	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	500	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5010	387,662	216	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	501	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5020	399,237	224	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	502	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5030	401,855	232	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	503	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5040	400,562	238	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	504	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5050	394,655	246	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	505	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5060	410,942	268	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	506	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5070	450,911	274	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	507	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5080	377,016	282	RIVERWALK	BLVD	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	508	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5090	456,325	1855	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	509	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-5100	403,900	1847	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	510	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5110	385,323	1839	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	511	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5120	399,564	1831	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	512	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5130	392,469	1823	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	513	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5140	492,850	1815	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	514	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5150	511,508	1807	ORANGE BRANCH	TRL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	515	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000702-5160	379,081	53	MASCOTTE	PL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	516	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5170	384,167	43	MASCOTTE	PL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	517	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5180	399,632	35	MASCOTTE	PL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	518	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5190	390,852	27	MASCOTTE	PL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	519	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5200	405,125	19	MASCOTTE	PL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	520	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000702-5210	417,066	11	MASCOTTE	PL	RIVERTOWN MAINSTREET DISTRICT SECTION	NA	521	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000703-0000	164,850	104	RIVERTOWN MAIN	ST	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	ROW	0	0	2016	-	-	-
000703-0001	0	90	LANIER	ST	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	WELCOME CNTR	0	0	2016	-	-	-
000703-0002	390,298	53	LANIER	ST	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	COMMON	0	0	2016	-	-	-
000703-0003	3,422	155	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	UTILITY	0	0	2016	-	-	-
000703-0005	0	0	WHISTLING STRAITS	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	COMMON	0	0	2016	-	-	-
000703-0007	0	0	RIVERTOWN MAIN	ST	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	COMMON	0	0	2016	-	-	-



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000703-0008	0	22	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	COMMON	0	0	2016	-	-	-
000703-0009	4,275	0	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	NA	NA	ROW	0	0	2016	-	-	-
000703-1010	656,524	39	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	1	1	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-1020	711,714	49	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	1	2	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000703-1030	606,409	59	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	1	3	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-1040	487,738	67	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	1	4	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-1050	450,076	75	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	1	5	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-1060	429,309	83	MALLOW	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	1	6	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2010	553,844	53	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	1	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2020	437,205	61	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	2	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2030	519,894	71	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	3	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2040	456,541	79	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	4	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2050	499,350	87	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	5	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2060	420,797	97	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	6	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2070	384,598	105	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	7	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2080	406,499	113	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	8	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2090	427,510	52	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	9	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2100	451,611	60	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	10	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2110	378,570	70	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	11	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2120	430,761	78	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	12	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2130	454,049	86	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	13	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2140	532,197	96	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	14	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2150	535,128	104	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	15	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2160	386,652	112	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	16	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2170	427,526	120	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	17	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2180	440,711	136	ELK GROVE	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	18	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2190	507,983	12	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	19	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2200	428,917	16	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	20	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2210	424,559	20	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	21	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2220	434,888	24	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	22	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2230	432,704	28	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	23	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2240	395,891	44	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	24	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2250	461,832	52	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	25	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2260	488,615	60	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	26	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2270	424,518	70	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	27	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2280	479,217	78	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	28	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2290	387,843	88	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	29	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000703-2300	460,306	96	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	30	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2310	418,076	108	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	31	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2320	539,365	120	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	32	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2330	459,897	130	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	33	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2340	505,372	140	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	34	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2350	530,249	150	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	35	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2360	465,609	158	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	36	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2370	421,339	168	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	37	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2380	564,634	176	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	38	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2390	531,747	184	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	39	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2400	656,283	194	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	40	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2410	544,475	204	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	41	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2420	662,747	216	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	42	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2430	479,205	226	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	43	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59

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000703-2440	629,690	30	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	44	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2450	603,296	36	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	45	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2460	642,698	42	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	46	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2470	466,754	48	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	47	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2480	598,726	54	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	48	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2490	700,360	64	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	49	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2500	522,862	72	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	50	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2510	497,178	80	SORRELL	CT	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	51	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2520	538,674	330	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	52	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2530	637,993	346	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	53	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2540	624,382	354	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	54	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2550	622,252	360	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	55	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2560	514,132	363	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	56	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2570	591,923	355	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	57	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2580	618,348	347	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	58	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2590	538,969	339	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	59	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2600	532,228	333	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	60	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2610	590,935	325	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	61	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2620	541,945	315	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	62	50'-59'	1	0	2016	-	1,672.19	1,672.19
000703-2630	523,268	305	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	63	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2640	596,013	297	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	64	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2650	686,759	289	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	65	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2660	412,097	281	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	66	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2670	607,082	269	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	67	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2680	465,333	259	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	68	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2690	641,230	185	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	69	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2700	614,568	153	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	70	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2710	513,807	139	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	71	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2720	548,443	129	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	72	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2730	533,015	119	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	73	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2740	519,679	107	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	74	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2750	566,729	93	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	75	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-2760	579,574	85	CALUMET	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	2	76	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3010	513,801	43	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	1	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3020	592,478	57	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	2	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3030	470,328	67	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	3	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3040	500,011	77	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	4	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3050	566,843	89	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	5	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3060	591,023	99	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	6	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3070	465,909	109	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	7	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3080	605,557	119	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	8	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3090	609,032	129	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	9	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3100	595,115	135	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	10	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3110	541,267	145	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	11	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3120	535,581	157	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	12	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3130	592,123	167	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	13	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3140	412,097	177	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	14	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3150	555,390	185	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	15	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3160	491,052	191	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	16	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3170	483,410	197	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	17	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3180	650,048	205	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	18	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000703-3190	506,518	13	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	19	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3200	583,949	17	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	20	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3210	456,752	23	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	21	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3220	470,628	35	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	22	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3230	601,410	47	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	23	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3240	590,160	55	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	24	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3250	590,026	63	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	25	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3260	600,191	75	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	26	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3270	482,115	81	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	27	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3280	415,018	97	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	28	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3290	544,386	123	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	29	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3300	468,359	133	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	30	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3310	416,544	143	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	31	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3320	577,202	162	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	32	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3330	649,787	188	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	33	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3340	451,775	198	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	34	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3350	449,062	210	ASHLAR	DR	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	35	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3360	528,539	74	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	36	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3370	603,432	84	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	37	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3380	609,032	94	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	38	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3390	511,006	106	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	39	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3400	629,371	116	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	40	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-3410	630,485	126	QUAILBERRY	PL	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	3	41	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000703-4010	744,948	62	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	1	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4020	711,339	78	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	2	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4030	591,616	96	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	3	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4040	750,248	112	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	4	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4050	726,083	126	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	5	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4060	753,858	138	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	6	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4070	595,640	152	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	7	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4080	843,966	168	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	8	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4090	897,310	180	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	9	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4100	747,888	194	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	10	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4110	622,744	206	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	11	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4120	725,424	220	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	12	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4130	737,615	232	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	13	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4140	728,444	244	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	14	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4150	732,648	252	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	15	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4160	746,049	260	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	16	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4170	730,649	263	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	17	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4180	589,169	223	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	18	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4190	749,033	183	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	19	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4200	716,370	155	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	20	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4210	780,728	129	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	21	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4220	764,369	107	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	22	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4230	682,141	91	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	23	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4240	665,707	73	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	24	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4250	624,920	57	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	25	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000703-4260	686,100	41	BROADLEAF	LN	ENCLAVE AT RIVERTOWN PH2A - THE ORCHA	4	26	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000704-0001	0	0	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	NA	COMMON	0	0	20181-2	-	-	-
000704-0003	8,555	219	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	NA	UTILITY	0	0	20181-2	-	-	-



PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000704-0004	0	0	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	NA	COMMON	0	0	20181-2	-	-	-
000704-0005	0	0	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	NA	COMMON	0	0	20181-2	-	-	-
000704-0006	0	0	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	NA	COMMON	0	0	20181-2	-	-	-
000704-0007	0	0	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	NA	COMMON	0	0	2016	-	-	-
000704-0008	0	0	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	NA	COMMON	0	0	2016	-	-	-
000704-0050	377,126	352	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	5	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0060	531,449	342	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	6	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000704-0070	471,512	334	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	7	40'-49'	1	1	20181-2	872.83	1,422.32	2,295.15
000704-0080	383,167	322	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	8	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0090	385,809	314	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	9	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0170	418,741	965	KEystone CORNERS	BLVD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	17	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000704-0180	430,840	955	KEystone CORNERS	BLVD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	18	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000704-0190	507,521	947	KEystone CORNERS	BLVD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	19	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0200	433,196	939	KEystone CORNERS	BLVD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	20	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0210	389,121	929	KEystone CORNERS	BLVD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	21	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000704-0230	532,435	195	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	23	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0240	553,875	175	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	24	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0250	759,444	163	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	25	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0260	565,739	149	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	26	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0270	714,332	137	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	27	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0280	559,249	125	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	28	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0290	705,267	113	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	29	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0300	706,145	99	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	30	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0310	479,950	87	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	31	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0320	749,057	51	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	32	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0330	563,445	39	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	33	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0340	702,738	23	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	34	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000704-0350	497,376	234	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	35	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0360	341,490	224	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	36	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0370	386,065	216	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	37	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0380	465,939	206	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	38	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0390	466,909	198	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	39	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0400	541,476	188	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	40	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000704-0410	501,012	1038	ORANGE BRANCH	TRL	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	41	70'-79'	1	1	20181-2	1,022.50	2,306.47	3,328.97
000704-0420	440,735	1056	ORANGE BRANCH	TRL	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	42	70'-79'	1	1	20181-2	1,022.50	2,306.47	3,328.97
000704-0500	475,299	49	VERDURE	ST	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	50	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0510	482,458	41	VERDURE	ST	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	51	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0520	457,315	33	VERDURE	ST	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	52	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0530	421,202	23	VERDURE	ST	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	53	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0540	506,510	13	VERDURE	ST	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	54	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0550	386,854	104	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	55	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0560	460,515	92	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	56	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0570	426,787	84	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	57	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0580	470,006	74	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	58	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0590	450,448	66	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	59	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0600	422,360	56	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	60	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0610	474,507	44	FOOTBRIDGE	RD	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	61	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0670	422,731	1306	ORANGE BRANCH	TRL	RIVERTOWN GARDEN DISTRICT SECTION 1	NA	67	70'-79'	1	1	20181-2	1,296.97	2,306.47	3,603.44
000704-0680	538,654	1296	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	68	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0690	417,484	1288	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	69	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0700	378,068	1266	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	70	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000704-0710	417,869	1254	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	71	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0720	488,797	1246	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	72	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0730	516,794	1236	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	73	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0740	395,133	1226	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	74	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0750	430,840	52	VERDURE	ST	GARDEN DISTRICT SOUTH PARCEL 12	NA	75	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0760	466,128	42	VERDURE	ST	GARDEN DISTRICT SOUTH PARCEL 12	NA	76	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0770	426,604	32	VERDURE	ST	GARDEN DISTRICT SOUTH PARCEL 12	NA	77	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0780	382,535	22	VERDURE	ST	GARDEN DISTRICT SOUTH PARCEL 12	NA	78	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0790	467,306	12	VERDURE	ST	GARDEN DISTRICT SOUTH PARCEL 12	NA	79	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0800	472,294	1132	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	80	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0810	420,436	1120	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	81	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0820	417,869	1106	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	82	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0830	532,935	1090	ORANGE BRANCH	TRL	GARDEN DISTRICT SOUTH PARCEL 12	NA	83	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0840	417,869	968	KEYSTONE CORNERS	BLVD	GARDEN DISTRICT SOUTH PARCEL 12	NA	84	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000704-0850	469,466	956	KEYSTONE CORNERS	BLVD	GARDEN DISTRICT SOUTH PARCEL 12	NA	85	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0860	431,435	948	KEYSTONE CORNERS	BLVD	GARDEN DISTRICT SOUTH PARCEL 12	NA	86	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0870	477,687	938	KEYSTONE CORNERS	BLVD	GARDEN DISTRICT SOUTH PARCEL 12	NA	87	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0880	482,597	928	KEYSTONE CORNERS	BLVD	GARDEN DISTRICT SOUTH PARCEL 12	NA	88	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000704-0890	732,541	353	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	89	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0900	733,127	341	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	90	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000704-0910	471,355	331	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	91	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0920	412,158	319	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	92	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0930	407,515	309	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	93	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0940	412,707	297	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	94	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0950	403,303	287	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	95	60'-69'	1	1	20181-2	1,022.50	1,922.06	2,944.56
000704-0960	419,257	267	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	96	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0970	414,504	259	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	97	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000704-0980	508,835	247	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	98	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-0990	432,723	231	FOOTBRIDGE	RD	GARDEN DISTRICT SOUTH PARCEL 12	NA	99	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000704-1000	729,113	485	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	100	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1010	665,141	473	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	101	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1020	679,455	455	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	102	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1030	585,376	441	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	103	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1040	698,511	425	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	104	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1050	655,308	411	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	105	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1060	657,884	393	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	106	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1070	511,515	379	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	107	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1080	712,871	367	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	108	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000704-1090	522,958	442	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	109	60'-69'	1	1	2016	1,147.40	1,922.06	3,069.46
000704-1100	465,308	430	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	110	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1110	435,616	418	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	111	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1120	565,370	408	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	112	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1130	396,868	396	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	113	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1140	496,195	386	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	114	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1150	474,988	376	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	115	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1160	551,259	366	FOOTBRIDGE	RD	GARDEN DISTRICT NORTH	NA	116	60'-69'	1	1	2016	1,147.40	1,922.06	3,069.46
000704-1170	492,156	866	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	117	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1180	493,384	874	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	118	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1190	471,222	882	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	119	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1200	396,006	892	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	120	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1210	497,976	902	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	121	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59

