

Rivers Edge III

Community Development District

*Proposed Budget
FY 2025*

Presented by:



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Rivers Edge III
Community Development District
Proposed Budget
General Fund

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

Special Assessments - Tax Roll	\$ 446,407	\$ 444,772	\$ 1,635	\$ 446,407	\$ 508,904
Administrative Assessments on Unplatted Land	76,160	76,160	-	76,160	76,160
Developer Contributions	1,071,889	-	1,071,889	1,020,276	1,218,917
Miscellaneous Income/Interest	1,500	1,816	1,800	3,616	1,500

TOTAL REVENUES	\$ 1,595,956	\$ 522,748	\$ 1,075,324	\$ 1,546,459	\$ 1,805,480
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EXPENDITURES:

Administrative

District Engineer	\$ 5,000	\$ 2,321	\$ 2,679	\$ 5,000	\$ 5,000
District Counsel	25,000	8,130	16,870	25,000	25,000
District Management	29,680	14,840	14,840	29,680	31,461
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Dissemination Agent	3,710	1,855	1,855	3,710	3,933
Information Technology	1,272	636	636	1,272	1,348
Website Administration	1,908	954	954	1,908	2,022
Website Maintenance	-	400	400	800	848
Annual Audit	5,100	1,500	3,600	5,100	5,200
Trustee Fees	6,000	2,188	3,813	6,000	6,000
Arbitrage Rebate	600	-	600	600	600
Telephone	150	11	139	150	150
Postage & Delivery	250	94	156	250	250
Printing & Binding	1,000	103	897	1,000	1,000
Insurance General Liability	8,756	5,758	-	5,758	6,334
Legal Advertising	1,500	-	1,500	1,500	1,500
Other Current Charges	800	-	400	400	500
Office Supplies	150	1	49	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 96,351	\$ 44,265	\$ 49,387	\$ 93,653	\$ 96,989
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Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 162,917	\$ 81,459	\$ 81,458	\$ 162,917	\$ 162,917
Field Operations Management (Vesta)	18,626	16,492	2,134	18,626	19,185
Landscape Maintenance	467,076	258,706	208,370	467,076	476,418
Landscape Contingency	10,000	7,471	7,500	14,971	15,000
Irrigation Repairs and Maintenance	5,000	23,317	15,000	38,317	40,000
Lake Maintenance	20,000	7,859	6,276	14,135	18,000
Irrigation Water Use	13,800	1,360	5,000	6,360	7,200
Electric	3,000	169	831	1,000	1,000
Street Lighting	15,000	-	7,500	7,500	10,000
Street and Drainage Maintenance	5,000	-	2,500	2,500	3,000
Other Repair & Replacements	10,000	-	5,000	5,000	10,000

