

Rivers Edge II
Community Development District

Approved Budget FY2022



Rivers Edge II

Community Development District

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Rivers Edge II
Community Development District
 General Fund
 Operating Budget

Description	Adopted Budget FY2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY2022
Revenues					
Assessments	\$ 190,300	\$ 188,935	\$ 1,365	\$ 190,300	\$ 360,213
Developer Contributions	\$ 1,129,450	\$ 1,159,776	\$ 109,350	\$ 1,269,126	\$ 1,274,150
Café Revenues	\$ 200,000	\$ 414,317	\$ 90,000	\$ 504,317	\$ 218,690
Special Events	\$ 7,000	\$ 1,670	\$ 900	\$ 2,570	\$ 7,000
Miscellaneous Income	\$ -	\$ 912		\$ 912	\$ -
Cost Share Amenity- Rivers Edge III	\$ -	\$ -	\$ -	\$ -	\$ 82,310

Total Revenues	\$ 1,526,750	\$ 1,765,610	\$ 201,615	\$ 1,967,225	\$ 1,942,363
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Expenditures

Administrative

Engineering	\$ 15,000	\$ 4,661	\$ 1,650	\$ 6,311	\$ 15,000
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 1,200
Dissemination Agent	\$ 3,500	\$ 3,042	\$ 875	\$ 3,917	\$ 3,500
Attorney	\$ 22,244	\$ 26,792	\$ 5,100	\$ 31,892	\$ 22,244
Annual Audit	\$ 5,000	\$ 1,500	\$ 3,500	\$ 5,000	\$ 5,000
Trustee Fees	\$ 4,000	\$ -	\$ 3,000	\$ 3,000	\$ 8,000
Management Fees	\$ 30,000	\$ 22,500	\$ 7,500	\$ 30,000	\$ 30,000
Construction Accounting	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Information Technology	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,800
Website Administration	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Telephone	\$ 300	\$ 76	\$ 50	\$ 126	\$ 200
Postage	\$ 1,500	\$ 115	\$ 75	\$ 190	\$ 800
Printing & Binding	\$ 1,500	\$ 774	\$ 450	\$ 1,224	\$ 1,200
Insurance	\$ 5,638	\$ 5,125	\$ -	\$ 5,125	\$ 5,919
Legal Advertising	\$ 4,000	\$ 1,668	\$ 900	\$ 2,568	\$ 4,000
Other Current Charges	\$ 750	\$ 482	\$ 350	\$ 832	\$ 1,000
Office Supplies	\$ 850	\$ 91	\$ 75	\$ 166	\$ 850
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website design/compliance	\$ 4,500	\$ 3,375	\$ 1,125	\$ 4,500	\$ 5,625

Total Administrative	\$ 104,257	\$ 71,276	\$ 29,050	\$ 100,326	\$ 111,213
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Grounds Maintenance

Cost Share Landscaping- Rivers Edge	\$ 549,948	\$ 549,948	\$ -	\$ 549,948	\$ 688,906
Field Operations Management (Vesta)	\$ 31,673	\$ 23,755	\$ 7,918	\$ 31,673	\$ 38,569
Landscape Maintenance	\$ 164,546	\$ 168,236	\$ 53,532	\$ 221,768	\$ 241,438
Lake Maintenance	\$ -	\$ 9,489	\$ 4,260	\$ 13,749	\$ 20,000
Landscape Replacements	\$ 500	\$ -	\$ 250	\$ 250	\$ 500

Total Grounds Maintenance	\$ 746,667	\$ 751,428	\$ 65,960	\$ 817,388	\$ 989,413
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Rivers Edge II
Community Development District
 General Fund
 Operating Budget

