

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

**Adopted Budget**  
FY 2024



# **Rivers Edge II**

## **Community Development District**

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

Description	Adopted Budget FY2023	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Assessments - Tax Collector	\$ 518,325	\$ 522,421	\$ -	\$ 522,421	\$ 518,311
Administrative Assessments on Unplatted Land	\$ 90,696	\$ 90,696	\$ -	\$ 90,696	\$ 90,696
Developer Contributions	\$ 1,294,243	\$ 1,459,272	\$ -	\$ 1,394,272	\$ 1,504,723
Café Gross Sales	\$ 494,668	\$ 468,294	\$ 150,000	\$ 618,294	\$ 507,702
Special Events	\$ 7,000	\$ 300	\$ 150	\$ 450	\$ -
Miscellaneous Income	\$ 10,000	\$ 13,021	\$ 3,000	\$ 16,021	\$ 13,141
Cost Share Amenity- Rivers Edge III	\$ 138,839	\$ 104,129	\$ 34,710	\$ 138,839	\$ 46,753
Carry Forward	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ 27,290
<b>Total Revenues</b>	<b>\$ 2,618,771</b>	<b>\$ 2,723,133</b>	<b>\$ 187,860</b>	<b>\$ 2,845,993</b>	<b>\$ 2,708,616</b>

<b>Expenditures</b>					
<b>Administrative</b>					
District Engineering	\$ 15,000	\$ 3,058	\$ 10,942	\$ 14,000	\$ 15,000
District Counsel	\$ 30,000	\$ 20,252	\$ 8,750	\$ 29,002	\$ 30,000
District Management	\$ 35,000	\$ 26,250	\$ 8,751	\$ 35,001	\$ 37,100
Construction Accounting	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,710
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination Agent	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,300
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,908
Website Administration	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,272
Annual Audit	\$ 5,000	\$ 4,120	\$ -	\$ 4,120	\$ 5,000
Trustee Fees	\$ 8,000	\$ 8,081	\$ -	\$ 8,081	\$ 10,000
Arbitrage	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ 76	\$ 124	\$ 200	\$ 200
Postage	\$ 800	\$ 154	\$ 646	\$ 800	\$ 800
Printing & Binding	\$ 1,200	\$ 472	\$ 728	\$ 1,200	\$ 1,200
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 7,961
Legal Advertising	\$ 2,500	\$ 514	\$ 1,986	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
Office Supplies	\$ 550	\$ 9	\$ 541	\$ 550	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 124,309</b>	<b>\$ 80,150</b>	<b>\$ 40,668</b>	<b>\$ 120,818</b>	<b>\$ 130,676</b>

<b>Grounds Maintenance</b>					
Cost Share Landscaping- Rivers Edge	\$ 713,588	\$ 535,191	\$ 178,397	\$ 713,588	\$ 688,424
Field Operations Management (Vesta)	\$ 44,324	\$ 33,908	\$ 10,415	\$ 44,324	\$ 44,238
Landscape Maintenance	\$ 396,805	\$ 279,357	\$ 117,448	\$ 396,805	\$ 416,388
Lake Maintenance	\$ 27,500	\$ 15,003	\$ 5,667	\$ 20,670	\$ 27,500
Landscape Contingency	\$ 500	\$ 103,506	\$ 21,494	\$ 125,000	\$ 25,000
Irrigation Repairs and Replacement	\$ -	\$ 23,100	\$ 5,000	\$ 28,100	\$ 15,000
Irrigation Water Use	\$ -	\$ 21,641	\$ 8,359	\$ 30,000	\$ 30,000
Streetlighting	\$ 30,000	\$ 25,744	\$ 14,256	\$ 40,000	\$ 40,000
<b>Total Grounds Maintenance</b>	<b>\$ 1,212,717</b>	<b>\$ 1,037,450</b>	<b>\$ 361,037</b>	<b>\$ 1,398,487</b>	<b>\$ 1,286,550</b>