TOTAL GROUNDS MAINTENANCE	\$ 730,420	\$ 396,832	\$ 341,570	\$ 738,403	\$ 762,720
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Rivers Edge III
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Amenity Center					
Cost Share Amenity - Rivers Edge	\$ 248,626	\$ 124,313	\$ 124,313	\$ 248,626	\$ 279,911
Cost Share Amenity - Rivers Edge II	46,753	23,376	23,377	46,753	24,583
General Manager (Vesta)	24,086	12,043	12,043	24,086	24,809
Amenity Manager (Vesta)	7,791	-	7,791	7,791	8,025
Maintenance Service (Vesta)	31,535	-	31,535	31,535	32,481
Lifestyle Director (Vesta)	7,627	-	7,627	7,627	7,856
Lifeguards (Vesta)	47,390	-	47,390	47,390	48,812
Facility Attendant (Vesta)	26,371	-	26,371	26,371	27,162
Pool Maintenance (Vesta)	8,000	-	8,000	8,000	8,240
Janitorial (Vesta)	13,305	-	13,305	13,305	13,705
Security Monitoring	1,800	-	1,800	1,800	1,800
Security Guards	25,000	-	25,000	25,000	25,000
Telephone	8,500	-	8,500	8,500	8,500
Insurance	75,000	12,389	-	12,389	14,000
Fitness Equipment Lease	15,000	-	22,829	22,829	68,488
Window Cleaning	1,500	-	1,500	1,500	1,500
Pressure Washing	15,000	-	15,000	15,000	15,000
Pool Chemicals	20,000	-	20,000	20,000	20,000
Natural Gas	500	-	500	500	500
Electric	20,000	-	20,000	20,000	20,000
Water & Sewer	30,000	-	30,000	30,000	30,000
Amenity Repairs and Replacement	10,000	2,212	7,788	10,000	10,000
Refuse	15,000	-	15,000	15,000	15,000
Pest Control	3,600	-	3,600	3,600	3,600
Fire Alarm System and Maintenance	2,000	-	2,000	2,000	2,000
Access Cards	1,000	-	1,000	1,000	1,000
License & Permits	1,800	-	1,800	1,800	1,800
Speical Events	15,000	-	15,000	15,000	15,000
Holiday Decorations	10,000	-	10,000	10,000	10,000
Office Supplies & Postage	1,500	-	1,500	1,500	1,500
Capital Expenditures	5,500	-	5,500	5,500	5,500
TOTAL AMENITY CENTER	\$ 739,185	\$ 174,333	\$ 510,070	\$ 684,403	\$ 745,771
Reserves					
General Reserves Funding	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 200,000
TOTAL RESERVES	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 200,000
TOTAL EXPENDITURES	\$ 1,595,956	\$ 615,431	\$ 931,027	\$ 1,546,459	\$ 1,805,480
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ (92,683)	\$ 144,297	\$ 0	\$ 0

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - Tax Roll

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

Administrative Assessments on Unplatted Land

The District will levy a non ad-valorem special assessments on unplatted land within the District and are allocates upon the percentage of such undeveloped units planned relative to the budgeted General Administrative costs of the District.

Developer Contributions

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

Miscellaneous Income

Income received from access cards, rental fees, miscellaneous deposits, insurance claims, and recreational program revenue.

Expenditures - Administrative

District Engineer

The District's engineer Prosser, Inc, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel

The District's Attorney, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

District Management

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

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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.

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.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Printing and Binding

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

Insurance General Liability

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Grounds Maintenance

Cost Share Landscaping - Rivers Edge

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

Field Operations Management

The District has contracted with Vesta Property Services, Inc to provide field operations management to oversee all day-to-day operation of all the Districts assets, common grounds, and service providers.

Vendor	Description	Monthly	Annual
Vesta	Field OP Management	\$ 1,599	\$ 19,185

Landscape Maintenance

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

Vendor	Description	Monthly	Annual
YellowStone	Landscape Maintenance	\$ 39,701	\$ 476,418

Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Lake Maintenance

The District receives lake maintenance services from Solitude Lake Management LLC.

Vendor	Description	Monthly	Annual
Solitude Lake Mngt	Lake Maintenance	\$ 1,046	\$ 12,552
	Additional Cleanup		5,448
	Total		\$ 18,000

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Grounds Maintenance (continued)

Irrigation Water Use

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

Location	Meter Number	Monthly	Annual
300 Dahlia Falls Dr	89882808	\$ 300	\$ 3,600
438 Meadowcreek Dr	89241610	100	1,200
Contingency		200	2,400
Total		\$ 600	\$ 7,200

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter Number	Monthly	Annual
435 Meadow Creek Dr # Irr	9443314324	\$ 73	\$ 880
Contingency		10	120
Total		\$ 83	\$ 1,000

Streetlighting

The estimated costs for electric billed to the District by FPL.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Other Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures – Amenity Center

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 buildout and estimated costs.

