

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

**Approved Budget Fiscal Year 2023**



# **Rivers Edge III**

## **Community Development District**

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**Rivers Edge III**  
**Community Development District**  
 General Fund  
 Operating Budget

Description	Adopted Budget FY2022	Actuals as of 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY2023
<b>Revenues</b>					
Assessments	\$ 138,244	\$ 138,978	\$ -	\$ 138,978	\$ 145,202
Developer Contributions	\$ 512,928	\$ 426,696	\$ 210,005	\$ 636,701	\$ 631,761
<b>Total Revenues</b>	<b>\$ 651,172</b>	<b>\$ 565,674</b>	<b>\$ 210,005</b>	<b>\$ 775,679</b>	<b>\$ 776,963</b>

<b>Expenditures</b>					
<b>Administrative</b>					
Engineering	\$ 1,875	\$ 2,406	\$ 1,000	\$ 3,406	\$ 1,875
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Dissemination Agent	\$ 3,500	\$ 2,192	\$ 1,167	\$ 3,358	\$ 3,500
Attorney	\$ 25,000	\$ 14,203	\$ 9,102	\$ 23,305	\$ 25,000
Trustee Fees	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Management Fees	\$ 22,500	\$ 15,000	\$ 7,500	\$ 22,500	\$ 28,000
Annual Audit	\$ 4,500	\$ 2,500	\$ -	\$ 2,500	\$ 4,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Information Technology	\$ 1,800	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Website Administration	\$ 1,200	\$ 1,050	\$ 600	\$ 1,650	\$ 1,800
Telephone	\$ 150	\$ 95	\$ 25	\$ 120	\$ 150
Postage	\$ 175	\$ 103	\$ 70	\$ 173	\$ 175
Printing & Binding	\$ 1,000	\$ 326	\$ 450	\$ 776	\$ 1,000
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 5,822
Legal Advertising	\$ 1,500	\$ 117	\$ 1,200	\$ 1,317	\$ 1,500
Other Current Charges	\$ 500	\$ 412	\$ 350	\$ 762	\$ 800
Office Supplies	\$ 150	\$ 18	\$ 70	\$ 88	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website Administration/Compliance	\$ 1,963	\$ 800	\$ 800	\$ 1,600	\$ 1,600
<b>Total Administrative</b>	<b>\$ 81,088</b>	<b>\$ 50,371</b>	<b>\$ 27,334</b>	<b>\$ 77,705</b>	<b>\$ 86,847</b>

<b>Grounds Maintenance</b>					
Landscape Maintenance	\$ 76,905	\$ 126,807	\$ 61,016	\$ 187,823	\$ 104,317
Lake Maintenance	\$ 2,200	\$ 4,739	\$ 2,004	\$ 6,743	\$ 7,000
Electric	\$ 4,590	\$ 6,661	\$ 9,992	\$ 16,653	\$ 1,800
Sewer/Water/Irrigation	\$ 12,500	\$ 8,578	\$ 4,289	\$ 12,867	\$ 13,800
Cost Share Landscaping- Rivers Edge	\$ 129,731	\$ 64,866	\$ 64,866	\$ 129,731	\$ 179,286
<b>Total Grounds Maintenance</b>	<b>\$ 225,926</b>	<b>\$ 212,546</b>	<b>\$ 142,166</b>	<b>\$ 353,817</b>	<b>\$ 306,203</b>

<b>Amenity Center</b>					
Cost Share Amenity- Rivers Edge	\$ 261,848	\$ 130,874	\$ 130,974	\$ 261,848	\$ 327,421
Cost Share Amenity- Rivers Edge II	\$ 82,310	\$ 41,155	\$ 41,155	\$ 82,310	\$ 56,493
<b>Total Amenity Center</b>	<b>\$ 344,158</b>	<b>\$ 172,029</b>	<b>\$ 172,129</b>	<b>\$ 344,158</b>	<b>\$ 383,913</b>

<b>Total Expenditures</b>	<b>\$ 651,172</b>	<b>\$ 434,946</b>	<b>\$ 341,629</b>	<b>\$ 775,680</b>	<b>\$ 776,963</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 130,728</b>	<b>\$ (131,623)</b>	<b>\$ (0)</b>	<b>\$ 0</b>
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Lot Size	Units	Per Unit Gross	Gross Assessments
40'-49' Lot	63	\$ 1,220.98	\$ 76,922
60'-69' Lot	47	\$ 1,649.97	\$ 77,549
Total Gross Assessments			\$ 154,470
Less: Discounts 6%			\$ 9,268
Total Net Assessments			\$ 145,202

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

**REVENUES:**

**Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

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

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Attorney**

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

**Trustee Fees**

The Trustee at U.S. BANK administers the District's Series 2021 Capital Improvement Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

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

**Assessment Administration**

Annual fee to Governmental Management Services, LLC for preparation of Assessment Roll.