Description	Adopted Budget FY2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY2022
Amenity Center- River House					
Cost Share Amenity- Rivers Edge	\$ 13,418	\$ 13,418	\$ -	\$ 13,418	\$ -
General & Lifestyle Manager (Vesta)	\$ 65,148	\$ 47,232	\$ 16,287	\$ 63,519	\$ 67,000
Hospitality Staff (Vesta)	\$ 112,400	\$ 84,300	\$ 28,100	\$ 112,400	\$ 117,895
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ -
Security Monitoring	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Telephone	\$ 10,260	\$ 7,585	\$ 2,610	\$ 10,195	\$ 10,260
Insurance	\$ 53,591	\$ 53,826	\$ -	\$ 53,826	\$ 56,270
General Facility & Common Grounds Maint (Vesta)	\$ 42,000	\$ 31,500	\$ 10,500	\$ 42,000	\$ 61,289
Pool Maintenance(Vesta)	\$ 18,225	\$ 13,669	\$ 4,556	\$ 18,225	\$ 19,260
Pool Chemicals(Poolsure)	\$ 8,343	\$ 6,299	\$ 2,086	\$ 8,384	\$ 8,343
Janitorial Services (Vesta)	\$ 16,133	\$ 12,099	\$ 4,033	\$ 16,132	\$ 17,260
Access Cards	\$ -	\$ 1,575	\$ 1,575	\$ 3,150	\$ 3,500
Window Cleaning	\$ 3,500	\$ -	\$ 1,500	\$ 1,500	\$ 3,500
Natural Gas	\$ 2,050	\$ 104	\$ 104	\$ 208	\$ 2,050
Electric	\$ 20,000	\$ 12,638	\$ 7,500	\$ 20,138	\$ 20,000
Sewer/Water/Irrigation	\$ 40,000	\$ 52,270	\$ 30,000	\$ 82,270	\$ 75,000
Repair and Replacements	\$ 10,000	\$ 45,233	\$ 20,000	\$ 65,233	\$ 40,000
Refuse	\$ 6,150	\$ 6,284	\$ 2,400	\$ 8,684	\$ 7,500
Pest Control	\$ 1,920	\$ 1,456	\$ 285	\$ 1,741	\$ 1,920
License/Permits	\$ 1,500	\$ 350	\$ 500	\$ 850	\$ 1,500
Other Current	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Special Events	\$ 15,000	\$ 6,250	\$ 1,500	\$ 7,750	\$ 15,000
Holiday Decorations	\$ 11,000	\$ 12,710	\$ -	\$ 12,710	\$ 13,000
Office Supplies/Postage	\$ 500	\$ 830	\$ 700	\$ 1,530	\$ 1,500
Café Costs- labor/food/beverage/COGS	\$ 218,690	\$ 412,649	\$ 90,000	\$ 502,649	\$ 218,690
General Reserves	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Amenity Center- River House	\$ 675,827	\$ 822,275	\$ 227,236	\$ 1,049,511	\$ 841,737
Total Expenditures	\$ 1,526,750	\$ 1,644,979	\$ 322,246	\$ 1,967,225	\$ 1,942,363
Excess Revenues (Expenditures)	\$ -	\$ 120,631	\$ (120,631)	\$ -	\$ -

Lot Size	Units	Per Unit	Gross Assessments
30'-39' Lot	24	\$ 973.96	\$ 23,375
40'-49' Lot	79	\$ 1,162.47	\$ 91,835
50'-59' Lot	30	\$ 1,366.68	\$ 41,000
70'-79' Lot	65	\$ 1,885.08	\$ 122,530
80'+ Lot	50	\$ 2,089.30	\$ 104,465
Total Gross Assessments			\$ 383,206
Less: Discounts 6%			\$ 22,992
Total Net Assessments			<u>\$ 360,213</u>

Rivers Edge II
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.

Café Revenue

Income received from café food and beverage sales net of cost of goods sold.

Special Events

Income received from residents/non-residents for the rental of the facilities for special events.

Cost Share Amenity- Rivers Edge III

Agreement with Rivers Edge III to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

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.

Rivers Edge II
Community Development District
General Fund

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District will issue bonds to be held with a Trustee at a qualified Bank. The amount of trustee fees is based on the agreement between the bank and the District.

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.

Construction Accounting

The District receives annual construction account services as part of a Management Agreement with Governmental Management Services, LLC.

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.

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

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.