General Manager

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

Amenity Manager

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

Maintenance Services

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

Lifestyle Director

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

Lifeguards

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center (continued)
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Facility Attendant

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

Pool Maintenance

The District has contracted with Vesta Property Services, Inc to provide maintenance of the Amenity Center swimming pools.

Vendor	Description	Monthly	Annual
Vesta	Pool Maintenance	\$ 687	\$ 8,240

Janitorial Services

The District has contracted with Vesta Property Services, Inc to provide maintenance of the Amenity Center swimming pools.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 1,142	\$ 13,705

Security Monitoring

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

Security Guards

The district is contracted with Giddens Security to provide security patrols and mileage reimbursement for District Property at \$15.34/hour and .56/mile and St. Johns Sherriff's office to provide off-duty patrol.

Telephone

The estimated cost for telephone, internet, and cable services for the Amenity Center.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon estimated premium for property insurance related to the Amenity and other District facilities.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Vendor	Description	Monthly	Annual
Macrolease	Fitness Equipment Lease	\$ 5,707	\$ 68,488

Window Cleaning

The estimated cost to have windows cleaned inside and outside three times a year.

Pressure Washing

The estimated costs to have the District Amenity Center pressure washed.

Pool Chemicals

The estimated costs for providing chemicals for the Amenity Center swimming pools

Natural Gas

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

Electric

The estimated costs for electricity billed to the District by the electric company.

Water & Sewer

The estimated costs of water and sewer for the Amenity Center.

Amenity Repair and Replacements

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

Rivers Edge III
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center (continued)

Refuse

The estimated costs of garbage disposal services for the Amenity Center.

Pest Control

The estimated costs of pest control services.

Fire Alarm System and Maintenance

The estimated costs of fire alarm systems and maintenance.

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

License & Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

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

Office Supplies/Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Capital Expenditures

Represents new capital related purchases for the operation of the Amenity Center.

General Reserve

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

Rivers Edge III

Community Development District

Proposed Budget Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 307,367	\$ 306,238	\$ 1,129	\$ 307,367	\$ 307,364
Special Assessments - Direct	243,427	182,570	60,857	243,427	243,427
Interest Income	7,500	13,927	12,000	25,927	5,000
Carry Forward Surplus ⁽¹⁾	194,965	204,591	-	204,591	230,182
TOTAL REVENUES	\$ 753,259	\$ 707,326	\$ 73,986	\$ 781,312	\$ 785,973
EXPENDITURES:					
Interest - 11/1	\$ 170,565	\$ 170,565	-	\$ 170,565	\$ 168,045
Interest - 5/1	170,565	-	170,565	170,565	168,045
Principal - 5/1	210,000	-	210,000	210,000	215,000
TOTAL EXPENDITURES	\$ 551,130	\$ 170,565	\$ 380,565	\$ 551,130	\$ 551,090
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	-	\$ -	\$ -
TOTAL EXPENDITURES	\$ 551,130	\$ 170,565	\$ 380,565	\$ 551,130	\$ 551,090
EXCESS REVENUES (EXPENDITURES)	\$ 202,129	\$ 536,761	\$ (306,579)	\$ 230,182	\$ 234,883