<b>Amenity Center- River Club</b>					
General Manager (Vesta)	\$ 93,614	\$ 73,311	\$ 24,300	\$ 97,611	\$ 48,172
Amenity Manager (Vesta)	\$ 18,540	\$ 14,182	\$ 4,358	\$ 18,540	\$ 19,478
Maintenance Service (Vesta)	\$ 75,040	\$ 57,406	\$ 19,134	\$ 76,540	\$ 78,837
Lifestyle Director (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 38,136
Facilities Attendant (Vesta)	\$ 106,902	\$ 80,177	\$ 28,100	\$ 108,277	\$ 110,109
Security Monitoring	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Telephone	\$ 11,000	\$ 8,955	\$ 3,300	\$ 12,255	\$ 12,500
Insurance	\$ 66,559	\$ 74,399	\$ -	\$ 74,399	\$ 113,291
Pool Maintenance (Vesta)	\$ 10,012	\$ 7,577	\$ 2,364	\$ 9,941	\$ 10,312
Pool Chemicals (Poolsure)	\$ 9,200	\$ 8,747	\$ 1,253	\$ 10,000	\$ 10,000

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

Description	Adopted Budget FY2023	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY2024
Janitorial Services (Vesta)	\$ 8,155	\$ 23,252	\$ 7,752	\$ 31,004	\$ 31,933
Access Cards	\$ 3,500	\$ 973	\$ 1,725	\$ 2,698	\$ 3,500
Window Cleaning	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Natural Gas	\$ 5,600	\$ 3,663	\$ 2,337	\$ 6,000	\$ 6,000
Electric	\$ 30,000	\$ 16,404	\$ 8,096	\$ 24,500	\$ 25,000
Water & Sewer	\$ 119,000	\$ 16,571	\$ 12,929	\$ 29,500	\$ 30,000
Repair and Replacements	\$ 75,000	\$ 46,427	\$ 28,573	\$ 75,000	\$ 75,000
Refuse	\$ 15,000	\$ 11,918	\$ 5,100	\$ 17,018	\$ 20,000
Pest Control	\$ 1,920	\$ 1,494	\$ 315	\$ 1,809	\$ 1,920
License/Permits	\$ 1,000	\$ 350	\$ 600	\$ 950	\$ 1,000
Other Current	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Special Events	\$ 30,000	\$ 35,150	\$ 1,500	\$ 36,650	\$ 30,000
Holiday Decorations	\$ 23,000	\$ 20,485	\$ -	\$ 20,485	\$ 23,000
Office Supplies/Postage	\$ 1,500	\$ 281	\$ 819	\$ 1,100	\$ 1,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Amenity Center- River Club</b>	<b>\$ 713,543</b>	<b>\$ 501,722</b>	<b>\$ 157,304</b>	<b>\$ 659,026</b>	<b>\$ 708,688</b>
<u>Café Operations</u>					
Café-Cost of Goods Sold	\$ 234,568	\$ 177,400	\$ 60,000	\$ 237,400	\$ 234,568
Café-Labor	\$ 236,447	\$ 262,154	\$ 69,315	\$ 331,469	\$ 236,447
Café-Bank Fees	\$ 22,187	\$ 18,120	\$ 4,067	\$ 22,187	\$ 22,187
Other Expenses related to Café Operations	\$ -	\$ 1,071	\$ 535	\$ 1,606	\$ 2,500
Café Management	\$ -	\$ -	\$ -	\$ -	\$ 12,000
<b>Total Café Operations</b>	<b>\$ 493,202</b>	<b>\$ 458,746</b>	<b>\$ 133,917</b>	<b>\$ 592,662</b>	<b>\$ 507,702</b>
General Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
<b>Total Expenditures</b>	<b>\$ 2,618,771</b>	<b>\$ 2,153,068</b>	<b>\$ 692,925</b>	<b>\$ 2,845,993</b>	<b>\$ 2,708,616</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 570,066</b>	<b>\$ (505,066)</b>	<b>\$ -</b>	<b>\$ -</b>

**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.

**Miscellaneous Income**

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

**Cost Share Amenity Rivers Edge III**

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

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**EXPENDITURES:**

**Administrative:**

**District Engineer**

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.

