

Rivers Edge II
Community Development District

Adopted Budget FY2023



Rivers Edge II

Community Development District

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Rivers Edge II
Community Development District
 General Fund
 Operating Budget

Description	Amended Budget FY2022	Actuals as of 8/31/22	Projected Next 1 Month	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Assessments	\$ 449,329	\$ 451,666	\$ -	\$ 451,666	\$ 518,325
Administrative Assessments on Unplatted Land	\$ -	\$ -	\$ -	\$ -	\$ 90,696
Developer Contributions	\$ 1,190,034	\$ 1,433,768	\$ -	\$ 1,493,759	\$ 1,294,243
Café Gross Sales	\$ 218,690	\$ 448,472	\$ 38,150	\$ 486,622	\$ 494,668
Special Events	\$ 7,000	\$ 1,910	\$ 150	\$ 2,060	\$ 7,000
Miscellaneous Income	\$ -	\$ 8,524	\$ 775	\$ 9,299	\$ 10,000
Cost Share Amenity- Rivers Edge III	\$ 82,310	\$ 61,733	\$ 20,578	\$ 82,310	\$ 138,839
Cary Forward	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Total Revenues	\$ 1,947,363	\$ 2,406,073	\$ 59,652	\$ 2,525,716	\$ 2,618,771

Expenditures

Administrative

Engineering	\$ 15,000	\$ 7,555	\$ 6,500	\$ 14,055	\$ 15,000
Arbitrage	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Dissemination Agent	\$ 3,500	\$ 3,208	\$ 292	\$ 3,500	\$ 5,000
Attorney	\$ 22,244	\$ 28,080	\$ 1,920	\$ 30,000	\$ 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	\$ 5,894	\$ 2,106	\$ 8,000	\$ 8,000
Management Fees	\$ 30,000	\$ 27,500	\$ 2,500	\$ 30,000	\$ 35,000
Construction Accounting	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Information Technology	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 1,100	\$ 100	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ 59	\$ 35	\$ 94	\$ 200
Postage	\$ 800	\$ 274	\$ 350	\$ 624	\$ 800
Printing & Binding	\$ 1,200	\$ 1,069	\$ 131	\$ 1,200	\$ 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	\$ 830	\$ 670	\$ 1,500	\$ 1,500
Office Supplies	\$ 850	\$ 58	\$ 35	\$ 93	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website design/compliance	\$ 5,625	\$ -	\$ 1,250	\$ 1,250	\$ -
Total Administrative	\$ 116,213	\$ 92,859	\$ 21,039	\$ 113,897	\$ 124,309

Grounds Maintenance

Cost Share Landscaping- Rivers Edge	\$ 688,906	\$ 516,680	\$ 172,227	\$ 688,906	\$ 713,588
Field Operations Management (Vesta)	\$ 38,569	\$ 38,528	\$ 2,639	\$ 41,168	\$ 44,324
Landscape Maintenance	\$ 241,438	\$ 291,533	\$ 28,282	\$ 319,815	\$ 396,805
Lake Maintenance	\$ 20,000	\$ 25,848	\$ 1,506	\$ 27,354	\$ 27,500
Landscape Replacements	\$ 500	\$ -	\$ 150	\$ 150	\$ 500
Streetlighting	\$ -	\$ 22,065	\$ 3,500	\$ 25,565	\$ 30,000
Total Grounds Maintenance	\$ 989,413	\$ 894,653	\$ 208,304	\$ 1,102,957	\$ 1,212,717