Website Design/Compliance

Cost related to District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

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 (Vesta)

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 Operations Management	\$ 3,214	\$ 38,569
Total			\$ 38,569

Landscape Maintenance

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

Vendor	Description	Monthly	Annual
Verdego	CDD Landscape Maintenance	\$ 17,844	\$ 214,128
Verdego	Future Phase Parcel 19		\$ 27,310
Total			\$ 241,438

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

Lake Maintenance

The District receives lake maintenance services from Charles Aquatics, Inc.

Vendor	Area	Monthly	Annual
Charles Aquatics	Water Song & Keystone Corners	\$ 683	\$ 8,190
Charles Aquatics	High Point	\$ 319	\$ 3,828
Charles Aquatics	River Club	\$ 90	\$ 1,080
Additional Cleanup			\$ 6,902
Total			\$ 20,000

Landscape Replacement

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

Amenity Center- River House:

General & Lifestyle Manager (Vesta)

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

Vendor	Description	Monthly	Annual
Vesta	General & Lifestyle Manager	\$ 5,583	\$ 67,000
Total			\$ 67,000

Hospitality Staff (Vesta)

The District has contracted with Vesta Property Services, Inc to provide hospitality staffing for district amenities.

Security Monitoring

Maintenance costs of the security alarms/cameras.

Telephone

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

Vendor	Description	Monthly	Annual
Comcast	Internet & Cable	\$ 480	\$ 5,760
Comcast	Telephone	\$ 375	\$ 4,500
Total			\$ 10,260

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

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.

General Facility & Common Grounds Maintenance (Vesta)

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.

Vendor	Description	Monthly	Annual
Vesta	General Facility& Common Grounds Maintenance	\$ 5,107	\$ 61,289
Total			\$ 61,289

Pool Maintenance (Vesta)

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	\$ 1,605	\$ 19,260
Total			\$ 19,260

Pool Chemicals (Poolsure)

The District has contracted with Poolsure to provide chemicals for the Amenity Center swimming pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals	\$ 695	\$ 8,343
Total			\$ 8,343

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

Janitorial Services (Vesta)

The District has contracted with Vesta Property Services, Inc to provide janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janatorial Services	\$ 1,438	\$ 17,260
Total			\$ 17,260

Window Cleaning

The District will have windows cleared inside and outside three times a year.

Propane Gas

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

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter Number	Monthly	Annual
156 Riverglade Run	2187961384	\$ 16	\$ 189
160 Riverglade Run	7930174359	\$ 1,124	\$ 13,485
154 Riverglade Run	778654350	\$ 239	\$ 2,870
Contingency for new accounts		\$ 288	\$ 3,457
Total		\$ 1,667	\$ 20,000

Rivers Edge II
Community Development District
General Fund

Sewer/Water/Irrigation

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

Location	Meter Number	Monthly	Annual
160 Riverglade Run	84087156	\$119	\$1,423
160 Riverglade Run -Sewer	84087139	\$485	\$5,821
160 Riverglade Run -Water	84087139	\$193	\$2,313
298 Riverglade Run	83547180	\$604	\$7,251
114 Mistflower Dr	86624406	\$1,646	\$19,755
41 Keystone Corners BV	86131615	\$1,228	\$14,734
233 Shinnecock Drive	86793634	\$73	\$877
98 Shinnecock Drive	87743236	\$347	\$4,167
29 Mistleflower	83742269	\$36	\$429
907 Keystone Corners BV Apt IR01	80913980	\$385	\$4,625
627 Keystone Corners BV APT IR01	86131621	\$700	\$8,394
Contingency for new accounts		\$434	\$5,211
Total		\$6,250	\$75,000

Repairs and Replacements

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

Refuse

Garbage disposal services for the Amenity Centers provided by Republic Services.

Pest Control

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

Vendor	Description	Monthly	Annual
Turners Pest Control	Pest Control	\$ 95	\$ 1,140
Nadars Pest Raiders	Termite Coverage	\$ 65	\$ 780
Total			\$ 1,920

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.

Other Current

Represents the miscellaneous cost incurred by the District's Amenity Center.