**District Counsel**

The District's legal counsel Kilinski Van Wyk, PLLC 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**

**District Management**

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.

**Assessment Administrator**

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.

**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 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.

**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.

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

**Telephone**

Telephone and fax machine.

**Postage**

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

**Printing & Binding**

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

**Insurance**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

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

**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.

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

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Field Operations Management	\$ 3,687	\$ 44,238
<b>Total</b>			<b>\$ 44,238</b>

**Landscape Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Yellowstone	CDD Landscape Maintenance	\$ 34,699	\$ 416,388
<b>Total</b>			<b>\$ 416,388</b>

**Lake Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Charles Aquatics	Lake Maintenance	\$ 2,153	\$ 25,830
Charles Aquatics	Additional Cleanup		\$ 1,670
<b>Total</b>			<b>\$ 27,500</b>

**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.



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

**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
114 Mistflower Dr	<b>86624406</b>	\$107	\$1,282
41 Keystone Corners BV	<b>86131615</b>	\$603	\$7,234
233 Shinnecock Drive	<b>86793634</b>	\$335	\$4,017
98 Shinnecock Drive	<b>87743236</b>	\$137	\$1,648
29 Mistflower Drive	<b>83742269</b>	\$32	\$389
907 Keystone Corners BV Apt IR01	<b>80913980</b>	\$232	\$2,789
627 Keystone Corners BV APT IR01	<b>86131621</b>	\$439	\$5,262
Contingency		\$615	\$7,378
<b>Total</b>		<b>\$2,500</b>	<b>\$30,000</b>

**Streetlighting**

Estimated costs for electric billed to the District by FPL.

Location	Meter Number	Monthly	Annual
156 Riverglade Run	<b>9420049059</b>	\$ 40	\$ 484
154 Riverglade Run	<b>6707560121</b>	\$ 34	\$ 413
53 Mistflower Dr #FNTN	<b>4743506067</b>	\$ 1,810	\$ 21,716
233 SHINNECOCK DR #IRR	<b>0162048490</b>	\$ 31	\$ 374
106 Keystone Corners Blvd #LTG	<b>7652214334</b>	\$ 95	\$ 1,142
27 Keystone Corners Blvd #ENTRY	<b>9019709360</b>	\$ 1,358	\$ 16,298
Contingency			\$ 470
<b>Total</b>		<b>\$ 3,294</b>	<b>\$ 40,000</b>

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

**Amenity Center - River Club:**

**Cost Share Rivers Edge**

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

**General 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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	General Manager	\$ 4,014	\$ 48,172
<b>Total</b>			<b>\$ 48,172</b>

**Amenity Manager (Vesta)**

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

**Maintenance Services (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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Maintenance Service	\$6,570	\$78,837
<b>Total</b>		<b>\$6,570</b>	<b>\$78,837</b>

**Lifestyle Director (Vesta)**

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.

**Facility Attendant (Vesta)**

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.

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

**Security Monitoring**

Maintenance costs of the security alarms/cameras.

**Telephone**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Comcast	Internet & Cable	\$ 576	\$ 6,916
Comcast	Telephone	\$ 465	\$ 5,584
<b>Total</b>			<b>\$ 12,500</b>

**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.

**Pool Maintenance (Vesta)**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Pool Maintenance	\$ 859	\$ 10,312
<b>Total</b>			<b>\$ 10,312</b>

**Pool Chemicals**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Poolsure	Pool Chemicals	\$ 833	\$ 10,000
<b>Total</b>			<b>\$ 10,000</b>

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Janatorial Services	\$ 2,661	\$ 31,933
<b>Total</b>			<b>\$ 31,933</b>

**Access Cards**

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

**Window Cleaning**

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

**Natural 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.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
160 Riverglade Run	5975385542	\$1,950	\$23,400
Contingency		\$133	\$1,600
<b>Total</b>		<b>\$2,083</b>	<b>\$25,000</b>

