

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

**Approved Budget FY2023**



# **Rivers Edge II**

## **Community Development District**

### **TABLE OF CONTENTS**

General Fund Budget	Page 1-2
General Fund Narrative	Page 3-12
Series 2020 Debt Service Fund Budget	Page 13
Series 2020 Amortization Schedule	Page 14-15
Series 2021 Debt Service Fund Budget	Page 16
Series 2021 Amortization Schedule	Page 17-18
Assessment Allocation	Page 19

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

Description	Amended Budget FY2022	Actuals as of 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY2023
<b>Revenues</b>					
Assessments	\$ 449,329	\$ 447,031	\$ 2,298	\$ 449,329	\$ 502,069
Developer Contributions	\$ 1,190,034	\$ 1,065,924	\$ 321,855	\$ 1,387,779	\$ 1,300,739
Café Revenues	\$ 218,690	\$ 9,909	\$ 90,000	\$ 99,909	\$ 510,000
Special Events	\$ 7,000	\$ 1,310	\$ 5,690	\$ 7,000	\$ 7,000
Miscellaneous Income	\$ -	\$ 7,559	\$ 2,500	\$ 10,059	\$ 10,000
Cost Share Amenity- Rivers Edge III	\$ 82,310	\$ 41,155	\$ 41,155	\$ 82,310	\$ 56,493
<b>Total Revenues</b>	<b>\$ 1,947,363</b>	<b>\$ 1,572,888</b>	<b>\$ 463,498</b>	<b>\$ 2,036,386</b>	<b>\$ 2,386,301</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Engineering	\$ 15,000	\$ 6,245	\$ 6,500	\$ 12,745	\$ 15,000
Arbitrage	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Dissemination Agent	\$ 3,500	\$ 2,333	\$ 1,167	\$ 3,500	\$ 5,000
Attorney	\$ 22,244	\$ 18,634	\$ 9,317	\$ 27,952	\$ 30,000
Annual Audit	\$ 5,000	\$ -	\$ 4,120	\$ 4,120	\$ 5,000
Assessment Fees	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Trustee Fees	\$ 8,000	\$ -	\$ 3,000	\$ 3,000	\$ 8,000
Management Fees	\$ 30,000	\$ 20,000	\$ 10,000	\$ 30,000	\$ 35,000
Construction Accounting	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ 44	\$ 50	\$ 94	\$ 200
Postage	\$ 800	\$ 123	\$ 500	\$ 623	\$ 800
Printing & Binding	\$ 1,200	\$ 378	\$ 450	\$ 828	\$ 1,200
Insurance	\$ 5,919	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Legal Advertising	\$ 4,000	\$ 117	\$ 900	\$ 1,017	\$ 2,500
Other Current Charges	\$ 1,000	\$ 589	\$ 850	\$ 1,439	\$ 1,500
Office Supplies	\$ 850	\$ 40	\$ 75	\$ 115	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website design/compliance	\$ 5,625	\$ -	\$ 1,250	\$ 1,250	\$ -
<b>Total Administrative</b>	<b>\$ 116,213</b>	<b>\$ 61,249</b>	<b>\$ 43,879</b>	<b>\$ 105,128</b>	<b>\$ 124,309</b>
<b>Grounds Maintenance</b>					
Cost Share Landscaping- Rivers Edge	\$ 688,906	\$ 344,453	\$ 344,453	\$ 688,906	\$ 713,588
Field Operations Management (Vesta)	\$ 38,569	\$ 28,021	\$ 7,918	\$ 35,939	\$ 44,324
Landscape Maintenance	\$ 241,438	\$ 226,253	\$ 113,128	\$ 339,381	\$ 446,848
Lake Maintenance	\$ 20,000	\$ 18,201	\$ 6,024	\$ 24,225	\$ 25,000
Landscape Replacements	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Streetlighting	\$ -	\$ 14,169	\$ 7,084	\$ 21,253	\$ 30,000
<b>Total Grounds Maintenance</b>	<b>\$ 989,413</b>	<b>\$ 631,096</b>	<b>\$ 478,857</b>	<b>\$ 1,109,953</b>	<b>\$ 1,260,260</b>