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000704-1220	449,463	910	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	122	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1230	511,518	918	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	123	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1240	497,664	926	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	124	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000704-1250	510,826	938	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	125	60'-69'	1	1	2016	1,147.40	1,922.06	3,069.46
000704-1260	468,616	946	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	126	60'-69'	1	1	2016	1,147.40	1,922.06	3,069.46
000704-1270	527,209	956	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	127	60'-69'	1	1	2016	1,147.40	1,922.06	3,069.46
000704-1280	510,826	964	ORANGE BRANCH	TRL	GARDEN DISTRICT NORTH	NA	128	60'-69'	1	1	2016	1,147.40	1,922.06	3,069.46
000706-0001	0	164	CHERRY LAUREL	PL	LAKES 2	NA	NA	COMMON	0	0	20181-2	-	-	-
000706-0002	0	0	YEARLING	BLVD	LAKES 2	NA	NA	COMMON	0	0	20181-2	-	-	-
000706-0003	55,575	0	ORANGE BRANCH	TRL	LAKES 2	NA	NA	ROW	0	0	20181-2	-	-	-
000706-0890	556,181	12	OLIVETTE	ST	LAKES 2	NA	89	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-0900	509,633	26	OLIVETTE	ST	LAKES 2	NA	90	60'-69'	1	1	20181-2	903.50	1,922.06	2,825.56
000706-0910	503,210	38	OLIVETTE	ST	LAKES 2	NA	91	60'-69'	1	1	20181-2	903.50	1,922.06	2,825.56
000706-0920	547,027	50	OLIVETTE	ST	LAKES 2	NA	92	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-0930	533,503	62	OLIVETTE	ST	LAKES 2	NA	93	60'-69'	1	1	20181-2	903.50	1,922.06	2,825.56
000706-0940	492,174	76	OLIVETTE	ST	LAKES 2	NA	94	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-0950	462,142	86	OLIVETTE	ST	LAKES 2	NA	95	60'-69'	1	0	20181-2	-	1,922.06	1,922.06
000706-0960	548,104	112	OLIVETTE	ST	LAKES 2	NA	96	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-0970	487,388	120	OLIVETTE	ST	LAKES 2	NA	97	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-0980	481,546	134	OLIVETTE	ST	LAKES 2	NA	98	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-0990	532,066	164	OLIVETTE	ST	LAKES 2	NA	99	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1000	549,400	172	OLIVETTE	ST	LAKES 2	NA	100	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1010	616,273	184	OLIVETTE	ST	LAKES 2	NA	101	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1020	491,089	196	OLIVETTE	ST	LAKES 2	NA	102	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1030	444,450	208	OLIVETTE	ST	LAKES 2	NA	103	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1040	522,703	220	OLIVETTE	ST	LAKES 2	NA	104	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1050	553,397	230	OLIVETTE	ST	LAKES 2	NA	105	60'-69'	1	0	20181-2	-	1,922.06	1,922.06
000706-1060	621,370	240	OLIVETTE	ST	LAKES 2	NA	106	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1070	692,891	250	OLIVETTE	ST	LAKES 2	NA	107	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1080	724,973	262	OLIVETTE	ST	LAKES 2	NA	108	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1090	677,732	272	OLIVETTE	ST	LAKES 2	NA	109	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1100	552,256	38	THISTLEWOOD	DR	LAKES 2	NA	110	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1110	515,962	30	THISTLEWOOD	DR	LAKES 2	NA	111	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1120	491,787	22	THISTLEWOOD	DR	LAKES 2	NA	112	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1130	416,424	14	THISTLEWOOD	DR	LAKES 2	NA	113	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1140	539,421	2092	ORANGE BRANCH	TRL	LAKES 2	NA	114	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1150	479,647	2084	ORANGE BRANCH	TRL	LAKES 2	NA	115	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1160	666,858	231	OLIVETTE	ST	LAKES 2	NA	116	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1170	690,592	243	OLIVETTE	ST	LAKES 2	NA	117	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1180	672,290	259	OLIVETTE	ST	LAKES 2	NA	118	60'-69'	1	0	20181-2	-	1,922.06	1,922.06
000706-1190	464,116	410	WATERFRONT	DR	LAKES 2	NA	119	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1200	419,906	420	WATERFRONT	DR	LAKES 2	NA	120	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1210	497,154	428	WATERFRONT	DR	LAKES 2	NA	121	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000706-1220	427,093	438	WATERFRONT	DR	LAKES 2	NA	122	50'-59'	1	1	20181-2	745.69	1,672.19	2,417.88
000706-1230	411,112	446	WATERFRONT	DR	LAKES 2	NA	123	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000706-1240	418,437	262	YEARLING	BLVD	LAKES 2	NA	124	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1250	448,517	270	YEARLING	BLVD	LAKES 2	NA	125	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1260	498,800	276	YEARLING	BLVD	LAKES 2	NA	126	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1270	410,736	284	YEARLING	BLVD	LAKES 2	NA	127	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1280	427,457	294	YEARLING	BLVD	LAKES 2	NA	128	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1290	407,072	293	YEARLING	BLVD	LAKES 2	NA	129	50'-59'	1	0	20181-2	-	1,672.19	1,672.19

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000706-1300	433,434	285	YEARLING	BLVD	LAKES 2	NA	130	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1310	414,751	275	YEARLING	BLVD	LAKES 2	NA	131	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1320	513,777	269	YEARLING	BLVD	LAKES 2	NA	132	50'-59'	1	1	20181-2	745.69	1,672.19	2,417.88
000706-1330	426,551	261	YEARLING	BLVD	LAKES 2	NA	133	50'-59'	1	1	20181-2	745.69	1,672.19	2,417.88
000706-1340	380,267	20	WATERFRONT	DR	LAKES 2	NA	134	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000706-1350	425,493	28	WATERFRONT	DR	LAKES 2	NA	135	50'-59'	1	1	20181-2	738.19	1,672.19	2,410.38
000706-1360	422,312	36	WATERFRONT	DR	LAKES 2	NA	136	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000706-1370	516,706	44	WATERFRONT	DR	LAKES 2	NA	137	50'-59'	1	0	20181-2	-	1,672.19	1,672.19
000706-1380	446,350	52	WATERFRONT	DR	LAKES 2	NA	138	50'-59'	1	1	20181-2	742.22	1,672.19	2,414.41
000706-1390	745,805	82	WATERFRONT	DR	LAKES 2	NA	139	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1400	526,729	92	WATERFRONT	DR	LAKES 2	NA	140	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1410	569,580	108	WATERFRONT	DR	LAKES 2	NA	141	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1420	487,906	122	WATERFRONT	DR	LAKES 2	NA	142	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000706-1430	528,902	142	WATERFRONT	DR	LAKES 2	NA	143	70'-79'	1	1	20181-2	980.41	2,306.47	3,286.88
000706-1440	527,084	166	WATERFRONT	DR	LAKES 2	NA	144	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1450	559,450	190	WATERFRONT	DR	LAKES 2	NA	145	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1460	528,795	210	WATERFRONT	DR	LAKES 2	NA	146	70'-79'	1	1	20181-2	975.02	2,306.47	3,281.49
000706-1470	615,035	252	WATERFRONT	DR	LAKES 2	NA	147	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1480	549,178	276	WATERFRONT	DR	LAKES 2	NA	148	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000706-1490	557,235	300	WATERFRONT	DR	LAKES 2	NA	149	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000706-1500	734,744	322	WATERFRONT	DR	LAKES 2	NA	150	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1510	591,547	342	WATERFRONT	DR	LAKES 2	NA	151	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1520	539,605	356	WATERFRONT	DR	LAKES 2	NA	152	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1530	493,520	372	WATERFRONT	DR	LAKES 2	NA	153	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1540	578,869	384	WATERFRONT	DR	LAKES 2	NA	154	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000706-1550	472,910	324	YEARLING	BLVD	LAKES 2	NA	155	60'-69'	1	1	20181-2	900.21	1,922.06	2,822.27
000706-1560	513,241	338	YEARLING	BLVD	LAKES 2	NA	156	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1570	526,806	350	YEARLING	BLVD	LAKES 2	NA	157	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1580	563,519	362	YEARLING	BLVD	LAKES 2	NA	158	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000706-1590	577,208	382	YEARLING	BLVD	LAKES 2	NA	159	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000706-1600	570,190	385	YEARLING	BLVD	LAKES 2	NA	160	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1610	487,560	363	YEARLING	BLVD	LAKES 2	NA	161	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1620	550,898	349	YEARLING	BLVD	LAKES 2	NA	162	70'-79'	1	1	20181-2	968.81	2,306.47	3,275.28
000706-1630	670,718	339	YEARLING	BLVD	LAKES 2	NA	163	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000706-1640	750,694	323	YEARLING	BLVD	LAKES 2	NA	164	60'-69'	1	1	20181-2	896.33	1,922.06	2,818.39
000707-0001	30,225	25	RIVERTOWN	BLVD	LANDINGS	NA	NA	ROW	0	0	20181-2	-	-	-
000707-0002	76,350	0	KENDALL CROSSING	DR	LANDINGS	NA	NA	ROW	0	0	20181-2	-	-	-
000707-0003	0	216	PERDIDO	ST	LANDINGS	NA	NA	COMMON	0	0	20181-2	-	-	-
000707-0004	0	0	PERDIDO	ST	LANDINGS	NA	NA	COMMON	0	0	20181-2	-	-	-
000707-0005	7,794	386	PERDIDO	ST	LANDINGS	NA	NA	UTILITY	0	0	20181-2	-	-	-
000707-0006	0	156	LANDING	ST	LANDINGS	NA	NA	COMMON	0	0	20181-2	-	-	-
000707-0010	453,842	81	LANDING	ST	LANDINGS	NA	1	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0020	418,902	77	LANDING	ST	LANDINGS	NA	2	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0030	452,343	73	LANDING	ST	LANDINGS	NA	3	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0040	393,598	67	LANDING	ST	LANDINGS	NA	4	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0050	496,795	63	LANDING	ST	LANDINGS	NA	5	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0060	519,599	59	LANDING	ST	LANDINGS	NA	6	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0070	734,971	49	LANDING	ST	LANDINGS	NA	7	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0080	568,608	41	LANDING	ST	LANDINGS	NA	8	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000707-0090	606,357	33	LANDING	ST	LANDINGS	NA	9	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0100	773,512	27	LANDING	ST	LANDINGS	NA	10	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000707-0110	563,546	21	LANDING	ST	LANDINGS	NA	11	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000707-0140	540,750	126	PERDIDO	ST	LANDINGS	NA	14	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0150	466,731	118	PERDIDO	ST	LANDINGS	NA	15	60'-69'	1	0	20181-2	-	1,922.06	1,922.06
000707-0160	538,971	104	PERDIDO	ST	LANDINGS	NA	16	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0170	476,148	90	PERDIDO	ST	LANDINGS	NA	17	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0180	432,907	78	PERDIDO	ST	LANDINGS	NA	18	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0190	467,380	72	PERDIDO	ST	LANDINGS	NA	19	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0200	518,891	66	PERDIDO	ST	LANDINGS	NA	20	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0210	458,266	60	PERDIDO	ST	LANDINGS	NA	21	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0220	449,506	48	PERDIDO	ST	LANDINGS	NA	22	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0230	487,243	38	PERDIDO	ST	LANDINGS	NA	23	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0240	517,941	26	PERDIDO	ST	LANDINGS	NA	24	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0250	534,223	16	PERDIDO	ST	LANDINGS	NA	25	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-0260	488,911	11	PERDIDO	ST	LANDINGS	NA	26	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0270	426,029	15	PERDIDO	ST	LANDINGS	NA	27	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0280	485,653	25	PERDIDO	ST	LANDINGS	NA	28	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0290	429,650	33	PERDIDO	ST	LANDINGS	NA	29	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0300	404,534	41	PERDIDO	ST	LANDINGS	NA	30	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0310	445,952	51	PERDIDO	ST	LANDINGS	NA	31	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0320	440,228	83	PERDIDO	ST	LANDINGS	NA	32	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0330	506,698	109	EDISTO	PL	LANDINGS	NA	33	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0340	537,061	119	EDISTO	PL	LANDINGS	NA	34	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0350	452,387	129	EDISTO	PL	LANDINGS	NA	35	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0360	405,374	141	EDISTO	PL	LANDINGS	NA	36	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0370	454,359	149	EDISTO	PL	LANDINGS	NA	37	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0380	535,091	159	EDISTO	PL	LANDINGS	NA	38	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0390	502,752	169	EDISTO	PL	LANDINGS	NA	39	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0400	417,748	177	EDISTO	PL	LANDINGS	NA	40	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0410	501,896	178	EDISTO	PL	LANDINGS	NA	41	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0420	503,790	174	EDISTO	PL	LANDINGS	NA	42	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0430	426,372	164	EDISTO	PL	LANDINGS	NA	43	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0440	478,292	152	EDISTO	PL	LANDINGS	NA	44	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0450	439,766	142	EDISTO	PL	LANDINGS	NA	45	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0460	569,303	132	EDISTO	PL	LANDINGS	NA	46	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0470	428,281	122	EDISTO	PL	LANDINGS	NA	47	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0480	390,546	110	EDISTO	PL	LANDINGS	NA	48	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0490	494,970	113	COOSAW	CT	LANDINGS	NA	49	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0500	604,043	125	COOSAW	CT	LANDINGS	NA	50	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0510	401,403	135	COOSAW	CT	LANDINGS	NA	51	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0520	452,387	145	COOSAW	CT	LANDINGS	NA	52	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0530	430,612	157	COOSAW	CT	LANDINGS	NA	53	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0540	533,833	171	COOSAW	CT	LANDINGS	NA	54	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0550	446,429	181	COOSAW	CT	LANDINGS	NA	55	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0560	500,534	187	COOSAW	CT	LANDINGS	NA	56	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0570	402,610	191	COOSAW	CT	LANDINGS	NA	57	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0580	435,252	192	COOSAW	CT	LANDINGS	NA	58	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0590	522,269	182	COOSAW	CT	LANDINGS	NA	59	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0600	451,458	174	COOSAW	CT	LANDINGS	NA	60	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0610	484,956	164	COOSAW	CT	LANDINGS	NA	61	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0620	427,391	156	COOSAW	CT	LANDINGS	NA	62	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0630	453,554	148	COOSAW	CT	LANDINGS	NA	63	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000707-0640	488,128	138	COOSAW	CT	LANDINGS	NA	64	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0650	492,067	128	COOSAW	CT	LANDINGS	NA	65	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0660	420,755	120	COOSAW	CT	LANDINGS	NA	66	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0670	395,438	110	COOSAW	CT	LANDINGS	NA	67	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0680	422,061	111	SAPELO	PL	LANDINGS	NA	68	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0690	394,001	121	SAPELO	PL	LANDINGS	NA	69	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0700	420,140	131	SAPELO	PL	LANDINGS	NA	70	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0710	474,445	145	SAPELO	PL	LANDINGS	NA	71	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0720	425,475	159	SAPELO	PL	LANDINGS	NA	72	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0730	496,186	171	SAPELO	PL	LANDINGS	NA	73	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0740	533,831	185	SAPELO	PL	LANDINGS	NA	74	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0750	426,269	197	SAPELO	PL	LANDINGS	NA	75	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0760	480,128	203	SAPELO	PL	LANDINGS	NA	76	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0770	475,090	207	SAPELO	PL	LANDINGS	NA	77	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0780	511,838	204	SAPELO	PL	LANDINGS	NA	78	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0790	430,687	192	SAPELO	PL	LANDINGS	NA	79	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0800	564,865	182	SAPELO	PL	LANDINGS	NA	80	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0810	430,748	174	SAPELO	PL	LANDINGS	NA	81	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0820	401,710	166	SAPELO	PL	LANDINGS	NA	82	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0830	494,518	156	SAPELO	PL	LANDINGS	NA	83	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0840	433,195	146	SAPELO	PL	LANDINGS	NA	84	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0850	475,637	138	SAPELO	PL	LANDINGS	NA	85	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0860	514,474	130	SAPELO	PL	LANDINGS	NA	86	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0870	532,993	120	SAPELO	PL	LANDINGS	NA	87	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0880	480,857	110	SAPELO	PL	LANDINGS	NA	88	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0890	431,698	111	BLACKWATER	WAY	LANDINGS	NA	89	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0900	426,708	125	BLACKWATER	WAY	LANDINGS	NA	90	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0910	431,414	141	BLACKWATER	WAY	LANDINGS	NA	91	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0920	430,612	153	BLACKWATER	WAY	LANDINGS	NA	92	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0930	482,522	163	BLACKWATER	WAY	LANDINGS	NA	93	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0940	492,226	173	BLACKWATER	WAY	LANDINGS	NA	94	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0950	395,598	181	BLACKWATER	WAY	LANDINGS	NA	95	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0960	419,237	191	BLACKWATER	WAY	LANDINGS	NA	96	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0970	480,164	201	BLACKWATER	WAY	LANDINGS	NA	97	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0980	432,271	211	BLACKWATER	WAY	LANDINGS	NA	98	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-0990	578,676	215	BLACKWATER	WAY	LANDINGS	NA	99	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1000	435,634	216	BLACKWATER	WAY	LANDINGS	NA	100	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1010	603,546	202	BLACKWATER	WAY	LANDINGS	NA	101	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1020	512,658	188	BLACKWATER	WAY	LANDINGS	NA	102	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1030	524,929	178	BLACKWATER	WAY	LANDINGS	NA	103	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1040	494,809	170	BLACKWATER	WAY	LANDINGS	NA	104	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1050	411,422	160	BLACKWATER	WAY	LANDINGS	NA	105	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1060	504,822	150	BLACKWATER	WAY	LANDINGS	NA	106	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1070	423,531	140	BLACKWATER	WAY	LANDINGS	NA	107	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1080	400,516	130	BLACKWATER	WAY	LANDINGS	NA	108	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1090	420,282	122	BLACKWATER	WAY	LANDINGS	NA	109	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1100	425,977	110	BLACKWATER	WAY	LANDINGS	NA	110	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1110	432,624	115	CHIPOLA	TRCE	LANDINGS	NA	111	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1120	400,965	125	CHIPOLA	TRCE	LANDINGS	NA	112	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1130	392,938	139	CHIPOLA	TRCE	LANDINGS	NA	113	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1140	460,672	153	CHIPOLA	TRCE	LANDINGS	NA	114	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69



PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000707-1150	464,456	165	CHIPOLA	TRCE	LANDINGS	NA	115	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1160	478,762	175	CHIPOLA	TRCE	LANDINGS	NA	116	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1170	437,339	185	CHIPOLA	TRCE	LANDINGS	NA	117	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1180	504,310	191	CHIPOLA	TRCE	LANDINGS	NA	118	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1190	461,343	197	CHIPOLA	TRCE	LANDINGS	NA	119	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1200	497,121	201	CHIPOLA	TRCE	LANDINGS	NA	120	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1210	540,623	207	CHIPOLA	TRCE	LANDINGS	NA	121	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1220	518,745	215	CHIPOLA	TRCE	LANDINGS	NA	122	50'-59'	1	1	20181-2	1,022.50	1,672.19	2,694.69
000707-1230	553,235	370	PERDIDO	ST	LANDINGS	NA	123	60'-69'	1	0	20181-2	-	1,922.06	1,922.06
000707-1240	535,021	366	PERDIDO	ST	LANDINGS	NA	124	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1250	525,430	352	PERDIDO	ST	LANDINGS	NA	125	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1260	472,152	340	PERDIDO	ST	LANDINGS	NA	126	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1270	445,802	310	PERDIDO	ST	LANDINGS	NA	127	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1280	497,138	292	PERDIDO	ST	LANDINGS	NA	128	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1290	469,905	276	PERDIDO	ST	LANDINGS	NA	129	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1300	489,335	258	PERDIDO	ST	LANDINGS	NA	130	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1310	470,173	200	PERDIDO	ST	LANDINGS	NA	131	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1320	436,489	178	PERDIDO	ST	LANDINGS	NA	132	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1330	474,824	154	PERDIDO	ST	LANDINGS	NA	133	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000707-1340	493,683	140	PERDIDO	ST	LANDINGS	NA	134	60'-69'	1	1	20181-2	1,172.16	1,922.06	3,094.22
000708-0001	35,775	0	RAWLINGS	DR	LAKES UNIT 1	NA	NA	ROW	0	0	20181-2	-	-	-
000708-0002	0	1668	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	NA	COMMON	0	0	20181-2	-	-	-
000708-0010	612,656	1441	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	1	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0020	459,869	1469	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	2	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0030	531,276	1491	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	3	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0040	506,822	1507	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	4	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0050	558,842	1519	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	5	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0060	543,715	1531	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	6	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0070	553,881	1545	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	7	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0080	669,420	1559	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	8	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0090	543,358	1571	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	9	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0100	557,018	1583	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	10	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0110	571,812	1595	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	11	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0120	700,013	1609	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	12	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0130	612,422	1623	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	13	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0140	642,254	1637	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	14	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0150	771,413	1649	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	15	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0160	563,833	1665	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	16	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0170	541,809	1616	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	17	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000708-0180	702,239	1632	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	18	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000708-0190	631,420	1648	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	19	80'+	1	1	20181-2	1,151.99	2,556.34	3,708.33
000708-0200	656,434	1664	ORANGE BRANCH	TRL	LAKES UNIT 1	NA	20	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0210	481,923	53	RAWLINGS	DR	LAKES UNIT 1	NA	21	80'+	1	1	20181-2	1,404.44	2,556.34	3,960.78
000708-0220	739,111	63	RAWLINGS	DR	LAKES UNIT 1	NA	22	80'+	1	1	20181-2	1,404.44	2,556.34	3,960.78
000708-0230	529,012	75	RAWLINGS	DR	LAKES UNIT 1	NA	23	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0240	627,004	91	RAWLINGS	DR	LAKES UNIT 1	NA	24	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0250	686,747	105	RAWLINGS	DR	LAKES UNIT 1	NA	25	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0260	551,520	133	RAWLINGS	DR	LAKES UNIT 1	NA	26	70'-79'	1	0	20181-2	-	2,306.47	2,306.47
000708-0270	529,127	147	RAWLINGS	DR	LAKES UNIT 1	NA	27	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0280	552,644	177	RAWLINGS	DR	LAKES UNIT 1	NA	28	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0290	552,925	203	RAWLINGS	DR	LAKES UNIT 1	NA	29	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000708-0300	552,097	227	RAWLINGS	DR	LAKES UNIT 1	NA	30	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0310	743,559	241	RAWLINGS	DR	LAKES UNIT 1	NA	31	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0320	628,881	273	RAWLINGS	DR	LAKES UNIT 1	NA	32	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0330	728,388	287	RAWLINGS	DR	LAKES UNIT 1	NA	33	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0340	552,093	305	RAWLINGS	DR	LAKES UNIT 1	NA	34	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0350	604,516	353	RAWLINGS	DR	LAKES UNIT 1	NA	35	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0360	654,218	371	RAWLINGS	DR	LAKES UNIT 1	NA	36	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0370	645,275	385	RAWLINGS	DR	LAKES UNIT 1	NA	37	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0380	579,145	399	RAWLINGS	DR	LAKES UNIT 1	NA	38	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0390	745,975	68	CHERRY LAUREL	PL	LAKES UNIT 1	NA	39	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0400	636,588	54	CHERRY LAUREL	PL	LAKES UNIT 1	NA	40	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000708-0410	614,205	44	CHERRY LAUREL	PL	LAKES UNIT 1	NA	41	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000708-0420	556,268	69	CHERRY LAUREL	PL	LAKES UNIT 1	NA	42	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0430	542,614	85	CHERRY LAUREL	PL	LAKES UNIT 1	NA	43	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0440	543,916	99	CHERRY LAUREL	PL	LAKES UNIT 1	NA	44	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0450	575,080	115	CHERRY LAUREL	PL	LAKES UNIT 1	NA	45	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0460	530,253	23	SECRET RIVER	PL	LAKES UNIT 1	NA	46	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0470	562,375	39	SECRET RIVER	PL	LAKES UNIT 1	NA	47	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0480	649,683	47	SECRET RIVER	PL	LAKES UNIT 1	NA	48	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0490	628,890	55	SECRET RIVER	PL	LAKES UNIT 1	NA	49	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0500	661,149	61	SECRET RIVER	PL	LAKES UNIT 1	NA	50	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0510	517,641	67	SECRET RIVER	PL	LAKES UNIT 1	NA	51	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0520	662,415	83	SECRET RIVER	PL	LAKES UNIT 1	NA	52	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0530	632,334	63	NARROWLEAF	DR	LAKES UNIT 1	NA	53	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0540	553,241	73	NARROWLEAF	DR	LAKES UNIT 1	NA	54	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0550	739,999	91	NARROWLEAF	DR	LAKES UNIT 1	NA	55	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0560	585,753	109	NARROWLEAF	DR	LAKES UNIT 1	NA	56	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0570	503,620	121	NARROWLEAF	DR	LAKES UNIT 1	NA	57	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0580	618,465	135	NARROWLEAF	DR	LAKES UNIT 1	NA	58	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0590	678,905	147	NARROWLEAF	DR	LAKES UNIT 1	NA	59	70'-79'	1	1	20181-2	1,404.44	2,306.47	3,710.91
000708-0600	577,231	159	NARROWLEAF	DR	LAKES UNIT 1	NA	60	80'+	1	1	20181-2	1,561.30	2,556.34	4,117.64
000709-0000	36,900	0	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	NA	ROW	0	0	2016	-	-	-
000709-0001	0	457	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	NA	COMMON	0	0	2016	-	-	-
000709-0003	7,300	47	INDIAN GRASS	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	NA	UTILITY	0	0	2016	-	-	-
000709-0010	382,436	543	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	1	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0020	392,414	561	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	2	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0030	500,163	583	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	3	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0040	437,688	597	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	4	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0050	416,944	607	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	5	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0060	403,305	625	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	6	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0070	416,501	633	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	7	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0080	426,129	643	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	8	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0090	436,316	655	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	9	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0100	513,652	685	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	10	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0110	437,484	711	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	11	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0120	488,134	721	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	12	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0130	427,215	729	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	13	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0140	441,403	737	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	14	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0150	471,452	747	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	15	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0160	421,557	753	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	16	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0170	472,118	761	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	17	40'-49'	1	1	2016	975.95	1,422.32	2,398.27



PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000709-0180	476,663	767	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	18	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0190	412,088	773	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	19	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0200	375,703	206	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	20	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0210	422,211	180	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	21	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0220	527,386	166	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	22	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0230	422,821	152	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	23	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0240	421,895	138	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	24	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0250	455,365	122	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	25	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0260	411,549	106	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	26	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0270	378,362	90	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	27	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0280	456,548	80	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	28	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0290	433,187	70	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	29	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0300	437,896	62	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	30	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0310	442,863	52	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	31	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0320	518,172	44	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	32	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0330	411,433	36	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	33	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0340	432,713	26	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	34	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0350	508,689	27	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	35	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0360	481,034	37	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	36	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0370	446,621	45	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	37	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0380	509,794	55	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	38	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0390	532,581	63	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	39	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0400	434,788	71	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	40	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0410	474,117	81	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	41	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0420	437,072	89	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	42	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0430	493,996	97	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	43	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0440	412,519	15	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	44	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0450	434,011	21	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	45	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0460	516,509	27	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	46	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0470	590,128	33	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	47	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0480	513,095	37	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	48	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0490	552,264	36	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	49	40'-49'	1	0	2016	-	1,422.32	1,422.32
000709-0500	598,075	32	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	50	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0510	540,980	26	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	51	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0520	473,499	20	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	52	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0530	473,135	14	ADLER	PL	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	53	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0540	515,856	163	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	54	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0550	477,341	171	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	55	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0560	508,815	179	TARKLIN	RD	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	56	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0570	424,982	774	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	57	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0580	556,779	760	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	58	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0590	538,466	746	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	59	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0600	516,959	738	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	60	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0610	429,530	730	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	61	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0620	383,187	720	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	62	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0630	427,394	712	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	63	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0640	448,714	704	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	64	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0650	425,857	698	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	65	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0660	428,403	530	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	66	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0670	551,546	534	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	67	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0680	421,259	542	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	68	40'-49'	1	1	2016	975.95	1,422.32	2,398.27

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000709-0690	518,035	548	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	69	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0700	475,682	554	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	70	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000709-0710	441,403	562	KENDALL CROSSING	DR	THE HOMESTEAD AT RIVERTOWN - PH2B	NA	71	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0001	10,275	0	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	ROW	0	0	2016	-	-	-
000712-0002	0	120	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	COMMON	0	0	2016	-	-	-
000712-0003	1,500	132	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	UTILITY	0	0	2016	-	-	-
000712-0004	0	140	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	COMMON	0	0	2016	-	-	-
000712-0005	4,950	0	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	ROW	0	0	2016	-	-	-
000712-0006	0	0	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	COMMON	0	0	2016	-	-	-
000712-0008	0	0	LONGLEAF PINE	PKWY	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	COMMON	0	0	2016	-	-	-
000712-0009	0	0	BALD CYPRESS	LN	RIVERTOWN WHISTLING STRAITS DRIVE	NA	NA	COMMON	0	0	2016	-	-	-
000712-0010	100,000	33	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	1	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000712-0020	602,096	43	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	2	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000712-0030	506,878	55	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	3	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000712-0040	100,000	65	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	4	50'-59'	1	1	2016	975.95	1,672.19	2,648.14
000712-0050	368,537	75	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	5	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0060	437,377	81	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	6	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0070	409,028	87	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE	NA	7	60'-69'	1	1	2016	975.95	1,922.06	2,898.01
000712-0080	100,000	76	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	8	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0090	100,000	66	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	9	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0100	100,000	56	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	10	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0110	100,000	48	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	11	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0120	100,000	40	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	12	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0130	100,000	32	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	13	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0140	100,000	22	LINDENWOOD	PL	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	14	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0150	100,000	242	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	15	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000712-0160	544,626	254	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	16	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000712-0170	100,000	266	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	17	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0180	362,880	276	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	18	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0190	410,147	286	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	19	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0200	517,998	294	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH3	NA	20	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000712-0220	100,000	218	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	22	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0230	100,000	210	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	23	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0240	509,550	200	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	24	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0250	507,730	188	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	25	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000712-0260	404,336	180	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	26	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0270	440,148	172	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	27	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000712-0280	350,574	166	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	28	30'-39'	1	1	2016	817.69	1,191.68	2,009.37
000712-0290	342,620	158	WHISTLING STRAITS	DR	RIVERTOWN WHISTLING STRAITS DRIVE PH2	NA	29	30'-39'	1	1	2016	817.69	1,191.68	2,009.37
000713-0001	38,775	0	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	ROW	0	0	2016	-	-	-
000713-0002	0	1414	ORANGE BRANCH	TRL	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	COMMON	0	0	2016	-	-	-
000713-0003	11,343	154	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	UTILITY	0	0	2016	-	-	-
000713-0004	1,500	0	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	UTILITY	0	0	2016	-	-	-
000713-0005	48,825	0	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	ROW	0	0	2016	-	-	-
000713-0006	0	0	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	COMMON	0	0	2016	-	-	-
000713-0007	44,025	0	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	ROW	0	0	2016	-	-	-
000713-0008	0	0	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	NA	COMMON	0	0	2016	-	-	-
000713-0010	510,900	719	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	1	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0020	506,875	699	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	2	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0030	517,271	675	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	3	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0040	517,625	661	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	4	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91

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000713-0050	608,599	649	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	5	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0060	615,521	639	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	6	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0070	574,575	627	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	7	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0080	576,734	617	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	8	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0090	674,813	607	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	9	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0100	559,475	599	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	10	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0110	599,705	36	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	11	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0120	546,910	46	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	12	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0130	612,447	58	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	13	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0140	495,857	70	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	14	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0150	507,970	80	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	15	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0160	518,910	92	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	16	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0170	636,544	104	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	17	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0180	676,305	114	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	18	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0190	514,317	126	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	19	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0200	573,589	138	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	20	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0210	587,886	204	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	21	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0220	602,330	214	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	22	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0230	677,271	226	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	23	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0240	509,863	236	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	24	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0250	557,324	248	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	25	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0260	625,968	288	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	26	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0270	605,074	300	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	27	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0280	515,834	314	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	28	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0290	605,074	324	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	29	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0300	551,397	334	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	30	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0310	539,073	346	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	31	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0320	507,118	354	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	32	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0330	619,004	362	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	33	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-0340	383,420	370	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	34	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0350	373,564	380	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	35	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0360	381,561	400	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	36	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0370	353,667	410	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	37	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0380	425,615	418	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	38	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0390	412,344	424	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	39	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0400	416,285	432	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	40	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0410	349,582	440	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	41	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0420	398,881	448	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	42	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0430	420,875	454	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	43	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0440	418,532	462	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	44	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0450	342,523	470	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	45	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0460	325,691	476	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	46	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0470	407,998	484	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	47	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0480	352,098	492	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	48	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0490	353,257	498	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	49	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0500	361,637	504	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	50	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0510	380,764	12	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	51	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0520	390,863	18	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	52	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0530	420,498	24	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	53	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0540	450,869	30	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	54	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0550	443,945	31	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	55	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000713-0560	487,298	25	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	56	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0570	414,236	19	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	57	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0580	416,289	13	BAILEY CREEK	CT	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	58	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-0590	615,533	582	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	59	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0600	512,641	592	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	60	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0610	637,674	604	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	61	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0620	572,681	616	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	62	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0630	501,998	628	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	63	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0640	629,747	638	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	64	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0650	566,854	650	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	65	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0660	522,183	662	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	66	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0670	696,474	22	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	67	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0680	625,855	30	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	68	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0690	556,736	38	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	69	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0700	516,001	46	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	70	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0710	685,759	54	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	71	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0720	602,046	62	SAWYER	CV	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	72	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0730	599,705	760	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	73	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0740	512,064	770	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	74	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0750	518,166	780	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	75	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0760	656,464	792	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	76	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0770	564,229	802	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	77	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0780	635,199	810	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	78	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0790	609,311	820	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	79	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0800	446,612	828	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	80	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0810	414,237	836	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	81	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0820	362,295	835	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	82	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0830	388,241	825	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	83	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0840	343,635	815	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	84	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0850	378,857	805	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	85	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0860	352,935	797	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	86	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0870	415,022	767	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	87	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0880	315,679	757	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	88	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0890	375,254	747	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	89	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0900	382,136	735	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	90	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0910	351,993	725	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	91	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0920	379,237	693	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	92	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-0930	529,167	681	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	93	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0940	523,964	669	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	94	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0950	629,451	659	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	95	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0960	622,549	647	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	96	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0970	507,118	635	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	97	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0980	709,190	623	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	98	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-0990	536,254	613	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	99	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1000	523,960	601	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	100	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1010	585,355	589	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	101	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1020	666,824	575	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	102	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1030	317,390	565	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	103	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1040	433,614	555	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	104	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1050	354,068	549	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	105	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1060	312,807	539	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	106	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96

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000713-1070	360,483	529	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	107	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1080	393,863	519	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	108	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1090	386,881	509	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	109	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1100	373,492	497	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	110	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1110	328,006	485	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	111	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1120	432,254	475	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	112	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1130	409,977	467	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	113	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1140	378,130	461	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	114	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1150	319,747	453	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	115	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1160	313,693	445	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	116	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1170	405,794	437	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	117	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1180	344,096	427	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	118	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1190	353,930	20	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	119	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1200	464,689	28	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	120	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1210	511,592	38	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	121	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1220	614,981	46	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	122	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1230	509,197	52	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	123	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1240	532,707	58	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	124	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1250	560,016	64	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	125	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1260	619,004	70	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	126	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1270	629,451	71	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	127	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1280	581,770	65	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	128	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1290	507,878	49	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	129	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1300	608,678	43	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	130	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1310	356,228	33	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	131	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1320	391,779	25	ROYCROFT	PL	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	132	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1330	379,355	330	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	133	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1340	323,473	320	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	134	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1350	413,172	308	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	135	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1360	348,121	296	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	136	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1370	394,736	284	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	137	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1380	327,106	276	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	138	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1390	321,434	268	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	139	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1400	317,390	260	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	140	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1410	473,797	252	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	141	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1420	419,970	244	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	142	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1430	353,910	238	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	143	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1440	388,175	230	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	144	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1450	309,475	222	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	145	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1460	354,472	212	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	146	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1470	413,767	204	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	147	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1480	405,812	196	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	148	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1490	314,159	188	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	149	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1500	336,866	180	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	150	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1510	354,068	174	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	151	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1520	341,885	166	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	152	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1530	408,130	160	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	153	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1540	405,493	152	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	154	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1550	350,312	146	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	155	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1560	380,802	138	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	156	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1570	341,728	130	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	157	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000713-1580	377,193	335	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	158	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1590	565,911	321	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	159	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1600	585,146	309	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	160	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1610	490,022	301	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	161	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1620	525,707	289	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	162	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1630	555,770	277	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	163	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1640	572,703	265	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	164	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1650	600,955	253	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	165	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1660	517,625	241	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	166	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1670	508,227	229	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	167	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1680	513,153	217	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	168	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1690	548,680	205	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	169	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1700	520,401	191	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	170	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1710	594,332	179	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	171	60'-69'	1	1	2018CI	1,365.73	1,922.06	3,287.79
000713-1720	386,975	167	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	172	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1730	424,747	155	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE III	NA	173	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000713-1740	524,593	127	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	174	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1750	513,512	115	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	175	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1760	504,725	105	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	176	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1770	556,425	93	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	177	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1780	589,212	81	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	178	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1790	550,198	71	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	179	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1800	499,269	59	CHANDLER	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	180	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-1810	416,929	573	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	181	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1820	313,456	567	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	182	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1830	415,335	559	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	183	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1840	452,962	553	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	184	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1850	354,472	38	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	185	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1860	430,044	46	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	186	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1870	325,058	54	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	187	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1880	378,753	60	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	188	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1890	348,951	68	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	189	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1900	346,801	76	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	190	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1910	344,437	84	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	191	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1920	316,851	90	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	192	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1930	352,716	98	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	193	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1940	371,107	106	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	194	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1950	344,560	101	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	195	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1960	321,848	93	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	196	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1970	408,130	87	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	197	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1980	419,724	79	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	198	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-1990	410,628	71	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	199	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2000	316,851	63	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	200	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2010	355,879	57	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	201	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2020	312,807	49	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	202	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2030	408,130	41	RUSKIN	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	203	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2040	348,518	531	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	204	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2050	349,917	521	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	205	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2060	350,650	515	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	206	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2070	394,019	507	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	207	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2080	383,660	499	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	208	40'-49'	1	1	2016	975.95	1,422.32	2,398.27

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000713-2090	355,765	42	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	209	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2100	321,848	50	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	210	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2110	318,192	58	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	211	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2120	383,887	66	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	212	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2130	339,670	74	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	213	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2140	408,582	80	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	214	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2150	375,645	88	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	215	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2160	413,307	96	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	216	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2170	359,401	104	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	217	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2180	383,660	101	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	218	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2190	411,972	93	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	219	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2200	382,850	85	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	220	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2210	382,850	79	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	221	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2220	345,015	71	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	222	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2230	420,516	63	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	223	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2240	411,331	55	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	224	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2250	371,958	47	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	225	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2260	403,672	39	SANDERSON	DR	RIVERTOWN PARCEL 23 - NORTHLAKE IA	NA	226	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2270	336,666	467	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	227	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2280	408,130	459	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	228	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2290	359,468	453	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	229	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2300	387,960	445	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	230	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2310	412,766	437	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	231	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2320	381,978	429	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	232	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000713-2330	314,159	419	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	233	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000713-2340	378,051	411	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	234	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2350	417,324	405	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	235	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2360	384,194	397	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	236	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2370	373,954	389	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	237	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2380	417,324	383	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	238	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2390	415,869	375	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	239	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2400	382,850	369	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	240	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2410	403,475	363	NARROWLEAF	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	241	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2420	314,124	141	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	242	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2430	316,851	133	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	243	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2440	342,098	125	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	244	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2450	416,668	119	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	245	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2460	345,015	111	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	246	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2470	321,434	103	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	247	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2480	409,024	95	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	248	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2490	348,794	87	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	249	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2500	314,159	81	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	250	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2510	382,136	73	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	251	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000713-2520	443,946	67	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	252	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000713-2530	447,807	61	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	253	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2540	445,448	55	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	254	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2550	339,670	49	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	255	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2560	352,716	45	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	256	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2570	393,918	37	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	257	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2580	378,370	29	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	258	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2590	393,841	21	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	259	40'-49'	1	1	2016	975.95	1,422.32	2,398.27



PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000713-2600	371,107	52	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	260	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2610	312,807	78	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	261	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2620	343,489	84	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	262	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2630	359,476	92	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	263	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2640	316,851	100	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	264	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2650	345,015	108	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	265	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2660	316,851	116	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	266	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2670	312,807	122	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	267	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2680	372,647	130	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	268	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2690	386,469	138	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	269	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2700	345,015	144	VICKSBURG	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	270	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000713-2710	516,553	261	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	271	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-2720	615,521	249	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	272	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-2730	523,597	239	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	273	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-2740	515,404	227	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	274	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-2750	615,521	217	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	275	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-2760	612,038	205	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	276	60'-69'	1	1	2016	1,318.85	1,922.06	3,240.91
000713-2770	362,433	193	MAYBECK	DR	RIVERTOWN PARCEL 23 - NORTHLAKE II	NA	277	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0001	66,000	0	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	NA	ROW	0	0	2016	-	-	-
000714-0002	0	601	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	NA	COMMON	0	0	2016	-	-	-
000714-0010	437,993	25	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	1	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0020	436,941	35	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	2	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0030	444,458	43	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	3	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0040	430,424	49	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	4	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0050	414,642	61	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	5	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0060	4,168,929	73	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	6	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0070	475,358	93	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	7	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0080	439,554	103	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	8	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0090	462,220	111	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	9	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0100	447,130	117	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	10	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0110	421,491	123	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	11	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0120	420,692	127	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	12	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0130	511,399	131	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	13	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0140	571,396	130	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	14	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0150	574,440	126	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	15	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0160	435,604	122	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	16	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0170	388,884	118	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	17	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0180	391,826	114	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	18	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0190	417,666	110	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	19	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0200	429,845	98	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	20	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0210	517,246	90	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	21	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0220	535,316	82	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	22	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0230	521,173	72	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	23	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0240	482,465	64	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	24	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0250	510,992	56	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	25	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0260	562,044	46	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	26	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0270	380,058	30	PINE BEACH	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	27	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0280	421,491	130	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	28	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0290	479,170	122	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	29	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0300	507,355	116	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	30	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0310	490,969	98	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	31	40'-49'	1	1	2016	975.95	1,422.32	2,398.27



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000714-0320	517,246	84	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	32	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0330	464,846	78	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	33	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0340	450,367	72	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	34	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0350	435,066	64	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	35	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0360	535,121	58	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	36	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0370	384,129	52	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	37	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0380	444,902	46	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	38	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0390	418,861	38	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	39	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0400	380,058	32	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	40	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0410	485,530	26	KEENELAND	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	41	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0420	429,845	72	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	42	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0430	430,003	64	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	43	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0440	439,731	54	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	44	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0450	384,129	46	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	45	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0460	446,706	38	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	46	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0470	488,799	30	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	47	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0480	526,009	26	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	48	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0490	517,766	22	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	49	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0500	496,268	18	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	50	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0510	400,192	14	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	51	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0520	444,339	15	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	52	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0530	483,352	19	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	53	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0540	541,829	23	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	54	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0550	434,991	27	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	55	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0560	430,424	31	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	56	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0570	485,564	41	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	57	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0580	494,641	51	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	58	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0590	424,394	59	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	59	40'-49'	1	1	2016	975.95	1,422.32	2,398.27
000714-0600	566,103	112	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	60	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0610	587,963	122	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	61	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0620	463,753	132	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	62	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0630	510,497	142	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	63	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0640	516,245	152	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	64	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0650	585,471	162	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	65	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0660	525,191	172	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	66	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0670	653,467	180	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	67	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0680	602,087	186	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	68	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0690	504,879	192	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	69	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0700	460,415	204	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	70	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0710	510,043	216	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	71	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0720	491,111	220	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	72	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0730	598,735	224	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	73	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0740	520,836	225	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	74	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0750	522,587	221	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	75	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0760	581,338	215	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	76	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0770	448,907	209	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	77	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0780	476,113	199	CLOVERBROOK	RD	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	78	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0790	453,367	111	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	79	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0800	596,993	101	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	80	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0810	606,182	89	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	81	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0820	533,359	79	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	82	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59

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000714-0830	584,496	71	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	83	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0840	653,874	63	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	84	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0850	486,050	55	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	85	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0860	521,175	47	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	86	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0870	458,601	41	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	87	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0880	470,625	33	BOX CAMP	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	88	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0890	447,119	26	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	89	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0900	519,110	38	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	90	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0910	519,371	52	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	91	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0920	545,319	66	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	92	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0930	462,567	80	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	93	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0940	467,168	94	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	94	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0950	482,663	104	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	95	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0960	595,149	114	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	96	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0970	453,687	120	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	97	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0980	469,324	124	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	98	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-0990	701,954	128	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	99	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1000	466,972	132	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	100	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1010	687,408	133	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	101	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1020	601,224	129	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	102	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1030	536,194	111	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	103	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1040	509,633	99	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	104	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1050	492,525	89	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	105	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1060	591,399	79	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	106	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1070	458,601	71	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	107	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1080	591,399	61	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	108	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1090	543,834	51	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	109	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1100	591,430	41	CABOT	PL	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	110	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1110	460,292	159	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	111	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1120	573,998	143	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	112	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1130	538,699	125	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	113	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1140	593,738	103	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	114	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1150	507,836	91	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	115	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1160	514,213	79	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	116	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1170	550,238	69	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	117	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1180	601,171	59	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	118	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1190	514,210	156	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	119	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1200	527,601	146	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	120	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1210	646,569	138	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	121	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1220	543,834	128	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	122	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1230	610,517	118	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	123	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1240	446,293	110	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	124	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1250	548,137	100	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	125	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1260	519,574	90	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	126	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1270	598,383	80	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	127	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1280	508,381	68	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	128	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1290	569,366	58	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	129	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1300	444,046	48	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	130	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000714-1310	577,155	38	INDIAN GRASS	DR	RIVERTOWN PARCEL 13 - HOMESTEAD PH2	NA	131	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000715-0000	14,850	0	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	NA	ROW	0	0	2016	-	-	-
000715-0001	0	0	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	NA	COMMON	0	0	2016	-	-	-

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000715-0010	709,445	43	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	1	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0020	613,986	55	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	2	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0030	596,766	67	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	3	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0040	814,191	79	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	4	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0050	831,574	93	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	5	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0060	578,438	105	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	6	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0070	692,157	117	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	7	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0080	675,129	129	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	8	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0090	560,091	143	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	9	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0100	617,001	157	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	10	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0110	621,727	173	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	11	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0120	719,312	191	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	12	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0130	690,427	209	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	13	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0140	748,054	223	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	14	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0150	651,945	237	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	15	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0160	857,416	249	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	16	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0170	636,170	265	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	17	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0180	578,987	246	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	18	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0190	730,834	232	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	19	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0200	622,920	220	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	20	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0210	600,165	206	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	21	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0220	840,266	192	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	22	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0230	575,665	180	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	23	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0240	675,657	168	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	24	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0250	571,079	156	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	25	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0260	736,390	142	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	26	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0270	617,342	126	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	27	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0280	671,500	104	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	28	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000715-0290	657,757	84	TWIN FLOWER	PL	PRESERVES AT RIVERTOWN	NA	29	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0001	37,575	0	KENDALL CROSSING	DR	RIVERTOWN LAKES 2 RETREAT	25	NA	ROW	0	0	2016	-	-	-
000716-0002	0	0	KENDALL CROSSING	DR	RIVERTOWN LAKES 2 RETREAT	25	NA	COMMON	0	0	2016	-	-	-
000716-0003	0	141	KENDALL CROSSING	DR	RIVERTOWN LAKES 2 RETREAT	NA	NA	COMMON	0	0	2016	-	-	-
000716-0010	690,812	65	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	1	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0020	718,748	87	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	2	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0030	859,856	103	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	3	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0040	880,588	112	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	4	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0050	705,898	104	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	5	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0060	838,087	90	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	6	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0070	838,489	74	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	7	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0080	972,665	64	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	8	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0090	870,975	54	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	9	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0100	773,452	44	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	10	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0110	753,915	32	HIGH OAKS	PL	RIVERTOWN LAKES 2 RETREAT	25	11	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0120	10,000	0	ORANGE BRANCH	TRL	RIVERTOWN LAKES 2 WESTLAKE	24	12	ROW	0	0	2016	-	-	-
000716-0121	754,547	2188	ORANGE BRANCH	TRL	RIVERTOWN LAKES 2 WESTLAKE	24	12	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000716-0130	761,184	2178	ORANGE BRANCH	TRL	RIVERTOWN LAKES 2 WESTLAKE	24	13	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000716-0140	521,381	2170	ORANGE BRANCH	TRL	RIVERTOWN LAKES 2 WESTLAKE	24	14	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000716-0150	763,237	2158	ORANGE BRANCH	TRL	RIVERTOWN LAKES 2 WESTLAKE	24	15	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000716-0160	471,219	127	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	16	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000716-0170	627,489	115	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	17	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0180	651,204	103	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	18	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09

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000716-0190	591,436	91	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	19	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0200	624,755	79	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	20	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0210	541,809	65	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	21	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0220	648,182	112	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	22	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0230	664,403	96	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	23	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0240	636,507	78	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	24	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0250	669,910	62	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	25	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0260	598,796	52	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	26	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0270	556,846	44	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	27	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0280	605,570	28	FIDDLEWOOD	DR	RIVERTOWN LAKES 2 WESTLAKE	24	28	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0290	655,502	27	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	29	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0300	621,324	41	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	30	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0310	715,750	55	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	31	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0320	613,877	67	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	32	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0330	713,943	75	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	33	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0340	789,892	81	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	34	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0350	705,899	84	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	35	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0360	749,755	76	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	36	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0370	762,473	70	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	37	80'+	1	1	2016	1,754.07	2,556.34	4,310.41
000716-0380	701,196	54	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	38	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0390	668,113	42	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	39	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0400	639,026	28	COTTONWOOD	PL	RIVERTOWN LAKES 2 WESTLAKE	24	40	70'-79'	1	1	2016	1,582.62	2,306.47	3,889.09
000716-0410	698,072	292	OLIVETTE	ST	RIVERTOWN LAKES 2 WESTLAKE	24	41	50'-59'	1	1	2016	1,147.40	1,672.19	2,819.59
000716-0420	681,832	282	OLIVETTE	ST	RIVERTOWN LAKES 2 WESTLAKE	24	42	50'-59'	1	0	2016	-	1,672.19	1,672.19
000717-0001	89,250	0	RIVERTOWN MAIN	ST	ARBORS AT RIVERTOWN PH1	N/A	N/A	ROW	0	0	2018CI	-	-	-
000717-0002	0	0	RIVERTOWN MAIN	ST	ARBORS AT RIVERTOWN PH1	N/A	N/A	COMMON	0	0	2018CI	-	-	-
000717-0003	9,564	0	RIVERTOWN MAIN	ST	ARBORS AT RIVERTOWN PH1	N/A	N/A	UTILITY	0	0	2018CI	-	-	-
000717-0004	34,725	0	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	N/A	ROW	0	0	2018CI	-	-	-
000717-0005	0	0	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	N/A	COMMON	0	0	2018CI	-	-	-
000717-0010	422,871	40	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	1	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0020	432,243	48	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	2	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0030	443,668	58	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	3	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0040	455,796	66	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	4	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0050	416,829	74	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	5	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0060	513,420	82	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	6	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0070	471,423	92	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	7	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0080	476,842	98	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	8	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0090	447,641	104	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	9	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0100	496,097	112	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	10	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0110	439,246	120	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	11	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0120	412,020	128	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	12	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0130	471,423	136	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	13	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0140	516,300	144	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	14	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0150	537,297	154	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	15	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0160	600,223	164	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	16	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0170	519,495	176	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	17	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0180	587,648	186	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	18	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0190	510,449	196	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	19	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0200	489,173	204	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	20	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0210	436,879	212	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	21	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0220	423,709	220	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	22	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96