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$ 165,465

Rivers Edge III
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 9,265,000	2.400%	\$ -	\$ 168,045	\$168,045
05/01/25	9,265,000	2.400%	215,000	168,045	
11/01/25	9,050,000	2.400%		165,465	548,510
05/01/26	9,050,000	2.400%	220,000	165,465	
11/01/26	8,830,000	3.000%		162,825	548,290
05/01/27	8,830,000	3.000%	225,000	162,825	
11/01/27	8,605,000	3.000%		159,450	547,275
05/01/28	8,605,000	3.000%	235,000	159,450	
11/01/28	8,370,000	3.000%		155,925	550,375
05/01/29	8,370,000	3.000%	240,000	155,925	
11/01/29	8,130,000	3.000%		152,325	548,250
05/01/30	8,130,000	3.000%	245,000	152,325	
11/01/30	7,885,000	3.000%		148,650	545,975
05/01/31	7,885,000	3.000%	255,000	148,650	
11/01/31	7,630,000	3.500%		144,825	548,475
05/01/32	7,630,000	3.500%	265,000	144,825	
11/01/32	7,365,000	3.500%		140,188	550,013
05/01/33	7,365,000	3.500%	275,000	140,188	
11/01/33	7,090,000	3.500%		135,375	550,563
05/01/34	7,090,000	3.500%	285,000	135,375	
11/01/34	6,805,000	3.500%		130,388	550,763
05/01/35	6,805,000	3.500%	295,000	130,388	
11/01/35	6,510,000	3.500%		125,225	550,613
05/01/36	6,510,000	3.500%	305,000	125,225	
11/01/36	6,205,000	3.500%		119,888	550,113
05/01/37	6,205,000	3.500%	315,000	119,888	
11/01/37	5,890,000	3.500%		114,375	549,263
05/01/38	5,890,000	3.500%	325,000	114,375	
11/01/38	5,565,000	3.500%		108,688	548,063
05/01/39	5,565,000	3.500%	335,000	108,688	
11/01/39	5,230,000	3.500%		102,825	546,513
05/01/40	5,230,000	3.500%	350,000	102,825	
11/01/40	4,880,000	3.500%		96,700	549,525
05/01/41	4,880,000	3.500%	360,000	96,700	
11/01/41	4,520,000	4.000%		90,400	547,100
05/01/42	4,520,000	4.000%	375,000	90,400	
11/01/42	4,145,000	4.000%		82,900	548,300
05/01/43	4,145,000	4.000%	390,000	82,900	
11/01/43	3,755,000	4.000%		75,100	548,000
05/01/44	3,755,000	4.000%	405,000	75,100	
11/01/44	3,350,000	4.000%		67,000	547,100
05/01/45	3,350,000	4.000%	425,000	67,000	
11/01/45	2,925,000	4.000%		58,500	550,500
05/01/46	2,925,000	4.000%	440,000	58,500	
11/01/46	2,485,000	4.000%		49,700	548,200
05/01/47	2,485,000	4.000%	460,000	49,700	
11/01/47	2,025,000	4.000%		40,500	550,200
05/01/48	2,025,000	4.000%	475,000	40,500	
11/01/48	1,550,000	4.000%		31,000	546,500
05/01/49	1,550,000	4.000%	495,000	31,000	
11/01/49	1,055,000	4.000%		21,100	547,100
05/01/50	1,055,000	4.000%	515,000	21,100	
11/01/50	540,000	4.000%		10,800	546,900
05/01/51	540,000	4.000%	540,000	10,800	550,800
Total			\$ 9,265,000	\$ 5,716,320	\$ 14,981,320

Rivers Edge III
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Interest Income	\$ 100	\$ -	\$ 100	\$ 100	\$ 100
Capital Reserve Funding	30,000	-	30,000	30,000	200,000
Carry Forward Balance	-	-	-	-	25,100
TOTAL REVENUES	\$ 30,100	\$ -	\$ 30,100	\$ 30,100	\$ 225,200
EXPENDITURES:					
Repair and Replacements	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
TOTAL EXPENDITURES	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
EXCESS REVENUES (EXPENDITURES)	\$ 25,100	\$ -	\$ 25,100	\$ 25,100	\$ 220,200

Rivers Edge III
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2021 Units	Annual Maintenance Assessments			Annual Debt Assessments		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
Single Family - 40' - 49 Lot	190	190	\$1,490.06	\$1,307.07	\$182.99	\$899.95	\$899.95	\$0.00
Single Family - 50' - 59 Lot	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 60' - 69 Lot	130	130	\$1,986.74	\$1,742.75	\$243.99	\$1,199.94	\$1,199.94	\$0.00
Single Family - 70' - 79 Lot	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 80'+ Lot	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	320	320						