

# ***Rivers Edge II***

***Community Development District***

***Adopted Budget***  
***FY 2026***

***Presented by:***



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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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**REVENUES:**

Special Assessments - Tax Roll	\$ 1,055,360	\$ 1,062,090	\$ -	\$ 1,062,090	\$ 1,266,432
Special Assessments - Direct Bill	185,789	185,789	-	185,789	185,789
Administrative Assessments on Unplatted Land	-	-	-	-	60,606
Developer Contributions	1,286,220	870,785	256,686	1,127,471	996,043
Café Gross Sales	517,856	661,564	240,000	901,564	554,106
Miscellaneous Income	5,000	-	500	500	1,500
Special Events	-	919	250	1,169	3,500
Insurance Proceeds	-	52,859	-	52,859	-
Interest	5,000	6,284	1,500	7,784	5,000
Cost Share Amenity - Rivers Edge III	-	3,896	-	3,896	-

<b>TOTAL REVENUES</b>	<b>\$ 3,055,225</b>	<b>\$ 2,844,186</b>	<b>\$ 498,936</b>	<b>\$ 3,343,122</b>	<b>\$ 3,072,977</b>
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**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ -	\$ 3,400	\$ 1,800	\$ 5,200	\$ 4,800
FICA Taxes	-	260	138	398	367
District Engineering	15,000	14,326	674	15,000	15,000
District Counsel	30,000	21,031	8,969	30,000	35,000
District Management	39,326	29,495	9,831	39,326	41,292
Construction Accounting	3,710	-	3,710	3,710	-
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Dissemination Agent	5,618	5,364	254	5,618	5,899
Information Technology	2,022	1,516	506	2,022	2,124
Website Administration	1,348	1,011	337	1,348	1,416
Annual Audit	5,000	-	5,000	5,000	5,500
Trustee Fees	10,000	3,081	6,919	10,000	11,000
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Telephone	200	44	156	200	200
Postage & Delivery	500	677	150	827	1,000
Printing & Binding	250	242	8	250	250
Insurance General Liability	7,961	7,745	-	7,745	8,713
Legal Advertising	2,500	2,063	1,437	3,500	3,500
Other Current Charges	500	10	490	500	1,750
Office Supplies	150	6	144	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 131,079</b>	<b>\$ 96,064</b>	<b>\$ 41,724</b>	<b>\$ 137,788</b>	<b>\$ 145,235</b>
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***Operations & Maintenance***

**Grounds Maintenance**

Cost Share Landscaping - Rivers Edge	\$ 801,623	\$ 601,217	\$ 200,406	\$ 801,623	\$ 500,283
Field Operations Management (Vesta)	39,438	29,579	9,860	39,438	41,230
Landscape Maintenance	424,716	315,805	108,911	424,716	429,489
Lake Maintenance	23,000	20,978	2,022	23,000	28,000
Landscape Contingency	80,000	122,269	30,000	152,269	80,000
Irrigation Repairs and Replacement	37,000	43,060	5,000	48,060	40,000
Irrigation Water Use	70,000	34,222	35,778	70,000	70,000
Streetlighting	28,000	19,076	8,924	28,000	28,000

<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 1,503,777</b>	<b>\$ 1,186,207</b>	<b>\$ 400,900</b>	<b>\$ 1,587,106</b>	<b>\$ 1,217,002</b>
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**Rivers Edge II**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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**Amenity Center - River Club**

Cost Share Amenity - Rivers Edge	\$ 88,478	\$ 66,359	\$ 22,119	\$ 88,478	\$ 2,365
General Manager (Vesta)	46,793	36,247	10,546	46,793	48,911
Amenity Manager (Vesta)	29,632	22,224	7,408	29,632	56,504
Maintenance Service (Vesta)	103,123	77,342	25,781	103,123	109,264
Lifestyle Director (Vesta)	43,329	32,497	10,832	43,329	45,426
Facilities Attendant (Vesta)	113,852	85,389	28,463	113,852	-
Guest Services (Vesta)	-	-	-	-	97,381
Security Monitoring	5,000	315	4,685	5,000	5,000
Telephone	12,721	11,026	1,694	12,721	14,040
Insurance	78,540	73,323	-	73,323	79,689
Pool Chemicals (Poolsure)	10,000	10,259	3,600	13,859	15,000
Janitorial Services (Vesta)	32,875	24,656	8,219	32,875	34,833
Access Cards	3,500	-	3,500	3,500	3,500
Window Cleaning	3,500	-	3,500	3,500	1,000
Pressure Washing	-	-	2,500	2,500	2,500
Natural Gas	4,000	4,171	1,350	5,521	5,000
Electric	28,000	18,378	9,622	28,000	29,950
Water & Sewer	17,000	11,033	5,967	17,000	18,395
Repair and Replacements	75,000	78,959	15,000	93,959	90,000
Refuse	20,000	16,853	3,147	20,000	26,000
Pest Control	1,920	1,470	450	1,920	1,920
License & Permits	1,000	350	650	1,000	1,000
Other Current	500	-	500	500	500
Special Events	30,000	23,866	6,134	30,000	30,000
Holiday Decorations	23,000	14,150	8,850	23,000	35,000
Office Supplies & Postage	750	295	455	750	750
Contingency	5,000	1,305	2,000	3,305	2,706