Rivers Edge II
Community Development District
 General Fund
 Operating Budget

Description	Amended Budget FY2022	Actuals as of 8/31/22	Projected Next 1 Month	Total Projected 9/30/22	Adopted Budget FY2023
Amenity Center- River House					
General & Lifestyle Manager (Vesta)	\$ 67,000	\$ 82,030	\$ 5,429	\$ 87,459	\$ 93,614
Hospitality Staff (Vesta)	\$ 117,895	\$ 89,961	\$ 9,367	\$ 99,328	\$ 106,902
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 18,540
Security Monitoring	\$ 5,000	\$ -	\$ 1,500	\$ 1,500	\$ 5,000
Telephone	\$ 10,260	\$ 9,924	\$ 950	\$ 10,874	\$ 11,000
Insurance	\$ 56,270	\$ 55,466	\$ -	\$ 55,466	\$ 66,559
General Facility & Common Grounds Maint (Vesta)	\$ 61,289	\$ 64,966	\$ 3,503	\$ 68,469	\$ 75,040
Pool Maintenance(Vesta)	\$ 19,260	\$ 8,668	\$ 788	\$ 9,456	\$ 10,012
Pool Chemicals(Poolsure)	\$ 8,343	\$ 8,471	\$ 826	\$ 9,297	\$ 9,200
Janitorial Services (Vesta)	\$ 17,260	\$ 6,798	\$ 618	\$ 7,416	\$ 8,155
Access Cards	\$ 3,500	\$ 1,575	\$ 1,105	\$ 2,680	\$ 3,500
Window Cleaning	\$ 3,500	\$ -	\$ 1,500	\$ 1,500	\$ 3,500
Natural Gas	\$ 2,050	\$ 4,833	\$ 700	\$ 5,533	\$ 5,600
Electric	\$ 20,000	\$ 24,391	\$ 3,000	\$ 27,391	\$ 30,000
Sewer/Water/Irrigation	\$ 75,000	\$ 97,108	\$ 9,000	\$ 106,108	\$ 119,000
Repair and Replacements	\$ 40,000	\$ 71,083	\$ 3,917	\$ 75,000	\$ 75,000
Refuse	\$ 7,500	\$ 12,404	\$ 1,700	\$ 14,104	\$ 15,000
Pest Control	\$ 1,920	\$ 1,522	\$ 105	\$ 1,627	\$ 1,920
License/Permits	\$ 1,500	\$ 700	\$ 300	\$ 1,000	\$ 1,000
Other Current	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 500
Special Events	\$ 15,000	\$ 28,030	\$ 500	\$ 28,530	\$ 30,000
Holiday Decorations	\$ 13,000	\$ 22,655	\$ -	\$ 22,655	\$ 23,000
Office Supplies/Postage	\$ 1,500	\$ 1,347	\$ 153	\$ 1,500	\$ 1,500
Café Costs- labor/food/beverage/COGS	\$ 218,690	\$ 437,305	\$ 38,150	\$ 475,455	\$ -
Café-Cost of Goods Sold	\$ -	\$ -	\$ -	\$ -	\$ 234,568
Café-Labor	\$ -	\$ -	\$ -	\$ -	\$ 236,447
Café-Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ 22,187
General Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Total Amenity Center- River House	\$ 841,737	\$ 1,104,237	\$ 83,611	\$ 1,187,848	\$ 1,281,745
Total Expenditures	\$ 1,947,363	\$ 2,091,749	\$ 312,953	\$ 2,404,703	\$ 2,618,771
Excess Revenues (Expenditures)	\$ -	\$ 314,324	\$ (253,301)	\$ 121,013	\$ 0

Lot Size	Units	Per Unit	Gross Assessments
30'-39' Lot	68	\$ 958.31	\$ 65,165
40'-49' Lot	125	\$ 1,125.64	\$ 140,705
55'-55' Lot	95	\$ 1,323.38	\$ 125,721
70'-79' Lot	65	\$ 1,825.36	\$ 118,648
80'+ Lot	50	\$ 2,023.10	\$ 101,155
Total Gross Assessments			\$ 551,395
Less: Discounts 6%			\$ 33,070
Total Net Assessments			<u>\$ 518,325</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.

Administrative Assessments

The District will levy a non ad-valorem special assessments on unplatted lands within the District and are allocated 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.

Café Gross Sales

Gross sales revenue from Café operations.

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 buildout 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.

Rivers Edge II
Community Development District
General Fund

Attorney

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

Annual Audit

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

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with St Johns County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

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.