Rivers Edge II
Community Development District
General Fund

Special Events

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

Office Supplies/Postage

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

Café Costs- labor/food/beverage/other

Cost related to operating the café

General Reserves

Establishment of general reserves to fund future replacements of capital items.

Rivers Edge II
Community Development District
Series 2020
Debt Service Budget

Description	Adopted Budget FY2021	Actuals as of 6/30/21	Total Projected 9/30/21	Approved Budget FY2022
Revenues				
Special Assessments	\$ 463,416	\$ 461,653	\$ 463,416	\$ 463,416
Interest Income	\$ 1,000	\$ 107	\$ 120	\$ 1,000
Carryforward Surplus	\$ -	\$ 154,621	\$ 154,621	\$ 173,506
Total Revenues	\$ 464,416	\$ 616,381	\$ 618,157	\$ 637,922
Expenditures				
Transfer Out	\$ -	\$ 86	\$ 150	\$ -
Interest Expense 11/1	\$ 154,545	\$ 154,545	\$ 154,545	\$ 172,656
Principal Expense 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ 120,000
Interest Expense 5/1	\$ 174,956	\$ 174,956	\$ 174,956	\$ 172,656
Total Expenditures	\$ 444,501	\$ 444,587	\$ 444,651	\$ 465,313
Excess Revenues/(Expenditures)	\$ 19,915	\$ 171,794	\$ 173,506	\$ 172,609

Interest Payment 11/1/22 \$ 170,256.25

Development	Units	Gross Per Unit	Gross Assessments
30'-39' Lot	96	\$696	\$66,816
40'-49' Lot	248	\$900	\$223,200
50'-59' Lot	126	\$1,104	\$139,104
70'-79' Lot	21	\$1,500	\$31,500
80'+ Lot	19	\$1,704	\$32,376
Gross Total			\$492,996
Less Disc. + Collections 6%			(\$29,580)
Net Annual Assessment			\$463,416

Rivers Edge II
Community Development District
Series 2020 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20			\$154,545	\$ 154,545
05/01/21	\$7,165,000	\$115,000	\$174,956	
11/01/21			\$172,656	\$ 462,613
05/01/22	\$7,050,000	\$120,000	\$172,656	
11/01/22			\$170,256	\$ 462,913
05/01/23	\$6,930,000	\$125,000	\$170,256	
11/01/23			\$167,756	\$ 463,013
05/01/24	\$6,805,000	\$130,000	\$167,756	
11/01/24			\$165,156	\$ 462,913
05/01/25	\$6,675,000	\$135,000	\$165,156	
11/01/25			\$162,456	\$ 462,613
05/01/26	\$6,540,000	\$140,000	\$162,456	
11/01/26			\$159,446	\$ 461,903
05/01/27	\$6,400,000	\$145,000	\$159,446	
11/01/27			\$156,329	\$ 460,775
05/01/28	\$6,255,000	\$150,000	\$156,329	
11/01/28			\$153,104	\$ 459,433
05/01/29	\$6,105,000	\$160,000	\$153,104	
11/01/29			\$149,664	\$ 462,768
05/01/30	\$5,945,000	\$165,000	\$149,664	
11/01/30			\$146,116	\$ 460,780
05/01/31	\$5,780,000	\$175,000	\$146,116	
11/01/31			\$141,829	\$ 462,945
05/01/32	\$5,605,000	\$180,000	\$141,829	
11/01/32			\$137,419	\$ 459,248
05/01/33	\$5,425,000	\$190,000	\$137,419	
11/01/33			\$132,764	\$ 460,183
05/01/34	\$5,235,000	\$200,000	\$132,764	
11/01/34			\$127,864	\$ 460,628
05/01/35	\$5,035,000	\$210,000	\$127,864	
11/01/35			\$122,719	\$ 460,583
05/01/36	\$4,825,000	\$220,000	\$122,719	
11/01/36			\$117,329	\$ 460,048
05/01/37	\$4,605,000	\$230,000	\$117,329	
11/01/37			\$111,694	\$ 459,023
05/01/38	\$4,375,000	\$245,000	\$111,694	
11/01/38			\$105,691	\$ 462,385
05/01/39	\$4,130,000	\$255,000	\$105,691	
11/01/39			\$99,444	\$ 460,135