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

Description	Amended Budget FY2022	Actuals as of 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY2023
<b>Amenity Center- River House</b>					
General & Lifestyle Manager (Vesta)	\$ 67,000	\$ 59,658	\$ 16,287	\$ 75,945	\$ 93,614
Hospitality Staff (Vesta)	\$ 117,895	\$ 65,426	\$ 28,100	\$ 93,526	\$ 106,902
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 18,540
Security Monitoring	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Telephone	\$ 10,260	\$ 7,164	\$ 3,680	\$ 10,844	\$ 11,000
Insurance	\$ 56,270	\$ 55,466	\$ -	\$ 55,466	\$ 66,559
General Facility & Common Grounds Maint (Vesta)	\$ 61,289	\$ 47,248	\$ 10,500	\$ 57,748	\$ 75,040
Pool Maintenance(Vesta)	\$ 19,260	\$ 6,304	\$ 4,556	\$ 10,860	\$ 10,012
Pool Chemicals(Poolsure)	\$ 8,343	\$ 5,993	\$ 3,060	\$ 9,053	\$ 9,200
Janitorial Services (Vesta)	\$ 17,260	\$ 4,944	\$ 2,472	\$ 7,416	\$ 8,155
Access Cards	\$ 3,500	\$ 1,575	\$ 1,575	\$ 3,150	\$ 3,500
Window Cleaning	\$ 3,500	\$ -	\$ 1,500	\$ 1,500	\$ 3,500
Natural Gas	\$ 2,050	\$ 3,405	\$ 2,120	\$ 5,525	\$ 5,600
Electric	\$ 20,000	\$ 18,324	\$ 6,400	\$ 24,724	\$ 25,000
Sewer/Water/Irrigation	\$ 75,000	\$ 79,216	\$ 39,608	\$ 118,824	\$ 119,000
Repair and Replacements	\$ 40,000	\$ 51,063	\$ 25,531	\$ 76,594	\$ 77,000
Refuse	\$ 7,500	\$ 8,124	\$ 4,800	\$ 12,924	\$ 15,000
Pest Control	\$ 1,920	\$ 1,207	\$ 285	\$ 1,492	\$ 1,920
License/Permits	\$ 1,500	\$ 325	\$ 500	\$ 825	\$ 1,000
Other Current	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Special Events	\$ 15,000	\$ 18,010	\$ 8,990	\$ 27,000	\$ 27,000
Holiday Decorations	\$ 13,000	\$ 22,655	\$ -	\$ 22,655	\$ 23,000
Office Supplies/Postage	\$ 1,500	\$ 756	\$ 700	\$ 1,456	\$ 1,500
Café Costs- labor/food/beverage/COGS	\$ 218,690	\$ 35,777	\$ 90,000	\$ 125,777	\$ 218,690
General Reserves	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
<b>Total Amenity Center- River House</b>	<b>\$ 841,737</b>	<b>\$ 492,640</b>	<b>\$ 328,665</b>	<b>\$ 821,305</b>	<b>\$ 1,001,733</b>
<b>Total Expenditures</b>	<b>\$ 1,947,363</b>	<b>\$ 1,184,985</b>	<b>\$ 851,401</b>	<b>\$ 2,036,386</b>	<b>\$ 2,386,301</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 387,903</b>	<b>\$ (387,903)</b>	<b>\$ 0</b>	<b>\$ -</b>

Lot Size	Units	Per Unit	Gross Assessments
30'-39' Lot	68	\$ 1,088.28	\$ 74,003
40'-49' Lot	99	\$ 1,298.91	\$ 128,592
50'-59' Lot	51	\$ 1,527.10	\$ 77,882
70'-79' Lot	65	\$ 2,106.34	\$ 136,912
80'+ Lot	50	\$ 2,334.53	\$ 116,727
Total Gross Assessments			\$ 534,116
Less: Discounts 6%			\$ 32,047
Total Net Assessments			<u>\$ 502,069</u>

**Aberdeen**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2023

**REVENUES:**

*Assessments*

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

*Interest Income*

The District will have all excess funds invested with the US Bank Corporate Trust Services. The amount is based upon the estimated average balance of funds available during the fiscal year.