<b>TOTAL AMENITY CENTER - RIVER CLUB</b>	<b>\$ 777,513</b>	<b>\$ 610,469</b>	<b>\$ 186,970</b>	<b>\$ 797,439</b>	<b>\$ 756,634</b>
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**Café Operations**

Café-Cost of Goods Sold	\$ 239,259	\$ 233,148	\$ 6,111	\$ 239,259	\$ 256,008
Café-Labor	241,176	310,810	96,000	406,810	258,058
Café-Bank Fees	22,631	25,930	9,000	34,930	24,215
Other Expenses related to Café Operations	2,550	860	1,690	2,550	2,729
Café Management	12,240	-	12,240	12,240	13,097

<b>TOTAL CAFÉ OPERATIONS</b>	<b>\$ 517,856</b>	<b>\$ 570,748</b>	<b>\$ 125,041</b>	<b>\$ 695,789</b>	<b>\$ 554,106</b>
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**Reserves**

General Reserves	\$ 125,000	\$ 25,000	\$ 100,000	\$ 125,000	\$ 400,000
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<b>TOTAL RESERVES</b>	<b>\$ 125,000</b>	<b>\$ 25,000</b>	<b>\$ 100,000</b>	<b>\$ 125,000</b>	<b>\$ 400,000</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 3,055,225</b>	<b>\$ 2,488,488</b>	<b>\$ 854,635</b>	<b>\$ 3,343,122</b>	<b>\$ 3,072,977</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 0</b>	<b>\$ 355,699</b>	<b>\$ (355,699)</b>	<b>\$ (0)</b>	<b>\$ 0</b>
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**Rivers Edge II**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**REVENUES**

**Special Assessments - Tax Roll**

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

**Special Assessments - Direct Bill**

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.

**Interest**

The District will have funds invested in State Board of Administration and a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**District Engineering**

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

**District Counsel**

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

**District Management**

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

**Assessment Roll Administration**

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

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Administration**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

**Trustee Fees**

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

**Arbitrage Rebate**

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

**Rivers Edge II**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Administrative (continued)**

**Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

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

**Printing and Binding**

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

**Insurance General Liability**

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

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges, BOS email annual subscriptions, and any other miscellaneous expenses that incur during the year.

**Office Supplies**

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

**Due, Licenses & Subscriptions**

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

**Expenditures - Grounds Maintenance**

**Cost Share Landscaping - Rivers Edge**

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

**Field Operations Management**

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

Vendor	Description	Monthly		Annual
Vesta	Field OP Management	\$	3,436	\$ 41,230

**Landscape Maintenance**

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

Vendor	Description	Monthly		Annual
YellowStone	Landscape Maintenance	\$	35,791	\$ 429,489

**Lake Maintenance**

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

Vendor	Description	Monthly		Annual
Solitude Lake Management	Lake Maintenance	\$	1,718	\$ 20,616
Solitude Lake Management	Additional Cleanup			2,384
	Contingency			5,000
	<b>Total</b>		<b>\$</b>	<b>28,000</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**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures – Grounds Maintenance (continued)**

**Irrigation Water Use**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
114 Mistflower Dr	94647734	1,800	21,600
41 Keystone Corners BV	86131615	600	7,200
233 Shinnecock Drive	95047077	400	4,800
98 Shinnecock Drive	87743236	800	9,600
380 SHINNECOCK DR APT IR01	41263874	50	600
29 Mistflower Drive	89241080	50	600
907 Keystone Corners BV Apt IR01	98557860	200	2,400
627 Keystone Corners BV APT IR01	86131621	1,679	20,149
Contingency		254	3,051
<b>Total</b>		<b>\$ 5,833</b>	<b>\$ 70,000</b>

**Streetlighting**

Estimated costs for electric billed to the District by FPL.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
156 Riverglade Run	9420049059	\$ 37	\$ 448
154 Riverglade Run	6707560121	29	347
53 Mistflower Dr #FNTN	4743506067	865	10,381
233 SHINNECOCK DR #IRR	0162048490	26	314
106 Keystone Corners Blvd #LTG	7652214334	87	1,040
27 Keystone Corners Blvd #ENTRY	9019709360	1,184	14,204
Contingency		106	1,266
<b>Total</b>		<b>\$ 2,333</b>	<b>\$ 28,000</b>

**Expenditures – Amenity Center - River Club**

**Cost Share Amenity - Rivers Edge**

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

**General Manager**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	General Manager	\$ 4,076	\$ 48,911

**Amenity Manager**

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

**Maintenance Services**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Maintenance Service	\$ 9,105	\$ 109,264

**Lifestyle Director**

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

**Guest Services**

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.