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000717-0230	478,023	228	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	23	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0240	435,878	236	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	24	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0250	482,686	242	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	25	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0260	415,428	46	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	26	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0270	469,295	54	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	27	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0280	617,651	62	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	28	50'-59'	1	0	2018CI	-	1,672.19	1,672.19
000717-0290	516,300	74	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	29	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0300	521,855	82	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	30	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0310	434,748	92	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	31	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0320	416,970	100	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	32	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0330	404,758	426	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	33	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0340	517,129	418	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	34	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0350	591,496	408	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	35	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0360	513,424	398	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	36	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0370	455,659	388	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	37	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0380	594,151	378	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	38	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0390	515,533	368	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	39	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0400	474,141	354	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	40	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0410	440,814	288	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	41	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0420	434,511	276	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	42	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0430	595,089	266	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	43	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0440	508,519	254	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	44	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0450	583,914	242	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	45	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0460	472,709	230	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	46	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0470	598,628	218	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	47	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0480	521,767	206	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	48	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0490	595,062	194	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	49	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0500	412,760	184	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	50	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0510	471,423	395	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	51	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0520	514,851	385	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	52	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0530	442,638	375	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	53	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0540	475,168	365	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	54	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0550	579,615	359	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	55	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0560	464,829	353	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	56	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0570	521,440	345	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	57	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0580	650,522	339	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	58	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0590	561,512	327	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	59	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0600	521,855	317	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	60	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0610	470,805	309	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	61	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0620	516,722	303	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	62	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0630	615,378	295	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	63	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0640	509,562	289	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	64	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0650	584,363	281	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	65	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0660	579,615	271	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	66	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0670	595,062	261	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	67	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0680	538,184	251	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	68	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0690	502,666	241	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	69	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0700	603,434	231	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	70	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0710	519,312	221	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	71	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0720	602,720	211	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	72	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0730	599,823	201	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	73	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37

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000717-0740	603,195	191	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	74	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0750	567,589	183	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	75	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0760	713,487	177	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	76	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0770	458,874	169	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	77	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0780	498,238	161	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	78	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0790	601,322	155	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	79	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0800	586,573	145	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	80	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0810	563,202	133	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	81	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0820	452,865	119	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	82	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0830	620,669	105	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	83	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0840	598,628	89	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	84	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0850	589,458	75	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	85	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0860	521,693	59	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	86	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0870	435,245	49	OAK SHADOW	PL	ARBORS AT RIVERTOWN PH1	N/A	87	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0880	425,982	270	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	88	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0890	419,920	278	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	89	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0900	435,115	286	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	90	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0910	427,042	296	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	91	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0920	484,113	304	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	92	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0930	430,921	312	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	93	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0940	412,478	318	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	94	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-0950	528,818	317	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	95	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0960	594,074	307	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	96	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0970	553,658	299	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	97	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0980	602,220	291	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	98	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-0990	521,969	281	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	99	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1000	541,358	80	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	100	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1010	542,257	90	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	101	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1020	698,604	98	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	102	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1030	635,120	104	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	103	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1040	555,805	110	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	104	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1050	750,680	109	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	105	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1060	548,291	103	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	106	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1070	463,716	97	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	107	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1080	603,122	91	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	108	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1090	601,341	85	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	109	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1100	592,490	75	WALNUT GLEN	CT	ARBORS AT RIVERTOWN PH2	N/A	110	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1110	431,962	253	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	111	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1120	472,573	245	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	112	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1130	449,057	237	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	113	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1140	478,642	231	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	114	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1150	485,433	223	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	115	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1160	429,690	215	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	116	40'-49'	1	0	2018CI	-	1,422.32	1,422.32
000717-1170	447,043	209	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	117	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1180	534,213	201	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	118	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1190	445,742	179	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	119	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1200	427,697	171	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	120	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1210	439,615	165	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	121	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1220	452,027	157	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	122	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1230	477,581	149	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	123	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1240	483,900	143	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	124	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000717-1250	445,742	135	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	125	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1260	487,323	127	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	126	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1270	447,047	117	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	127	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1280	420,136	109	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	128	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1290	441,434	101	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	129	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1300	427,697	93	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	130	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1310	620,583	60	WILD SAGE	DR	ARBORS AT RIVERTOWN PH2	N/A	131	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000717-1320	530,076	61	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	132	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1330	449,534	53	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	133	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1340	436,660	45	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	134	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1350	440,814	37	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	135	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1360	483,900	31	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	136	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1370	577,772	23	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	137	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1380	471,670	17	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	138	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1390	447,284	11	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	139	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1400	513,901	10	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	140	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1410	565,688	16	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	141	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1420	441,617	22	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	142	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1430	447,043	28	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	143	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1440	528,739	36	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	144	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1450	435,273	50	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	145	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1460	488,772	60	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	146	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1470	519,826	68	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	147	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1480	434,511	78	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	148	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1490	425,411	88	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	149	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1500	483,900	96	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	150	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1510	480,000	104	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	151	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1520	441,984	112	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	152	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1530	425,833	122	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	153	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1540	516,855	130	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	154	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1550	438,942	144	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	155	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1560	419,630	160	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	156	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1570	441,984	176	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	157	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1580	480,000	194	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	158	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1590	452,027	210	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	159	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1600	412,020	226	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	160	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1610	412,020	244	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	161	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1620	694,311	270	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	162	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1630	589,803	292	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	163	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1640	544,805	310	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	164	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1650	721,119	342	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	165	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1660	590,992	356	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	166	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1670	542,441	370	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	167	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1680	543,852	384	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	168	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1690	586,573	396	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	169	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1700	540,968	404	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	170	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1710	547,760	412	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	171	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1720	636,713	418	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	172	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1730	624,855	424	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	173	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1740	579,763	425	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	174	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1750	546,421	419	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	175	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37



PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000717-1760	507,125	413	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	176	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1770	588,395	381	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	177	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1780	582,312	363	SILKGRASS	PL	ARBORS AT RIVERTOWN PH2	N/A	178	50'-59'	1	1	2018CI	1,188.18	1,672.19	2,860.37
000717-1850	475,298	297	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	185	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1860	469,295	287	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	186	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1870	434,312	275	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	187	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1880	478,023	265	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	188	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1890	417,816	253	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	189	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1900	438,347	243	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	190	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1910	525,312	233	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	191	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1920	423,223	223	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	192	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1930	437,249	213	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	193	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1940	522,657	105	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	194	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1950	438,347	97	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	195	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1960	457,133	89	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	196	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1970	510,449	83	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	197	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1980	476,969	75	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	198	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-1990	476,857	67	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	199	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2000	474,105	61	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	200	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2010	441,415	53	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	201	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2020	510,449	47	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	202	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2030	584,590	39	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	203	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2040	515,981	33	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	204	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2050	479,788	25	WOODLEAF	WAY	ARBORS AT RIVERTOWN PH1	N/A	205	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2060	413,861	47	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	206	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000717-2070	440,264	37	FAWNWOOD	ST	ARBORS AT RIVERTOWN PH1	N/A	207	40'-49'	1	1	2018CI	1,010.64	1,422.32	2,432.96
000718-0006	0	0	KENDALL CROSSING	DR	LANDINGS	N/A	NA	COMMON	0	0	20181-2	-	-	-
000718-9992	25,800	0	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	NA	ROW	0	0	2018CI	-	-	-
000718-9993	0	0	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	NA	COMMON	0	0	2018CI	-	-	-
000719-0010	621,615	100	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	1	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0020	642,224	114	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	2	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0030	105,000	128	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	3	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0040	105,000	142	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	4	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0050	620,682	160	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	5	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0060	567,677	178	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	6	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0070	105,000	198	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	7	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0080	576,585	216	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	8	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0090	561,204	230	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	9	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0100	105,000	243	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	10	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0110	105,000	217	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	11	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0120	105,000	205	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	12	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0130	105,000	48	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	13	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0140	638,376	60	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	14	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0150	567,252	84	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	15	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0160	105,000	96	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	16	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0170	105,000	110	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	17	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0180	105,000	122	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	18	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0190	757,550	134	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	19	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0200	738,781	160	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	20	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0210	105,000	176	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	21	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0220	105,000	190	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	22	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76



PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000719-0230	105,000	206	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	23	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0240	105,000	220	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	24	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0250	105,000	236	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	25	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0260	829,313	252	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	26	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0270	105,000	266	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	27	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0280	983,790	274	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	28	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0290	1,007,100	287	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	29	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0300	135,000	275	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	30	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0310	105,000	267	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	31	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0320	105,000	255	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	32	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0330	105,000	241	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	33	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0340	105,000	225	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	34	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0350	105,000	209	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	35	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0360	784,805	195	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	36	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0370	105,000	179	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	37	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0380	790,588	165	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	38	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000719-0390	105,000	143	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	39	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0400	105,000	127	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	40	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0410	105,000	107	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	41	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0420	105,000	91	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	42	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0430	105,000	77	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	43	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0440	105,000	65	HIGH BRUSH	CT	ARBORS AT RIVERTOWN PH3	N/A	44	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0450	641,303	175	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	45	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0460	105,000	163	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	46	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0470	105,000	151	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	47	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0480	105,000	137	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	48	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0490	898,227	123	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	49	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0500	105,000	109	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	50	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0510	762,102	95	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	51	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0520	766,967	81	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	52	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000719-0530	561,204	65	WILD SAGE	DR	ARBORS AT RIVERTOWN PH3	N/A	53	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000721-0001	6,975	0	KEYSTONE CORNERS	BLVD	WATERSONG	NA	NA	ROW	0	0	2020A	-	-	-
000721-0007	0	0	KEYSTONE CORNERS	BLVD	WATERSONG	NA	NA	COMMON	0	0	2020A	-	-	-
000722-0003	0	0	SHINNECOCK	DR	HIGHPOINTE AT RIVERTOWN PH1	NA	NA	COMMON	0	0	2020A	-	-	-
000723-0000	50,775	0	KENDALL CROSSING	DR	HAVEN AT RIVERTOWN PH1	NA	NA	ROW	0	0	2018CI	-	-	-
000723-0001	0	0	KENDALL CROSSING	DR	HAVEN AT RIVERTOWN PH2	NA	NA	COMMON	0	0	2018CI	-	-	-
000723-0003	0	0	RIVERTOWN MAIN	ST	RIVERTOWN MAIN STREET	NA	NA	COMMON	0	0	2018CI	-	-	-
000723-0010	612,446	46	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	1	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0020	668,208	64	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	2	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0030	587,878	76	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	3	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0040	749,572	86	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	4	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0050	641,404	98	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	5	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0060	620,956	110	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	6	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0070	626,580	124	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	7	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0080	670,964	136	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	8	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0090	753,758	148	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	9	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0100	706,959	158	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	10	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0110	776,561	170	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	11	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0120	646,296	180	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	12	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0130	695,439	192	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	13	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0140	606,660	202	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	14	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
000723-0150	717,625	216	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	15	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0160	607,751	230	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	16	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0170	645,359	236	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	17	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0180	750,531	252	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	18	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0190	771,329	268	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	19	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0200	668,687	284	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	20	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0210	734,035	294	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	21	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0220	621,269	275	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	22	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0230	709,803	259	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	23	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0240	782,496	243	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	24	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0250	710,599	227	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	25	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0260	607,173	211	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	26	80'+	1	1	2018CI	1,816.42	2,556.34	4,372.76
000723-0270	608,845	199	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	27	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0280	739,627	127	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	28	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0290	677,129	111	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	29	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0300	533,455	93	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	30	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0310	600,007	61	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	31	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
000723-0320	619,839	49	WHIRLAWAY	CT	ESTATES AT RIVERTOWN PH1	NA	32	70'-79'	1	1	2018CI	1,638.87	2,306.47	3,945.34
<b>TOTAL TAX ROLL</b>		<b>761,798,293</b>							<b>1,518</b>	<b>1,483</b>		<b>1,712,467.67</b>	<b>2,657,763.22</b>	<b>4,370,230.89</b>
<b>LESS DISCOUNTS AND COLLECTION COSTS (6%)</b>												<b>(102,748.06)</b>	<b>(159,465.79)</b>	<b>(262,213.85)</b>
<b>NET REVENUE TAX ROLL</b>												<b>1,609,719.61</b>	<b>2,498,297.43</b>	<b>4,108,017.04</b>
<b>PER METHODOLOGY / BUDGET</b>									<b>1,518</b>	<b>1,488</b>		<b>1,640,766.00</b>	<b>2,498,348.00</b>	<b>4,139,114.00</b>
<b>LESS PAYOFFS POST SERIES 20181-2 SPLIT OUT - (24 TOTAL PAYOFFS, 64 PAYDOWNS SERIES 2008)</b>										-6		(7,687.87)	-	(7,687.87)
<b>LESS PAYOFFS SERIES 2016 (8 PAYDOWNS)</b>										-3		(4,525.09)		(4,525.09)
<b>LESS PAYOFFS SERIES 2018CI</b>										-2		(2,066.95)		(2,066.95)
<b>TRUE UP SERIES 2018A1-2 (DUE) - LOT SIZE DIFFERENTIAL</b>												(7,020.79)		(7,020.79)
<b>TRUE UP 2016 (DUE)</b>										1		1,252.15		1,252.15
<b>TRUE UP SERIES 2018 CI (DUE)</b>										5		(11,669.92)		(11,669.92)
												-		-
<b>NET METHDOLOGY / BUDGET</b>									<b>1,518</b>	<b>1,483</b>		<b>1,609,047.53</b>	<b>2,498,348.00</b>	<b>4,107,395.53</b>
<b>VARIANCE</b>									<b>0</b>	<b>0</b>		<b>(672.08)</b>	<b>50.57</b>	<b>(621.51)</b>

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
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#### OWNERSHIP SUMMARY