**Information Technology**

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

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon prior year's premiums.

**Legal Advertising**

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

**Other Current Charges**

This includes bank charges and any other miscellaneous expenses that are incurred during the year by the District.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

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

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

**Grounds Maintenance:**

**Landscape Maintenance**

The District contracted with Yellowstone to maintain common areas around the District.

**Lake Maintenance**

The District is in contract with Charles Aquatics, Inc for future ponds coming live in FY22.

**Electric**

Estimated costs for electric billed to the District by FPL.

Location	Account	Monthly	Annual
435 Meadow Creek Dr #IRR	1915301335	\$ 50	\$ 600
Contingency for new accounts		\$ 100	\$ 1,200
<b>Total</b>			<b>\$ 1,800</b>

**Sewer/Water/Irrigation**

Estimated costs for water, sewer, and irrigation billed to the District by JEA.

Location	Account	Monthly	Annual
300 Dahlia Falls Dr	89882808	\$ 750	\$ 9,000
438 Meadowcreek Dr	89241610	\$ 250	\$ 3,000
Contingency for new accounts		\$ 150	\$ 1,800
<b>Total</b>			<b>\$ 13,800</b>

**Cost Share- Landscaping Rivers Edge**

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development and estimated costs.

**Amenity Center:**

**Cost Share- Amenity Rivers Edge**

Shared costs with Rivers Edge CDD for amenities. Cost share is based on future development and estimated costs.

**Cost Share- Amenity Rivers Edge II**

Shared costs with Rivers Edge II CDD for amenities. Cost share is based on future development and estimated costs.

**Rivers Edge III**  
**Community Development District**  
Series 2021  
Debt Service Budget

Description	Adopted Budget FY2022	Actuals as of 5/31/22	Total Projected 9/30/22	Approved Budget FY2023
<b>Revenues</b>				
Special Assessments	\$ 550,800.00	\$ 551,362	\$ 551,362.00	\$ 550,800
Interest Income	\$ 1,000	\$ 204	\$ 400	\$ 1,000
Carryforward Surplus	\$ 183,222	\$ 183,257	\$ 183,257	\$ 183,222
<b>Total Revenues</b>	<b>\$ 735,022</b>	<b>\$ 734,823</b>	<b>\$ 735,019</b>	<b>\$ 735,022</b>
<b>Expenditures</b>				
Interest Expense 11/1	\$ 183,222	\$ 183,222	\$ 183,222	\$ 173,025
Principal Expense 5/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ 205,000
Interest Expense 5/1	\$ 175,425	\$ 175,425	\$ 175,425	\$ 173,025
<b>Total Expenditures</b>	<b>\$ 558,647</b>	<b>\$ 558,647</b>	<b>\$ 558,647</b>	<b>\$ 551,050</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 176,375</b>	<b>\$ 176,176</b>	<b>\$ 176,372</b>	<b>\$ 183,972</b>

Interest Payment 11/1/23 \$ 170,565

Development	Units	Gross Per Unit	Gross Assessments
40'-49' Lot	288	\$900	\$259,200
50'-59' Lot	57	\$1,104	\$62,928
60'-69' Lot	115	\$1,200	\$138,000
70'-79' Lot	43	\$1,500	\$64,500
80'+ Lot	36	\$1,705	\$61,380
Gross Total			\$586,008
Less Disc. + Collections 6%			(\$35,208)
<b>Net Annual Assessment</b>			<b>\$550,800</b>