*Amenities Revenue/Misc*

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

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors for 12 monthly meetings.

*FICA Expense*

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

*Assessment Administration*

Governmental Management Services serves as the District's Assessment Administrator responsible for certifying annual assessments to County Tax Collector, billing and collection of direct assessments, collection of prepaid assessments, maintaining lien book, etc.

*Engineering Fees*

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

*Arbitrage*

The District is required to annually have an arbitrage calculation on the District's Series 2005, 2006-1 & 2006-2 Special Assessment Bonds. The District has contracted with Grau and Associates, an independent audit firm to calculate the rebate liability and submit a report to the District.

**Aberdeen**  
**Community Development District**  
 GENERAL FUND BUDGET  
 Fiscal Year 2023

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. The District utilizes Governmental Management Services and Disclosure Services LLC to provide this service.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 583	\$ 7,000
Disclosure Services LLC	\$ 67	\$ 800
	\$ 650	\$ 7,800

Impact Fee Administration

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the 2006 Impact Fee Bonds, and maintain the Series 2006 Lien Book.

Attorney Fees

The District's legal counsel, Kutak Rock LLP, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct their annual audit.

Trustee Fees

The District issued Series 2005, Series 2006-1, and Series 2018 Special Assessment Bond, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US 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.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 4,400	\$ 52,796

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 150	\$ 1,800

**Aberdeen**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2023

Travel and Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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 specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the St. Augustine Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

**Amenity Center:**

Insurance

The District's Property Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center and other CDD owned improvements.

Repair & Replacements

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

**Aberdeen**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2023

Special Events

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

Staff Uniforms

Represents the cost for FirstService Residential staff - front desk and maintenance.

Recreational Supplies

Represents the cost for special event supplies such as games, ping pong, corn hole, etc.

Recreation Passes

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

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year for the Amenity Center.

Other Current Charges

Any unanticipated cost incurred by the Amenity Center.

Permit Fees

Represents Permit Fees paid to the Florida Department of Health for the swimming pool.

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Credit Card Machine Fees

Fees associated with using the merchant machine to run credit card transaction to collect facility revenue for rentals and access cards.

Pest Control

The district is contracted with Turner Pest Control to provide monthly pest control services for the amenity centers.



**Aberdeen**  
**Community Development District**  
 GENERAL FUND BUDGET  
 Fiscal Year 2023

Water & Sewer

JEA provides the cost of water / sewer associated with the Recreation Facility.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
68342315	110 Flower of Scotland Ave	\$ 85	\$ 1,020
68090745	110 Flower of Scotland Ave	\$ 1,100	\$ 13,200
84792274	110 Flower of Scotland Ave	\$ 160	\$ 1,920
68342315	110 Flower of Scotland Ave-SEWER	\$ 164	\$ 1,968
	Contingency	\$ 408	\$ 4,892
		\$ 1,917	\$ 23,000

Electric

JEA provides the cost of electric associated with the Recreation Facility.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
12512538	110 Flower of Scotland Ave	\$ 2,750	\$ 33,000
	Contingency	\$ 1,833	\$ 22,000
		\$ 4,583	\$ 55,000

Cable/Internet/Telephone

The District's estimated cost for cable television, internet & telephone services for the Amenity Center provided by Comcast.

Field Operations Management

The District is under contract with First Service, for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 6,037	\$ 72,440

Pool Attendants/Lifeguards

The District is under contract with Elite LifeGuard to provide lifeguards during the operating season for the pool. Amount based on proposed contract. Oversight provided by First Service.

Facility Management

Cost to provide management for the Amenity Center. Amount based on proposed contract with First Service.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 8,287	\$ 99,441

**Aberdeen**  
**Community Development District**  
 GENERAL FUND BUDGET  
 Fiscal Year 2023

Pool Maintenance & Supplies

Amount based on proposed contract with First Service to provide maintenance of the Amenity Center swimming pool.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 2,351	\$ 28,210

Janitorial Services

Amount based on proposed contract with First Service to provide janitorial services for the Amenity Center and the Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 4,520	\$ 54,240

General Facility Maintenance

Amount based on proposed contract with First Service to provide routine repairs and maintenance for the Amenity Center.