ISSUE	MAX ANNUAL	# UNITS	OWNER	20181-2 UNITS DEBT	2016 UNITS DEBT	2018CI UNITS DEBT	TOTAL DEBT UNITS	20181-2 TOTAL NET	2016 TOTAL NET	2018CI TOTAL NET	O&M UNITS	O&M NET
2018 CI	470,045.00	447	CORNERSTONE HOMES LLC	0	0	0	0	-	-	-	0	-
2016	711,980.00	644	COTTAGE HOME COMPANY LLC THE	0	0	0	0	-	-	-	0	-
20181-2	458,741.00	394	DENNIS HOMES INC	0	0	0	0	-	-	-	0	-
TOTAL	1,640,766.00	1,485	ISSA HOMES INC	0	0	0	0	-	-	-	0	-
			LONDON HOMES LLC	0	0	0	0	-	-	-	0	-
			MAINSAIL CAPITAL FUND LLC	0	0	0	0	-	-	-	0	-
			MAINSAIL CAPITAL VENTURES LLC	0	0	0	0	-	-	-	0	-
			MASTERCRAFT BUILDER GROUP LLC	0	0	0	0	-	-	-	0	-
			MATTAMY JACKSONVILLE LLC	0	24	23	47	-	25,278	36,768	47	88,584.21
			MATTAMY RIVERTOWN LLC	0	0	0	0	-	-	-	0	-
			PHOENIX DEVELOPMENT OF NE FLORIDA LLC	0	0	0	0	-	-	-	0	-
			WEEKLEY HOMES LLC	0	0	0	0	-	-	-	0	-
			UNITED HOME BUILDERS OF JACKSONVILLE I	0	0	0	0	-	-	-	0	-
			BOURNE TRAVIS, HEATHER	0	2	0	2	-	2,157	-	2	3,143.72
			ESSIEN ESSENTIA ETUKUDO ET AL	0	1	1	2	-	1,079	950	2	2,908.84
			LOCURTO JOANN JACKMAN ET AL	0	1	1	2	-	917	950	2	2,673.96
			MUNOZ LUIS R ET AL	0	1	1	2	-	917	1,117	2	2,908.84
			FKH SFR PROPCO ENTITIES	1	2	0	3	-	1,835	-	3	4,010.94
			RM1 SFR PROPCO ENTITIES	0	1	1	2	-	917	950	2	2,673.96
			RESIDENTS	445	611	367	1,423	444,020	676,304	415,561	1,458	2,391,392.96
			<b>TOTAL TAX ROLL</b>	<b>446</b>	<b>643</b>	<b>394</b>	<b>1,483</b>	<b>444,020</b>	<b>709,405</b>	<b>456,295</b>	<b>1,518</b>	<b>2,498,297.43</b>
<b>% ABSORPTION</b>				<b>99.78%</b>	<b>95.02%</b>	<b>93.15%</b>	<b>95.95%</b>	<b>100.00%</b>	<b>95.33%</b>	<b>91.07%</b>	<b>96.05%</b>	<b>95.72%</b>

#### O&M SUMMARY BY LOT SIZE

LOT SIZE	S20181-2 PLATTED O&M UNITS ON ROLL	S2016 PLATTED O&M UNITS ON ROLL	S2018CI PLATTED O&M UNITS ON ROLL	TOTAL PLATTED ON ROLL	PER O&M METHOD	VARIANCE
30'-39'	21	2	0	23	23	0
40'-49'	57	268	187	512	567	(55)
50'-59'	205	199	86	490	475	15
60'-69'	83	74	37	194	197	(3)
70'-79'	100	60	58	218	205	13
80'+	10	43	28	81	78	3
TH	0	0	0	0	0	0
<b>TOTAL</b>	<b>476</b>	<b>646</b>	<b>396</b>	<b>1,518</b>	<b>1,545</b>	<b>(27)</b>

BOUNDARY AMENDMENT DONE TO REMOVE MOST OF PARCEL 000700-0000. BALANCE OF 2008A

DEBT WAS PAID OFF AND SERIES 2016 BONDS WERE ISSUED ON 648 UNITS.

SERIES 2008A BOND DEBT HAS BEEN PAID COMPLETELY OFF PRIOR TO ISSUE OF 2018A1-2 BONDS

SERIES 2008A BOND DEBT WAS PAID DOWN BY ST JOE IN LAKES 2 OR BUILDER IN PHASE 1 PRIOR TO ISSUE OF 2018A1-2

SERIES 2016, 2018A1-2, SERIES 2018CI PAID DOWN OR OFF

PARCEL NEW TO ROLL THIS YEAR

DIRECT BILLED FISCAL YEAR 2021 - ASSESSMENTS NOT PAID. BOTH FY21 AND FY22 COLLECTED VIA THE TAX BILL

PARCEL ID	MARKET VALUE	SITE ST #	SITE STREET	SITE ST SUF	PHASE / NEIGHBORHOOD	BLOCK	LOT #	PRODUCT TYPE	O&M UNITS	DEBT ASMT UNITS	BOND ISSUE	DEBT SERVICE ASMT	FY25 O&M ASMT	TOTAL ASMT
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**BOND SUMMARY BY LOT SIZE**

LOT SIZE	20181-2	2016 PLATTED	PER 2016 UPDATED DEV PLANS 6- 28-21	2016 DIFF	2018CI PLATTED	2018CI UPDATED DEV PLAN 6-28-21 (TRUE UP DUE)*	2018CI DIFF	TOTAL LOTS
30'-39'	21	2	2	0	0	0	0	23
40'-49'	54	267	271	4	186	187	1	507
50'-59'	191	197	200	3	85	86	1	473
60'-69'	78	74	69	(5)	37	37	0	189
70'-79'	92	60	60	0	58	58	0	210
80'+	10	43	44	1	28	28	0	81
TH	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>446</b>	<b>643</b>	<b>646</b>	<b>3</b>	<b>394</b>	<b>396</b>	<b>2</b>	<b>1,483</b>

## *SEVENTH ORDER OF BUSINESS*

## **RESOLUTION 2025-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2023/2024 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Rivers Edge Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) previously adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023/2024”); and

**WHEREAS**, the Board desires to amend the Fiscal Year 2023/2024 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2023/2024; and

**WHEREAS**, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2023/2024 Budget within sixty (60) days following the end of the Fiscal Year 2022/2023; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2023/2024 Budget to reflect the actual appropriations.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET AMENDMENT.**

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2023/2024.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Rivers Edge Community Development District for the Fiscal Year Ending September 30, 2024, as amended and adopted by the Board of Supervisors effective November 20, 2024.”

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>TOTAL GENERAL FUND</b>	<b>\$ 3,632,061</b>
<b>DEBT SERVICE FUND (SERIES 2016)</b>	<b>\$ 1,025,893</b>
<b>DEBT SERVICE FUND (SERIES 2018)</b>	<b>\$ 673,013</b>
<b>DEBT SERVICE FUND (SERIES 2018A-1 / 2018A-2)</b>	<b>\$ 567,797</b>
<b>CAPITAL RESERVE FUND</b>	<b>\$ 1,238,528</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 7,137,292</b>

**SECTION 3. CONFLICTS.** All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect as of November 20, 2024.

**PASSED AND ADOPTED** this 20th day of November, 2024.

**ATTEST:**

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Amended General Fund Budget FY 2023/2024

**EXHIBIT A**  
**AMENDED FISCAL YEAR 2023/2024 GENERAL FUND BUDGET**



**Rivers Edge**  
**Community Development District**  
**FY2024 Budget Amendment**  
**General Fund**

Adopted FY24 Budget	Increase/ (Decrease)	Amended FY24 Budget	Actual 9/30/24
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**Revenues**

Special Assessments - Tax Roll	\$ 2,402,218	\$ 15,643	\$ 2,417,861	\$ 2,417,861
Misc Income/Interest	30,000	35,242	65,242	65,242
Insurance Proceeds	-	1,476	1,476	1,476
Rental Revenue	20,000	13,814	33,814	33,814
Cost Share Landscaping Rivers Edge II	688,424	-	688,424	688,424
Cost Share Landscaping Rivers Edge III	162,917	-	162,917	149,341
Cost Share Amenity Rivers Edge III	248,626	-	248,626	227,907
Community Garden	1,000	-	1,000	500
Tennis Revenue	4,000	-	4,000	915
Special Event	-	19,291	19,291	19,291
Carryforward	27,290	261,247	288,537	27,290

**Total Revenues**

<b>\$ 3,584,475</b>	<b>\$ 346,713</b>	<b>\$ 3,931,188</b>	<b>\$ 3,632,061</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 600	\$ 12,600	\$ 12,600
FICA Expense	918	46	964	964
District Engineer	25,000	13,741	38,741	38,741
District Counsel	55,000	-	55,000	42,226
District Management	52,868	1	52,868	52,868
Assessment Administration	5,300	-	5,300	5,300
Dissemination	6,466	600	7,066	7,066
Information Technology	3,061	-	3,061	3,061
Website Maintenance	1,577	-	1,577	1,577
Annual Audit	5,100	(990)	4,110	4,110
Trustee Fees	13,500	(755)	12,745	12,745
Arbitrage	1,800	-	1,800	1,800
Telephone	800	(630)	170	170
Postage	1,500	649	2,149	2,149
Printing & Binding	3,000	(1,067)	1,933	1,933
Insurance	11,116	(546)	10,570	10,570
Legal Advertising	3,500	(2,379)	1,121	1,121
Other Current Charges	2,000	-	2,000	-
Office Supplies	150	(137)	13	13
Dues, Licenses & Subscriptions	175	-	175	175

**Total Administrative**

<b>\$ 204,830</b>	<b>\$ 9,133</b>	<b>\$ 213,963</b>	<b>\$ 199,189</b>
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**Rivers Edge**  
**Community Development District**  
**FY2024 Budget Amendment**  
**General Fund**

	<b>Adopted FY24 Budget</b>	<b>Increase/ (Decrease)</b>	<b>Amended FY24 Budget</b>	<b>Actual 9/30/24</b>
<u>Grounds Maintenance</u>				
Field Operations Management (Vesta)	\$ 37,253	\$ -	\$ 37,253	\$ 37,253
Landscape Maintenance	1,321,303	-	1,321,303	1,056,514
Landscape Contingency	60,000	161,583	221,583	221,583
Irrigation Repairs and Maintenance	30,000	100,595	130,595	130,595
Lake Maintenance	56,340	3,743	60,083	60,083
Irrigation Water Use	288,000	-	288,000	252,223
Electric	140,000	29,734	169,734	169,734
Street Lighting & Signage Repairs and Replacements	20,000	23,767	43,767	43,767
Street and Drainage Maintenance	5,000	-	5,000	-
Other Repairs and Maintenance	10,000	26,563	36,563	36,563
<b>Total Grounds Maintenance</b>	<b>\$ 1,967,896</b>	<b>\$ 345,985</b>	<b>\$ 2,313,881</b>	<b>\$ 2,008,315</b>
<u>Amenity Center</u>				
General Manager (Vesta)	\$ 48,172	\$ 1,406	\$ 49,578	\$ 49,578
Amenity Manager (Vesta)	19,478	-	19,478	19,478
Maintenance Service (Vesta)	78,837	-	78,837	78,837
Lifestyle Director (Vesta)	38,136	-	38,136	38,136
Lifeguards (Vesta)	47,390	612	48,002	48,002
Facility Attendant (Vesta)	63,291	-	63,291	63,291
Security Monitoring	3,500	-	3,500	2,405
Security Guards	75,000	23,800	98,800	98,800
Telephone	14,582	31,912	46,494	46,494
Insurance	142,002	(45,157)	96,845	96,845
Fitness Equipment Lease	27,921	-	27,921	27,921
Pool Maintenance (Vesta)	10,312	882	11,194	11,194
Janitorial Services/Supplies (Vesta)	31,933	35	31,968	31,968
Window Cleaning	2,767	(2,767)	-	-
Pressure Washing	30,000	(30,000)	-	-
Pool Chemicals (Poolsure)	19,440	4,712	24,152	24,152
Natural Gas	510	(28)	482	482
Electric	37,320	457	37,777	37,777
Water & Sewer	53,570	(10,493)	43,077	43,077
Repair and Replacements	110,000	-	110,000	94,348
Refuse	37,200	14,635	51,835	51,835
Pest Control	6,588	2,592	9,180	9,180
Fire Alarm System Maintenance	2,000	(2,000)	-	-
Access Cards	1,000	6,400	7,400	7,400
License/Permits	1,800	(289)	1,511	1,511
Other Current	3,500	4,466	7,966	7,966
Special Events	50,000	1,542	51,542	51,542
Holiday Decorations	13,500	(925)	12,575	12,575
Office Supplies/Postage	1,500	5,303	6,803	6,803
Capital Expenditure	15,000	(15,000)	-	-
Community Garden	500	(500)	-	-
<b>Total Amenity Center- River House</b>	<b>\$ 986,749</b>	<b>\$ (8,405)</b>	<b>\$ 978,344</b>	<b>\$ 961,597</b>

**Rivers Edge**  
**Community Development District**  
**FY2024 Budget Amendment**  
**General Fund**

	<b>Adopted FY24 Budget</b>	<b>Increase/ (Decrease)</b>	<b>Amended FY24 Budget</b>	<b>Actual 9/30/24</b>
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
General Reserve - Amenity Center	175,000	-	175,000	175,000
Additional Reserves	150,000	-	150,000	150,000
<b>Total Reserves</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ 425,000</b>	<b>\$ 425,000</b>
<b>Total Expenses</b>	<b>\$ 3,584,475</b>	<b>\$ 346,714</b>	<b>\$ 3,931,188</b>	<b>\$ 3,594,101</b>
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -	\$ 37,960
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,960</b>
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 751,712
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 789,671

*EIGHTH ORDER OF BUSINESS*

## COST-SHARE STATUS COVER SHEET

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: Holiday Lighting

**1. Is the cost for this work intended to be shared?**

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☒ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

- Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- ☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary: Requesting funds for the annual Holiday lighting of the neighborhood and amenities.