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

**Water & Sewer**

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

Location	Meter Number	Monthly	Annual
160 Riverglade Run - Swimming Pool	<b>84087156</b>	\$140	\$1,683
160 Riverglade Run -Sewer	<b>84087139</b>	\$632	\$7,583
160 Riverglade Run -Water	<b>84087139</b>	\$244	\$2,929
298 Riverglade Run	<b>83547180</b>	\$1,181	\$14,167
Contingency		\$303	\$3,638
<b>Total</b>		<b>\$2,500</b>	<b>\$30,000</b>

**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
<b>Total</b>			<b>\$ 1,920</b>

**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.

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

**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.

**Contingency**

Estimated costs for future unexpected costs incurred by the district.

**Café Operations:**

**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.

**Other Expenses related to Café Operations**

Represents the miscellaneous cost incurred by the Café.

**Café Management**

Represents management services for the Café.

**General Reserves**

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

**Rivers Edge II Community Development District**

**FY 2024 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 2024 Budget Allocation</u>	<u>FY 2024 Per Unit Net Assessment</u>	<u>FY 2024 Per Unit Gross Assessment</u>	<u>FY 2023 Per Unit Gross Assessment</u>	<u>Increase/(Decrease Per Unit Gross Assessment)</u>
Townhomes	0.62	0	334	334	207.08	207.08	\$0.00	\$820.90	\$872.37	\$872.37	\$0.00
Single Family - 30'-39' Lot	0.63	68	0	68	43	0.00	\$61,255.18	\$900.81	\$958.31	\$958.31	\$0.00
Single Family - 40'-49' Lot	0.74	125	393	518	383.32	290.82	\$132,262.70	\$1,058.10	\$1,125.64	\$1,125.64	\$0.00
Single Family - 50'-59' Lot	0.87	95	157	252	219.24	136.59	\$118,177.83	\$1,243.98	\$1,323.38	\$1,323.38	\$0.00
Single Family - 60'-69' Lot	1	0	276	276	276	276	\$0.00	\$1,322.62	\$1,407.04	\$1,407.04	\$0.00
Single Family - 70'-79' Lot	1.2	65	0	65	78	0	\$111,529.50	\$1,715.84	\$1,825.36	\$1,825.36	\$0.00
Single Family - 80' Lot	1.33	50	0	50	66.5	0	\$95,085.70	\$1,901.71	\$2,023.10	\$2,023.10	\$0.00
<b>Total</b>		<b>403</b>	<b>1160</b>	<b>1,563</b>	<b>1,272.98</b>	<b>910.49</b>	<b>\$518,311</b>				

Platted ERU's 28.48%  
 Unplatted ERU's 71.52%  
 Developer Assessments on Unplatted Land \$90,696

**FY 2024 Budget:**

Administrative	\$130,676
Field and Grounds	\$1,286,550
Amenity Center	\$708,688
Café Operations	\$507,702
Capital Reserves	\$75,000
Less: Other Income	(\$567,596)
Less: Carry Forward	(\$27,290)
Less: Developer Contributions	(\$1,504,723)
Less: Admin Assess on Unplatted Land	(\$90,696)
	<u>\$518,311</u>

**Rivers Edge II**  
**Community Development District**  
Series 2020  
Debt Service Budget

Description	Adopted Budget FY2023	Actuals as of 6/30/23	Total Projected 9/30/23	Adopted Budget FY2024
<b>Revenues</b>				
Special Assessments - Tax Collector	\$ 412,487	\$ 423,797	\$ 423,797	\$ 420,463
Special Assessments - Direct	\$ 100,070	\$ 92,538	\$ 92,538	\$ 92,538
Interest Income	\$ 1,500	\$ 14,360	\$ 16,000	\$ 7,500
Carry Forward Surplus	\$ 175,016	\$ 173,327	\$ 173,327	\$ 240,150
<b>Total Revenues</b>	<b>\$ 689,072</b>	<b>\$ 704,022</b>	<b>\$ 705,662</b>	<b>\$ 760,651</b>
<b>Expenditures</b>				
Interest Expense 11/1	\$ 170,256	\$ 170,256	\$ 170,256	\$ 167,756
Principal Expense 5/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ 130,000
Interest Expense 5/1	\$ 170,256	\$ 170,256	\$ 170,256	\$ 167,756
<b>Total Expenditures</b>	<b>\$ 465,513</b>	<b>\$ 465,513</b>	<b>\$ 465,513</b>	<b>\$ 465,513</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 223,560</b>	<b>\$ 238,510</b>	<b>\$ 240,150</b>	<b>\$ 295,139</b>