Resident Services Coordinator

Amount based on proposed contract with First Service to cover office, assist members, assist with events.

Management Fee

The District is contracted with First Service to provide annual corporate support.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 1,075	\$ 12,900

Pool Chemicals

Poolsure will provide the necessary chemicals for the Amenity Center pool.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 2,500	\$ 30,000

Refuse Service

GFL Environmental provides garbage disposal service for the District.

**Aberdeen**  
**Community Development District**  
 GENERAL FUND BUDGET  
 Fiscal Year 2023

Security

The District is contracted with Envera Systems and Alpha Dog to provide security monitoring for the Amenity Center and Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Envera Systems	\$ 924	\$ 11,088
Alpha Dog	\$ 250	\$ 3,000
Contingency	\$ 309	\$ 3,712
	\$ 1,483	\$ 17,800

Website

The district contracts with Unicorn Web Development to provide website licensing and services.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Unicorn Web Development	\$ 150	\$ 1,800

Holiday Decorations

The district estimated cost for Holiday preparation of Amenity Center.

Subscriptions

Wellbeats is contracted to provide program channels at Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Wellbeats	\$ 249	\$ 2,988

**Aberdeen**  
**Community Development District**  
 GENERAL FUND BUDGET  
 Fiscal Year 2023

**Grounds Maintenance:**

*Electric*

JEA provides the cost of electricity for signage lighting and entry feature lighting for the District.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
97329397	100 Flower of Scotland Ave Apt SG01	\$ 15	\$ 180
89317527	100 Scotland Yard Blvd	\$ 16	\$ 192
97329395	100 William Penney Way Apt SG01	\$ 16	\$ 192
14904108	111 Prince Albert Av APT FS01	\$ 30	\$ 360
20193412	126 Burnett Ct Apt FS01	\$ 280	\$ 3,360
22969631	1300 Shetland Dr Apt LL01	\$ 15	\$ 180
148933351	138 Prince Albert Av Aprt IR01	\$ 40	\$ 480
14903183	17 Shetland Dr Apt SG01	\$ 16	\$ 192
14907340	191 Prince Albert AV Apt SG01	\$ 15	\$ 180
76783963	3394 Longleaf Pine PY	\$ 25	\$ 300
28727195	4788 Longleaf Pine PY APT SG 01	\$ 18	\$ 216
14908425	5040 Longleaf Pine Py Apt SG01	\$ 18	\$ 216
97329407	70 Glenlivet Wy Apt SG01	\$ 15	\$ 180
28768954	90 Queen Victoria Av	\$ 15	\$ 180
95047089	91 Prince Albert Av	\$ 20	\$ 240
14909547	944 Rustlewood LA Apt FS01	\$ 200	\$ 2,400
97329410	99 Mahogany Bay Dr Apt SG01	\$ 18	\$ 216
	Contingency	\$ 145	\$ 1,736
		\$ 917	\$ 11,000

*Street Lighting*

JEA provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
70 watts/241U	119 Shetland Dr	\$ 1,825	\$ 21,900
40W/22UNITS	1300 Shetland Dr Apt ARLT	\$ 400	\$ 4,800
27UNITS	764 Shetland Dr Apt IR01	\$ 220	\$ 2,640
40 watts/23U	90 Queen Victoria	\$ 180	\$ 2,160
40W/5UNITS	992 Shetland Dr Apt IR01	\$ 41	\$ 492
	Contingency	\$ 167	\$ 2,008
		\$ 2,833	\$ 34,000

*Lake Maintenance*

The District has contracted with Future Horizons, Inc for the maintenance of 38 ponds on district property. GMS also contracted to inspect and clean lakes and outfall structures.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons	\$ 2,129	\$ 25,548
Contingency	\$ 621	\$ 7,452
	\$ 2,750	\$ 33,000

**Aberdeen**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2023

Landscape Maintenance

The District has contracted with Tree Amigos Outdoor Services to maintain the common areas of the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Tree Amigos	\$ 21,547	\$ 258,568

Landscape Contingency

Other landscape costs that are not under contract, which includes landscape light repairs and replacements.