**Rivers Edge III**  
**Community Development District**  
Series 2021 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22			\$173,025	\$ 548,450
05/01/23	\$9,680,000	\$205,000	\$173,025	
11/01/23			\$170,565	\$ 548,590
05/01/24	\$9,475,000	\$210,000	\$170,565	
11/01/24			\$168,045	\$ 548,610
05/01/25	\$9,265,000	\$215,000	\$168,045	
11/01/25			\$165,465	\$ 548,510
05/01/26	\$9,050,000	\$220,000	\$165,465	
11/01/26			\$162,825	\$ 548,290
05/01/27	\$8,830,000	\$225,000	\$162,825	
11/01/27			\$159,450	\$ 547,275
05/01/28	\$8,605,000	\$235,000	\$159,450	
11/01/28			\$155,925	\$ 550,375
05/01/29	\$8,370,000	\$240,000	\$155,925	
11/01/29			\$152,325	\$ 548,250
05/01/30	\$8,130,000	\$245,000	\$152,325	
11/01/30			\$148,650	\$ 545,975
05/01/31	\$7,885,000	\$255,000	\$148,650	
11/01/31			\$144,825	\$ 548,475
05/01/32	\$7,630,000	\$265,000	\$144,825	
11/01/32			\$140,188	\$ 550,013
05/01/33	\$7,365,000	\$275,000	\$140,188	
11/01/33			\$135,375	\$ 550,563
05/01/34	\$7,090,000	\$285,000	\$135,375	
11/01/34			\$130,388	\$ 550,763
05/01/35	\$6,805,000	\$295,000	\$130,388	
11/01/35			\$125,225	\$ 550,613
05/01/36	\$6,510,000	\$305,000	\$125,225	
11/01/36			\$119,888	\$ 550,113
05/01/37	\$6,205,000	\$315,000	\$119,888	
11/01/37			\$114,375	\$ 549,263
05/01/38	\$5,890,000	\$325,000	\$114,375	
11/01/38			\$108,688	\$ 548,063
05/01/39	\$5,565,000	\$335,000	\$108,688	
11/01/39			\$102,825	\$ 546,513
05/01/40	\$5,230,000	\$350,000	\$102,825	
11/01/40			\$96,700	\$ 549,525
05/01/41	\$4,880,000	\$360,000	\$96,700	
11/01/41			\$90,400	\$ 547,100



**Rivers Edge III**  
**Community Development District**  
Series 2021 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
05/01/42	\$4,520,000	\$375,000	\$90,400	
11/01/42			\$82,900	\$ 548,300
05/01/43	\$4,145,000	\$390,000	\$82,900	
11/01/43			\$75,100	\$ 548,000
05/01/44	\$3,755,000	\$405,000	\$75,100	
11/01/44			\$67,000	\$ 547,100
05/01/45	\$3,350,000	\$425,000	\$67,000	
11/01/45			\$58,500	\$ 550,500
05/01/46	\$2,925,000	\$440,000	\$58,500	
11/01/46			\$49,700	\$ 548,200
05/01/47	\$2,485,000	\$460,000	\$49,700	
11/01/47			\$40,500	\$ 550,200
05/01/48	\$2,025,000	\$475,000	\$40,500	
11/01/48			\$31,000	\$ 546,500
05/01/49	\$1,550,000	\$495,000	\$31,000	
11/01/49			\$21,100	\$ 547,100
05/01/50	\$1,055,000	\$515,000	\$21,100	
11/01/50			\$10,800	\$ 546,900
05/01/51	\$540,000	\$540,000	\$10,800	
11/01/51				\$ 550,800
<b>\$9,680,000</b>				<b>\$ 16,458,925</b>

Rivers Edge III Community Development District

FY 2023 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.62	0	104	104	64.48	4.28%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0
Single Family - 40'-49' Lot	0.75	63	823	886	655.64	43.56%	\$72,306	\$1,147.72	\$1,220.98	\$1,162.47	\$58.51	5.03%
Single Family - 50'-59' Lot	0.92	0	135	135	117.45	7.80%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0%
Single Family - 60'-69' Lot	1	47	365	412	412	27.37%	\$72,896	\$1,550.97	\$1,649.97	\$1,570.90	\$79.06	5.03%
Single Family - 70'-79' Lot	1.25	0	121	121	145.2	9.65%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0%
Single Family - 80'+ Lot	1.42	0	83	83	110.39	7.33%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0%
Total		110	1631	1,741	1,505	100.00%	\$145,202					

FY 2022 Budget:

Administrative	\$86,847
Field and Grounds	\$306,203
Amenity Center	\$383,913
Less: Dev contr	-\$631,761
	<u>\$145,202</u>