**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 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.

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 buildout 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	\$ 3,694	\$ 44,324
Total			\$ 44,324

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

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center. Also included are thoroughfares which may exceed the District boundaries. The base costs for the District is \$171,347 including mulch and pine straw. Other areas include Riverhouse \$20,919, Orange Branch Trail \$108,689, Rivertown Blvd \$41,784 and mulch and pine straw for these areas totaling \$54,065.

Lake Maintenance

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

Vendor	Area	Monthly	Annual
Charles Aquatics	Lake Maintenance	\$ 2,000	\$ 24,000
Additional Cleanup			\$ 3,500
Total			\$ 27,500

Landscape Replacement

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

Streetlighting

Estimated costs for electric billed to the District by FPL.

Location	Account #	Monthly	Annual
156 Riverglade Run	9420049059	\$ 35	\$ 420
154 Riverglade Run	6707560121	\$ 30	\$ 360
53 Mistflower Dr #FNTN	4743506067	\$ 1,110	\$ 13,320
233 SHINNECOCK DR #IRR	0162048490	\$ 30	\$ 360
106 Keystone Corners Blvd #LTG	7652214334	\$ 60	\$ 720
27 Keystone Corners Blvd #ENTRY	9019709360	\$ 913	\$ 10,956
Contingency for new accounts		\$ 322	\$ 3,864
Total		\$ 2,500	\$ 30,000

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

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	\$ 7,801	\$ 93,614
Total			\$ 93,614

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	\$ 514	\$ 6,172
Comcast	Telephone	\$ 402	\$ 4,829
Total			\$ 11,000

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.

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

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	\$ 6,253	\$ 75,040
Total			\$ 75,040

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	\$ 834	\$ 10,012
Total			\$ 10,012

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	\$ 767	\$ 9,200
Total			\$ 9,200

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	Janitorial Services	\$ 680	\$ 8,155
Total			\$ 8,155

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

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
160 Riverglade Run	5975385542	\$ 2,200	\$ 26,400
Contingency for new accounts		\$ 300	\$ 3,600
Total		\$ 2,500	\$ 30,000

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	\$150	\$1,800
160 Riverglade Run -Sewer	84087139	\$753	\$9,036
160 Riverglade Run -Water	84087139	\$342	\$4,104
298 Riverglade Run	83547180	\$1,150	\$13,800
114 Mistflower Dr	86624406	\$2,050	\$24,600
41 Keystone Corners BV	86131615	\$1,350	\$16,200
233 Shinnecock Drive	86793634	\$415	\$4,985
98 Shinnecock Drive	87743236	\$833	\$9,996
29 Mistleflower	83742269	\$50	\$600
907 Keystone Corners BV Apt IR01	80913980	\$489	\$5,868
627 Keystone Corners BV APT IR01	86131621	\$1,900	\$22,800
Contingency for new accounts		\$434	\$5,211
Total		\$9,917	\$119,000

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.

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

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.

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.

Cost of Goods Sold (“COGS”)

Food and beverage costs along with supply incidentals.

Labor

Staffing costs for Vesta personnel Café operations.

Bank fees

Bank and credit card processing charges related to the Cafe sales.

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 FY2022	Actuals as of 8/31/22	Total Projected 9/30/22	Adopted Budget FY2023
Revenues				
Special Assessments	\$ 463,416	\$ 464,959	\$ 464,959	\$ 512,976
Interest Income	\$ 1,000	\$ 1,144	\$ 1,500	\$ 1,500
Carryforward Surplus	\$ 173,506	\$ 173,014	\$ 173,014	\$ 175,016
Transfer In	\$ -	\$ 855	\$ 855	\$ -
Total Revenues	\$ 637,922	\$ 639,973	\$ 640,328	\$ 689,492
Expenditures				
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
Total Expenditures	\$ 465,313	\$ 465,313	\$ 465,313	\$ 465,513
Excess Revenues/(Expenditures)	\$ 172,609	\$ 174,660	\$ 175,016	\$ 223,980