Rivers Edge II
Community Development District
Series 2020 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/40	\$3,875,000	\$270,000	\$99,444	
11/01/40			\$92,829	\$ 462,273
05/01/41	\$3,605,000	\$285,000	\$92,829	
11/01/41			\$85,490	\$ 463,319
05/01/42	\$3,320,000	\$300,000	\$85,490	
11/01/42			\$77,765	\$ 463,255
05/01/43	\$3,020,000	\$315,000	\$77,765	
11/01/43			\$69,654	\$ 462,419
05/01/44	\$2,705,000	\$330,000	\$69,654	
11/01/44			\$61,156	\$ 460,810
05/01/45	\$2,375,000	\$345,000	\$61,156	
11/01/45			\$52,273	\$ 458,429
05/01/46	\$2,030,000	\$365,000	\$52,273	
11/01/46			\$42,874	\$ 460,146
05/01/47	\$1,665,000	\$385,000	\$42,874	
11/01/47			\$32,960	\$ 460,834
05/01/48	\$1,280,000	\$405,000	\$32,960	
11/01/48			\$22,531	\$ 460,491
05/01/49	\$875,000	\$425,000	\$22,531	
11/01/49			\$11,588	\$ 459,119
05/01/50	\$450,000	\$450,000	\$11,588	
11/01/50				\$ 461,588
\$7,165,000			\$6,827,121	\$ 13,992,121

Rivers Edge II
Community Development District
 Series 2021
 Debt Service Budget

Description	Proposed Budget FY2021	Actuals as of 6/30/21	Total Projected 9/30/21	Approved Budget FY2021
Revenues				
Special Assessments	\$ -	\$ -	\$ -	\$ 552,000
Interest Income	\$ 50	\$ 18	\$ 50	\$ 1,000
Bond Proceeds	\$ 459,600	\$ 459,600	\$ 459,600	\$ -
Carryforward Surplus	\$ -	\$ -	\$ -	\$ 183,600
Total Revenues	\$ 459,650	\$ 459,618.26	\$ 459,650	\$ 736,600
Expenditures				
Transfer Out	\$ -	\$ -	\$ 6	\$ -
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ 183,600
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ 200,000
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ 175,788
Total Expenditures	\$ -	\$ -	\$ 6	\$ 559,388
Excess Revenues/(Expenditures)	\$ 459,650	\$ 459,618	\$ 459,644	\$ 177,212

Interest Payment 11/1/22 \$ 173,387.50

Development	Units	Gross Per Unit	Gross Assessments
30'-39' Lot	94	\$696	\$65,424
40'-49' Lot	215	\$900	\$193,500
50'-59' Lot	210	\$1,104	\$231,840
Townhomes	130	\$744	\$96,720
Gross Total			\$587,484
Less Disc. + Collections 6%			(\$35,484)
Net Annual Assessment			\$552,000