Common Area Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Water/Reuse Water

Water, sewer and irrigation systems cost for the district based on JEA projected rates.

<b>Account</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
67153683	100 Flower of Scotland Ave	\$ 38	\$ 456
1594221	100 Scotland Yard Blvd	\$ 360	\$ 4,320
64240114	100 William Penney Way	\$ 85	\$ 1,020
64240091	101 Flower of Scotland Ave	\$ 54	\$ 648
85342751	1290 Shetland Dr Apt IR01	\$ 107	\$ 1,284
85740420	130 Veterans PY	\$ 69	\$ 828
67862630	133 Celtic Wedding Dr	\$ 25	\$ 300
83713776	1591 Shetland Dr Apt IR01	\$ 200	\$ 2,400
78582269	17 Shetland Dr	\$ 245	\$ 2,940
72122492	176 River Dee Dr	\$ 138	\$ 1,656
81113064	191 Albert Av Apt IR01	\$ 175	\$ 2,100
83717400	200 W Adelaide Dr	\$ 235	\$ 2,820
83714368	299 Glasgow Dr Apt IR01	\$ 82	\$ 984
84332498	3924 Longleaf Pine Py	\$ 68	\$ 816
64240055	437 S Aberdeenshire Dr	\$ 25	\$ 300
67153684	4788 Longleaf Pine PY	\$ 68	\$ 816
83717398	482 S Aberdeenshire Dr	\$ 25	\$ 300
67153700	5040 Longleaf Pine PY	\$ 55	\$ 660
85015950	559 Grampian Highlands Dr	\$ 40	\$ 480
83714400	572 Glasgow Dr Apt IR01	\$ 80	\$ 960
81948219	711 Irish Tartan Way	\$ 100	\$ 1,200
81948213	764 Shetland Dr Apt IR01	\$ 40	\$ 480
85740407	90 Queen Victoria Av	\$ 800	\$ 9,600
85083599	91 Prince Albert Av	\$ 1,000	\$ 12,000
71731594	99 Mahogany Bay Dr	\$ 195	\$ 2,340
83794232	992 Shetland Dr Apt IR01	\$ 148	\$ 1,776
83459857	650 Fort William Dr	\$ 39	\$ 468
	Contingency	\$ 87	\$ 1,048
		<b>\$ 4,583</b>	<b>\$ 55,000</b>

**Aberdeen**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2023

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Contingency

A contingency for any unanticipated cost to the District

Wetland Monitoring/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations. Amount based on contract with Environmental Management Services, Inc.

Capital Reserve Fund

The District established a reserve to fund the renewal and replacement of District's capital related facilities and property.

**Rivers Edge II**  
**Community Development District**  
Series 2020  
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	\$ 463,416	\$ 461,323	\$ 463,416	\$ 463,416
Interest Income	\$ 1,000	\$ 175	\$ 225	\$ 1,000
Carryforward Surplus	\$ 173,506	\$ 171,958	\$ 171,958	\$ 171,142
Transfer In	\$ -	\$ 855	\$ 855	\$ -
<b>Total Revenues</b>	<b>\$ 637,922</b>	<b>\$ 634,311</b>	<b>\$ 636,454</b>	<b>\$ 635,558</b>
<b>Expenditures</b>				
Interest Expense 11/1	\$ 172,656	\$ 172,656	\$ 172,656	\$ 170,256
Principal Expense 5/1	\$ 120,000	\$ 120,000	\$ 120,000	\$ 125,000
Interest Expense 5/1	\$ 172,656	\$ 172,656	\$ 172,656	\$ 170,256
<b>Total Expenditures</b>	<b>\$ 465,313</b>	<b>\$ 465,313</b>	<b>\$ 465,313</b>	<b>\$ 465,513</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 172,609</b>	<b>\$ 168,999</b>	<b>\$ 171,142</b>	<b>\$ 170,045</b>

Interest Payment 11/1/23 \$ 167,756

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)
<b>Net Annual Assessment</b>			<b>\$463,416</b>