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

Development	Units	Gross Per Unit	Gross Assessments
30'-39' Lot	68	\$695.83	\$47,316
40'-49' Lot	125	\$899.79	\$112,474
50'-59' Lot	95	\$1,103.74	\$104,855
70'-79' Lot	65	\$1,499.64	\$97,477
80'+ Lot	50	\$1,703.59	\$85,180
Gross Total			\$447,302
Less Disc. + Collections 6%			(\$26,838)
Direct Invoice			\$92,513
Net Annual Assessment			\$512,976

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22			\$170,256	\$ 170,256
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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$6,930,000	\$6,152,308	\$ 13,082,308

Rivers Edge II
Community Development District
Series 2021
Debt Service Budget

Description	Proposed Budget FY2022	Actuals as of 8/31/22	Total Projected 9/30/22	Adopted Budget FY2023
Revenues				
Special Assessments - Direct	\$ 552,000	\$ 552,000	\$ 552,000	\$ 552,000
Interest Income	\$ 1,000	\$ 1,288	\$ 1,500	\$ 1,500
Carryforward Surplus	\$ 183,600	\$ 176,962	\$ 176,962	\$ 183,600
Total Revenues	\$ 736,600	\$ 730,250.20	\$ 730,462	\$ 737,100
Expenditures				
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
Total Expenditures	\$ 559,387.78	\$ 559,433.78	\$ 559,434	\$ 551,775
Excess Revenues/(Expenditures)	\$ 177,212	\$ 170,816	\$ 171,028	\$ 185,325
			Interest Payment 11/1/23	\$ 170,928

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22			\$173,388	\$ 173,388
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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
\$9,700,000				\$ 16,118,475
\$6,418,475				\$ 16,118,475

Rivers Edge II Community Development District

FY 2023 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

<u>Land Use / Product Type</u>	<u>ERU per Unit</u>	<u>Current Platted Units</u>	<u>Unplatted Units</u>	<u>Total Units</u>	<u>Total ERU's</u>	<u>Total Unplatted ERU's</u>	<u>FY 2023 Budget Allocation</u>	<u>FY 2023 Per Unit Net Assessment</u>	<u>FY 2023 Per Unit Gross Assessment</u>	<u>FY 2022 Per Unit Gross Assessment</u>	<u>Increase/(Decrease) Per Unit Gross Assessment</u>
Townhomes	0.62	0	334	334	207.08	207.08	\$0	\$820.05	\$872.37	\$0.00	\$872.37
Single Family - 30'-39' Lot	0.63	68	(68)	0	0	42.84	\$61,257	\$900.84	\$958.31	\$973.96	-\$15.65
Single Family - 40'-49' Lot	0.74	125	393	518	383.32	290.82	\$132,266	\$1,058.13	\$1,125.64	\$1,162.47	-\$36.83
Single Family - 50'-59' Lot	0.87	95	157	252	219.24	136.59	\$118,181	\$1,244.01	\$1,323.38	\$1,366.68	-\$43.30
Single Family - 60'-69' Lot	1	0	276	276	276	276	\$0	\$1,322.66	\$1,407.04	\$1,570.90	-\$163.86
Single Family - 70'-79' Lot	1.2	65	0	65	78	0	\$111,532	\$1,715.88	\$1,825.36	\$1,885.08	-\$59.72
Single Family - 80' Lot	1.33	50	0	50	66.5	0	\$95,088	\$1,901.77	\$2,023.10	\$2,089.30	-\$66.20
Total		<u>403</u>	<u>1092</u>	<u>1,495</u>	<u>1,230.14</u>	<u>953.33</u>	<u>\$518,325</u>				

Platted ERU's	22.50%
Unplatted ERU's	77.50%
Developer Assessments on Unplatted Land	\$90,696

FY 2023 Budget:

Administrative	\$124,309
Field and Grounds	\$1,212,717
Amenity Center	\$1,281,745
Less: Other Income	(\$650,507)
Less: Carry Forward	(\$65,000)
Less: Developer Contributions	(\$1,294,243)
Less: Admin Assess on Unplatted Land	<u>(\$90,696)</u>
	<u>\$518,325</u>