Rivers Edge II
Community Development District
Series 2021 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21			\$183,600	\$ 183,600
05/01/22	\$9,900,000	\$200,000	\$175,788	
11/01/22			\$173,388	\$ 549,175
05/01/23	\$9,700,000	\$205,000	\$173,388	
11/01/23			\$170,928	\$ 549,315
05/01/24	\$9,495,000	\$210,000	\$170,928	
11/01/24			\$168,408	\$ 549,335
05/01/25	\$9,285,000	\$215,000	\$168,408	
11/01/25			\$165,828	\$ 549,235
05/01/26	\$9,070,000	\$220,000	\$165,828	
11/01/26			\$163,188	\$ 549,015
05/01/27	\$8,850,000	\$225,000	\$163,188	
11/01/27			\$159,813	\$ 548,000
05/01/28	\$8,625,000	\$235,000	\$159,813	
11/01/28			\$156,288	\$ 551,100
05/01/29	\$8,390,000	\$240,000	\$156,288	
11/01/29			\$152,688	\$ 548,975
05/01/30	\$8,150,000	\$250,000	\$152,688	
11/01/30			\$148,938	\$ 551,625
05/01/31	\$7,900,000	\$255,000	\$148,938	
11/01/31			\$145,113	\$ 549,050
05/01/32	\$7,645,000	\$265,000	\$145,113	
11/01/32			\$140,475	\$ 550,588
05/01/33	\$7,380,000	\$275,000	\$140,475	
11/01/33			\$135,663	\$ 551,138
05/01/34	\$7,105,000	\$285,000	\$135,663	
11/01/34			\$130,675	\$ 551,338
05/01/35	\$6,820,000	\$295,000	\$130,675	
11/01/35			\$125,513	\$ 551,188
05/01/36	\$6,525,000	\$305,000	\$125,513	
11/01/36			\$120,175	\$ 550,688
05/01/37	\$6,220,000	\$315,000	\$120,175	
11/01/37			\$114,663	\$ 549,838
05/01/38	\$5,905,000	\$325,000	\$114,663	
11/01/38			\$108,975	\$ 548,638
05/01/39	\$5,580,000	\$340,000	\$108,975	
11/01/39			\$103,025	\$ 552,000
05/01/40	\$5,240,000	\$350,000	\$103,025	
11/01/40			\$96,900	\$ 549,925

Rivers Edge II
Community Development District
Series 2021 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/41	\$4,890,000	\$360,000	\$96,900	
11/01/41			\$90,600	\$ 547,500
05/01/42	\$4,530,000	\$375,000	\$90,600	
11/01/42			\$83,100	\$ 548,700
05/01/43	\$4,155,000	\$390,000	\$83,100	
11/01/43			\$75,300	\$ 548,400
05/01/44	\$3,765,000	\$405,000	\$75,300	
11/01/44			\$67,200	\$ 547,500
05/01/45	\$3,360,000	\$425,000	\$67,200	
11/01/45			\$58,700	\$ 550,900
05/01/46	\$2,935,000	\$440,000	\$58,700	
11/01/46			\$49,900	\$ 548,600
05/01/47	\$2,495,000	\$460,000	\$49,900	
11/01/47			\$40,700	\$ 550,600
05/01/48	\$2,035,000	\$480,000	\$40,700	
11/01/48			\$31,100	\$ 551,800
05/01/49	\$1,555,000	\$495,000	\$31,100	
11/01/49			\$21,200	\$ 547,300
05/01/50	\$1,060,000	\$520,000	\$21,200	
11/01/50			\$10,800	\$ 552,000
05/01/51	\$540,000	\$540,000	\$10,800	
11/01/51				\$ 550,800
		\$9,900,000	\$6,777,863	\$ 16,677,863

Rivers Edge II Community Development District

FY 2022 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 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.62	0	664	664	411.68	31.38%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 30'-39' Lot	0.58	24	148	172	99.76	7.61%	\$21,972	\$915.52	\$973.96	\$837.28	\$136.67
Single Family - 40'-49' Lot	0.75	79	328	407	305.25	23.27%	\$86,325	\$1,092.72	\$1,162.47	\$999.34	\$163.13
Single Family - 50'-59' Lot	0.92	30	329	359	330.28	25.18%	\$38,540	\$1,284.68	\$1,366.68	\$1,174.90	\$191.78
Single Family - 70'-79' Lot	1.25	65	10	75	93.75	7.15%	\$115,179	\$1,771.98	\$1,885.09	\$1,620.55	\$264.53
Single Family - 80'+ Lot	1.42	50	0	50	71	5.41%	\$98,197	\$1,963.94	\$2,089.30	\$1,796.11	\$293.19
Total		<u>248</u>	<u>1479</u>	<u>1,727</u>	<u>1,311.72</u>	100.00%	<u>\$360,213</u>				

FY 2022 Budget:

Administrative	\$111,213
Field and Grounds	\$989,413
Amenity Center	\$841,737
Less: Other Income	-\$308,000
Less: Dev contr	-\$1,274,150
	<u>\$360,213</u>