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
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
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



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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
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
<b>\$6,930,000</b>			<b>\$6,152,308</b>	<b>\$ 13,374,964</b>

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

Description	Proposed Budget FY2022	Actuals as of 5/31/22	Total Projected 9/30/22	Approved Budget FY2023
<b>Revenues</b>				
Special Assessments	\$ 552,000.00	\$ 552,000.00	\$ 552,000.00	\$ 552,000
Interest Income	\$ 1,000	\$ 200	\$ 280	\$ 500
Carryforward Surplus	\$ 183,600	\$ 183,636	\$ 183,636	\$ 183,600
<b>Total Revenues</b>	<b>\$ 736,600</b>	<b>\$ 735,836.00</b>	<b>\$ 735,916</b>	<b>\$ 736,100</b>
<b>Expenditures</b>				
Transfer Out	\$ -	\$ 46	\$ 46	\$ -
Interest Expense 11/1	\$ 183,600	\$ 183,600	\$ 183,600	\$ 173,388
Principal Expense 5/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ 205,000
Interest Expense 5/1	\$ 175,788	\$ 175,788	\$ 175,788	\$ 173,388
<b>Total Expenditures</b>	<b>\$ 559,387.78</b>	<b>\$ 559,433.78</b>	<b>\$ 559,434</b>	<b>\$ 551,775</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 177,212</b>	<b>\$ 176,402</b>	<b>\$ 176,482</b>	<b>\$ 184,325</b>

Interest Payment 11/1/23 \$ 170,928

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)
<b>Net Annual Assessment</b>			<b>\$552,000</b>

**Rivers Edge II**  
**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			\$173,388	\$ 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
05/01/41	\$4,890,000	\$360,000	\$96,900	
11/01/41			\$90,600	\$ 547,500

**Rivers Edge II**  
**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	\$4,530,000	\$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
<b>\$9,700,000</b>				<b>\$ 16,494,263</b>

**Rivers Edge II Community Development District**

**FY 2023 Operations and Maintenance Methodology**

**Equivalent Residential Unit Allocation**

**Assessments per Unit - Net and Gross**

<b>Land Use / Product Type</b>	<b>ERU per Unit</b>	<b>Current Platted Units</b>	<b>Future Planned Units</b>	<b>Total Units</b>	<b>Total ERU's</b>	<b>%</b>	<b>FY 2023 Budget Allocation</b>	<b>FY 2023 Per Unit Net Assessment</b>	<b>FY 2023 Per Unit Gross Assessment</b>	<b>FY 2022 Per Unit Gross Assessment</b>	<b>Increase Per Unit Gross Assessment</b>	<b>Increase Per Unit Gross Assessment</b>
Townhomes	0.62	0	664	664	411.68	31.38%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 30'-39' Lot	0.58	68	104	172	99.76	7.61%	\$69,563	\$1,022.98	\$1,088.28	\$973.96	\$114.32	11.74%
Single Family - 40'-49' Lot	0.75	99	308	407	305.25	23.27%	\$120,877	\$1,220.98	\$1,298.91	\$1,162.47	\$136.45	11.74%
Single Family - 50'-59' Lot	0.92	51	308	359	330.28	25.18%	\$73,209	\$1,435.47	\$1,527.10	\$1,366.68	\$160.41	11.74%
Single Family - 70'-79' Lot	1.25	65	10	75	93.75	7.15%	\$128,697	\$1,979.96	\$2,106.34	\$1,885.09	\$221.26	11.74%
Single Family - 80'+ Lot	1.42	50	0	50	71	5.41%	\$109,723	\$2,194.46	\$2,334.53	\$2,089.30	\$245.23	11.74%
<b>Total</b>		<u>333</u>	<u>1394</u>	<u>1,727</u>	<u>1,311.72</u>	100.00%	<u>\$502,069</u>					

**FY 2023 Budget:**

Administrative	\$124,309
Field and Grounds	\$1,260,260
Amenity Center	\$1,001,733
Less: Other Income	-\$583,493
Less: Dev contr	<u>-\$1,300,739</u>
	<u>\$502,069</u>