GetLitJax LLC

Total Proposed  
Compensation: \$ \$22,520

Cost Share		
Calculation:	<u>\$7,143.34</u>	Rivers Edge
	<u>\$7,478.89</u>	Rivers Edge II
	<u>\$7,897.76</u>	Rivers Edge III

Methodology  
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer  
Approval:

(Signature)

(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

## COST-SHARE STATUS COVER SHEET

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: Holiday Lighting

**1. Is the cost for this work intended to be shared?**

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☒ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*



## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge II CDD

- Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- ☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary: Requesting funds for the annual Holiday lighting of the neighborhood and amenities.

GetLitJax LLC

Total Proposed  
Compensation: \$ \$22,520

Cost Share		
Calculation:	<u>\$7,143.34</u>	Rivers Edge
	<u>\$7,478.89</u>	Rivers Edge II
	<u>\$7,897.76</u>	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

## COST-SHARE STATUS COVER SHEET

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: Holiday Lighting

**1. Is the cost for this work intended to be shared?**

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☒ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

- Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- ☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:  
Requesting funds for the annual Holiday lighting of the neighborhood and amenities.

GetLitJax LLC

Total Proposed  
Compensation: \$ \$22,520

Cost Share		
Calculation:	<u>\$7,143.34</u>	Rivers Edge
	<u>\$7,478.89</u>	Rivers Edge II
	<u>\$7,897.76</u>	Rivers Edge III

Methodology  
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer  
Approval:

(Signature)

(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

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# RIVERTOWN

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## Request for Funds

*Date of request: 10/10/24*

*Submitted by: Kim Fatuch*

**RiverTown Holiday Lighting:**

It is that time of year again. Though Hulihan has been our provider in year's past, we have decided to search for other companies to verify we are receiving a good deal and the correct setup for RiverTown. We have received two quotes for the holiday lighting.

Vendor	Contract amenities	Specs	Cost
Hulihan	Price has stayed the same since previous years.	Amenity Holiday Lighting to include all 3 amenities, amenity entrances, and Watersong entrances	\$25,588.50
CDD 1	31.72% cost share		\$8,116.67
CDD 2	33.21% cost share		\$8,497.95
CDD 3	35.07% cost share		\$8,973.88
GetLit Jax	If chosen, offers a 20% discount on subsequent years resulting in \$4,500 discount. We then receive locked in pricing.	Amenity Holiday Lighting to include all 3 amenities, amenity entrances, Watersong entrances. Offers some solar lighting options	\$22,520
CDD 1	31.72%		\$7,143.34
CDD 2	33.21%		\$7,478.89
CDD 3	35.07%		\$7,897.76

*Should you have any comments or questions feel free to contact me directly.*

## ESTIMATE

Hulihan Territory, Inc.  
1177 Atlantic Blvd  
Atlantic Beach, FL 32233

info@hulihanterritory.com  
+1 (904) 285-8505  
www.HulihanTerritory.com



Rivers Edge CDD  
Bill to  
475 West Town Place  
Suite 114  
St Johns, FL 32259

Ship to  
Rivers Edge CDD  
156 Landing Street  
St Johns, FL 32259

### Estimate details

Estimate no.: 11419  
Estimate date: 09/18/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Christmas Installation	River House MAIN BUILDING: (430ft) Warm white C-7 LED on roofline 2795.00 (200ft) Warm white C-7 LED in bedline 600.00 (1) 60 inch lit wreath 280.00 (4) 36 inch lit wreaths 600.00 (2) Patio Ligustrum 350.00 (2) Oak trees (Base only) 250.00  ENTRANCE SIDE: (4) Lit garland on wall 380.00 (2) 36 inch lit wreaths 300.00  EXIT SIDE (2) 36 inch lit wreaths 300.00 (4) Lit garland on wall 380.00  CENTER ISLAND (6) Lit garland on wall 570.00 (2) 36 inch lit wreaths 300.00	1	\$7,815.50	\$7,815.50
3.	Christmas Installation	(2) monuments across from river club (24) lit garland on fence	1	\$3,278.00	\$3,278.00
4.	Christmas Installation	multi year discount	1	-\$1,257.50	-\$1,257.50

Total

\$9,836.00

**Note to customer**

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

Sincerely,  
Hulihan Territory, Inc.

---

Accepted date

Accepted by



## ESTIMATE

Hulihan Territory, Inc.  
1177 Atlantic Blvd  
Atlantic Beach, FL 32233

info@hulihanterritory.com  
+1 (904) 285-8505  
www.HulihanTerritory.com



### Rivers Edge CDD II

Bill to  
160 Riverglade Run  
St Johns, FL 32259

Ship to  
Rivers Edge CDD II  
160 Riverglade Run  
St Johns, FL 32259

### Estimate details

Estimate no.: 11420  
Estimate date: 09/18/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Christmas Installation	Water Song: longleaf and keystone Corners (90') roofline LED C-7 @ 5.50 = 495.00 (200') LED C-7 top of wall @ 5.00 = 1000.00 (2) 48" wreath @ 175.00 = 350.00 (2) ligustrum @ 150.00 = 300.00	1	\$2,359.50	\$2,359.50
2.	Christmas Installation	Water Song: Keystone Corners and Mistflower (100') LED C-7 on metal monument @ 8.00 = 800.00 (2) 48" LED lit wreath @ 175.00 = 350.00 (4) 36" LED lit wreath @ 125.00 = 500.00 (4) C-7 on top cap @ 125 = 500.00	1	\$2,365.00	\$2,365.00
3.	Christmas Installation	Island outside gate: (6) arborvitae with warm white minis @ 90.00 = 540 (8) hollies with warm white minis @ 90.00 = 720.00	1	\$1,386.00	\$1,386.00
4.	Christmas Installation	River Club Entrance (4) 36" wreath on columns @ 200.00 = \$800.00 (4) lit garland on fence and sign @ 95.00 = \$380.00 (10) Warm white minis on oaks to 5' trunk only @ 150.00 = \$1500.00  River Club: (360ft) Warm white C-7 led on roofline @ 6.50 = 2340.00 (3) 48 inch wreaths on dormers @ 225.00 = 675.00 (2) Sylvester palms @ 300.00 = 600.00	1	\$8,112.50	\$8,112.50

(270ft) Warm white C-7 in bedline at front of  
building = 1080.00

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5.	Christmas Installation	multi year discount	1	-\$1,293.00	-\$1,293.00
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6.	MB
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Total	\$12,930.00
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**Note to customer**

Please review the attached estimate. Feel free to contact us with  
any questions. We look forward to working with you.

Sincerely,  
Hulihan Territory, Inc.

---

Accepted date

Accepted by

## ESTIMATE

Hulihan Territory, Inc.  
1177 Atlantic Blvd  
Atlantic Beach, FL 32233

info@hulihanterritory.com  
+1 (904) 285-8505  
www.HulihanTerritory.com



### Bill to

Rivers Edge CDD III  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

### Ship to

Rivers Edge CDD III  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

### Estimate details

Estimate no.: 11386  
Estimate date: 09/09/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Christmas Installation	River Lodge  (245) C7 LED warm white roofline @ 7.50 = 1837.50 (1) 48" lit wreath @ 250.00 = 250.00 (1) triple trunk palm with warm white minis @ 735.00	1	\$2,822.50	\$2,822.50
2.		MB			
Total					\$2,822.50

### Note to customer

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

Sincerely,  
Hulihan Territory, Inc.

Accepted date

Accepted by

GetLitJax LLC



# CDD 1 INVOICE

INVOICE # 1039  
DATE: 10/07/2024

712 Chathal Dr  
Orange Park, FL 32073  
[Sales@getlitjax.com](mailto:Sales@getlitjax.com)

**TO:**  
Rivers Edge CDD 1  
475 West Town Pl  
St. Augustine, FL 32092

**SHIP TO:**  
Kim Fatuch  
140 Landing St  
St. Johns, FL 32259

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Service	<b>RiverHouse</b>	1	\$9,100
	430' Roofline LED WW C9 200' Bedline Led ww C9 1-60' Wreath w/RB 4-36' Wreaths w/RB <b>RIVERHOUSE ENTRANCE</b> 4-9ft Garland WW 8mm Led w/RB 2-36' Wreaths w/RB <b>RIVERHOUSE EXIT</b> 4-9ft Garland 8mm WW led w/RB 2-36' Wreaths w/RB <b>RIVERHOUSE CENTER ISLAND</b> 6-9ft Garland WW 8mm led w/RB 2-36' Wreaths w/RB		
	-----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installtion, Equitment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
<b>SUBTOTAL</b>			<b>\$9,100</b>
SALES TAX			0
SHIPPING & HANDLING			0
<b>TOTAL DUE</b>			<b>\$9,100</b>

Make all checks payable to GetLitJax LLC  
If you have any questions concerning this invoice, contact Matthew Fitzhugh at [sales@getlitjax.com](mailto:sales@getlitjax.com).

**THANK YOU FOR YOUR BUSINESS!**

GetLitJax



## CDD 2 INVOICE

INVOICE # 1039  
DATE: 10/07/2024

712 Chathal Dr  
Orange Park, FL 32073  
[Sales@getlitjax.com](mailto:Sales@getlitjax.com)

**TO:**  
Rivers Edge CDD 2  
475 West Town Pl  
St. Augustine, FL 32092

**SHIP TO:**  
Kim Fatuch  
140 Landing St  
St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	<b>RiverClub</b>	1	\$8,390
	28-9ft Garland WW 8mm Led 4-36" Wreaths w/RB 360" Roofline WW LED C9 3-48" Wreaths w/RB 2-Palms WW 8mm Led Minis		
Service	<b>Watersong</b>	1	\$2,930
	300" WW LED C9 Roofline + Wall + Statue 2-48" Wreaths w/RB 8-Hollies WW 8mm		
	NOTE: Would not light Arborvites or ligustrums -----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installation, Equipment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
SUBTOTAL			\$11,320
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$11,320

Make all checks payable to GetLitJax  
If you have any questions concerning this invoice, contact Matthew Fitzhugh at [sales@getlitjax.com](mailto:sales@getlitjax.com)

**THANK YOU FOR YOUR BUSINESS!**

**GetLitJax LLC****CDD 3 INVOICE**INVOICE # 1039  
DATE: 10/07/2024712 Chathal Dr  
Orange Park, FL 32073  
[Sales@getlitjax.com](mailto:Sales@getlitjax.com)**TO:**  
Rivers Edge CDD 3  
475 West Town Pl  
St. Augustine, FL 32092**SHIP TO:**  
Kim Fatuch  
100 Grand Verde Dr  
St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	<b>RiverLodge</b>	1	\$2,100
	210' Roofline WW led C9 2-48 Wreaths w RB		
	NOTE: WOULD NOT LIGHT LIGUSTRUMS OR BASE OF OAKS -----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installation, Equipment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
<b>SUBTOTAL</b>			<b>\$2,100</b>
SALES TAX			
SHIPPING & HANDLING			
<b>TOTAL DUE</b>			<b>\$2,100</b>

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## *ELEVENTH ORDER OF BUSINESS*



**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR  
POOL REPAIR SERVICES PROJECT**

Notice is hereby given that the Rivers Edge Community Development District ("District") will receive proposals from vendors interested in providing one-time maintenance/repair services for Pool located at the River House, 156 Landing Street, St. Johns, Florida 32259 ("Project"), as more particularly described in the Project Manual and in accordance with applicable Project plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available and may be obtained beginning \_\_\_\_\_, 2024 at \_\_\_\_\_ by e-mailing \_\_\_\_\_, with the subject line "RFP for Pool Repair Services Project." Specifications may be obtained electronically.

There will be a **non-mandatory pre-bid proposal conference**, on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m., at \_\_\_\_\_.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law.

Firms desiring to provide construction services for the referenced Project must submit one original and one electronic copy of the required proposal no later than \_\_\_\_\_ a.m./p.m. on \_\_\_\_\_ at \_\_\_\_\_. The \_\_\_\_\_ will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, *Florida Statutes*. A copy of the agenda for the meeting may be obtained from \_\_\_\_\_. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager, at (904) 940-5850, or at [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of sixty (60) days after the proposal opening. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

In order to submit a bid, each bidder must: (1) be authorized to do business in Florida, and hold all required state federal, and local licenses, including those with St. Johns County, in good standing; (2) have at least three (3) years' experience with projects of similar size and scope; and (3) comply with Florida's E-verify requirements.

All questions regarding the Project Manual or this project shall be directed in writing via mail or email to \_\_\_\_\_, at \_\_\_\_\_. No phone inquiries please.



**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**EVALUATION CRITERIA**  
**POOL REPAIR SERVICES PROJECT**  
**ST. JOHNS COUNTY, FLORIDA**

**PERSONNEL**

**(5 POINTS)**

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

**EXPERIENCE**

**(15 POINTS)**

E.g., past record and experience of the respondent in self-performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.

**UNDERSTANDING SCOPE OF WORK**

**(15 POINTS)**

Demonstration of the Proposer's understanding of the project requirements.

**FINANCIAL CAPABILITY**

**(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

**SCHEDULE**

**(25 POINTS)**

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

**PRICE**

**(30 POINTS)**

Points available for price will be allocated as follows:

20 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and the overall reasonableness of the proposed price.

**TOTAL POINTS**

**(100 POINTS)**