Interest Payment 11/1/24 \$ 165,156

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	<u>403</u>		<u>\$447,302</u>
Less Disc. + Collections 6%			(\$26,838)
<b>Net Annual Assessment</b>			<b>\$420,463</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>
11/01/23			\$167,756	\$167,756
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
05/01/42	\$3,320,000	\$300,000	\$85,490	
11/01/42			\$77,765	\$463,255

**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>
05/01/43	\$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>\$6,805,000</b>	<b>\$5,811,795</b>	<b>\$12,616,795</b>

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

<b>Description</b>	<b>Adopted Budget FY2023</b>	<b>Actuals as of 6/30/23</b>	<b>Total Projected 9/30/23</b>	<b>Adopted Budget FY2024</b>
<b>Revenues</b>				
Special Assessments - Direct	\$ 552,000	\$ 552,000	\$ 552,000	\$ 552,000
Interest Income	\$ 1,500	\$ 16,330	\$ 18,000	\$ 7,500
Carry Forward Surplus	\$ 183,600	\$ 178,246	\$ 178,246	\$ 196,471
<b>Total Revenues</b>	<b>\$ 737,100</b>	<b>\$ 746,576</b>	<b>\$ 748,246</b>	<b>\$ 755,971</b>
<b>Expenditures</b>				
Interest Expense 11/1	\$ 173,388	\$ 173,388	\$ 173,388	\$ 170,928
Principal Expense 5/1	\$ 205,000	\$ 205,000	\$ 205,000	\$ 210,000
Interest Expense 5/1	\$ 173,388	\$ 173,388	\$ 173,388	\$ 170,928
<b>Total Expenditures</b>	<b>\$ 551,775.00</b>	<b>\$ 551,775</b>	<b>\$ 551,775</b>	<b>\$ 551,855</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 185,325</b>	<b>\$ 194,801</b>	<b>\$ 196,471</b>	<b>\$ 204,116</b>

Interest Payment 11/1/24 \$ 168,408

**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>
11/01/23			\$170,928	\$170,928
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
05/01/42	\$4,530,000	\$375,000	\$90,600	
11/01/42			\$83,100	\$548,700

**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>
05/01/43	\$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>\$9,495,000</b>	<b>\$6,071,700</b>	<b>\$15,566,700</b>

**Rivers Edge II**  
**Community Development District**  
 Capital Reserve Fund Budget

<u>Description</u>	<u>Proposed Budget FY2023</u>	<u>Actual as of 06/30/23</u>	<u>Next Next 3 Months</u>	<u>Total Projected 9/30/23</u>	<u>Adopted Budget FY2024</u>
<b>REVENUES:</b>					
Carry Forward	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 129,484
Interest	\$ -	\$ 968	\$ 350	\$ 1,318	\$ 1,000
Capital Reserve Funding - Transfer In	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
<b>TOTAL REVENUES</b>	<b>\$ 150,000</b>	<b>\$ 150,968</b>	<b>\$ 350</b>	<b>\$ 151,318</b>	<b>\$ 205,484</b>
<b>EXPENDITURES:</b>					
Repair and Replacements	\$ -	\$ 14,333	\$ 7,500	\$ 21,833	\$ 50,000
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 14,333</b>	<b>\$ 7,500</b>	<b>\$ 21,833</b>	<b>\$ 50,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 150,000</b>	<b>\$ 136,634</b>	<b>\$ (7,150)</b>	<b>\$ 129,484</b>	<b>\$ 155,484</b>