**Security Monitoring**

Maintenance costs of the security alarms/cameras.

**Rivers Edge II**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures – Amenity Center - River Club (continued)**

**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	Amenity Cntr	\$	610	\$	7,320
Comcast	Office		560		6,720
	<b>Total</b>			<b>\$</b>	<b>14,040</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 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	\$	1,250	\$	15,000

**Janitorial Services**

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	Janitorial Services	\$	2,903	\$	34,833

**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.

**Pressure Washing**

Estimated costs to have the District Amenity Center pressure washed.

**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	\$	2,228	\$	26,736
Contingency			268		3,214
<b>Total</b>			<b>\$ 2,496</b>	<b>\$</b>	<b>29,950</b>

**Water & Sewer**

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

<b>Location</b>	<b>Meter Number</b>		<b>Monthly</b>		<b>Annual</b>
160 Riverglade Run-Swimming Pool	84087156	\$	118	\$	1,414
160 Riverglade Run-Sewer	84087139		526		6,312
160 Riverglade Run-Water	84087139		205		2,456
298 Riverglade Run	83547180		381		4,578
Contingency			303		3,636
<b>Total</b>			<b>\$ 1,533</b>	<b>\$</b>	<b>18,395</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.



**Rivers Edge II**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures – Amenity Center - River Club (continued)**

**Pest Control**

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

**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.

**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.

**Expenditures – 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.

**Expenditures – Reserves**

**General Reserves**

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

**Rivers Edge II**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Series 2020 Capital Improvement Revenue Bonds**

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 462,928	\$ 462,191	\$ 737	\$ 462,928	\$ 462,928
Special Assessments - Prepayment	-	11,217	-	11,217	-
Interest Earnings	5,000	21,519	1,500	23,019	5,000
Carry Forward Surplus <sup>(1)</sup>	318,060	330,945	-	330,945	346,655
<b>TOTAL REVENUES</b>	<b>\$ 785,987</b>	<b>\$ 825,871</b>	<b>\$ 2,237</b>	<b>\$ 828,108</b>	<b>\$ 814,583</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 163,321	\$ 163,321	\$ -	\$ 163,321	\$ 160,111
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Principal Prepayment - 2/1	-	5,000	-	5,000	-
Interest - 2/1	-	61	-	61	160,111
Interest - 5/1	163,321	163,070	-	163,070	-
Principal - 5/1	130,000	130,000	-	130,000	135,000
Principal Prepayment - 5/1	-	15,000	-	15,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 456,643</b>	<b>\$ 481,453</b>	<b>\$ -</b>	<b>\$ 481,453</b>	<b>\$ 455,223</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 456,643</b>	<b>\$ 481,453</b>	<b>\$ -</b>	<b>\$ 481,453</b>	<b>\$ 455,223</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 329,345</b>	<b>\$ 344,419</b>	<b>\$ 2,237</b>	<b>\$ 346,655</b>	<b>\$ 359,361</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 157,209

**Rivers Edge II**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2020 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,445,000	4.300%		\$ 160,111	\$ 160,111
05/01/26	6,445,000	4.300%	\$ 135,000	160,111	
11/01/26	6,310,000	4.300%		157,209	452,320.00
05/01/27	6,310,000	4.300%	145,000	157,209	
11/01/27	6,165,000	4.300%		154,091	456,300.00
05/01/28	6,165,000	4.300%	150,000	154,091	
11/01/28	6,015,000	4.300%		150,866	454,957.50
05/01/29	6,015,000	4.300%	155,000	150,866	
11/01/29	5,860,000	4.300%		147,534	453,400.00
05/01/30	5,860,000	4.300%	160,000	147,534	
11/01/30	5,700,000	4.900%		144,094	451,627.50
05/01/31	5,700,000	4.900%	170,000	144,094	
11/01/31	5,530,000	4.900%		139,929	454,022.50
05/01/32	5,530,000	4.900%	180,000	139,929	
11/01/32	5,350,000	4.900%		135,519	455,447.50
05/01/33	5,350,000	4.900%	190,000	135,519	
11/01/33	5,160,000	4.900%		130,864	456,382.50
05/01/34	5,160,000	4.900%	195,000	130,864	
11/01/34	4,965,000	4.900%		126,086	451,950.00
05/01/35	4,965,000	4.900%	205,000	126,086	
11/01/35	4,760,000	4.900%		121,064	452,150.00
05/01/36	4,760,000	4.900%	220,000	121,064	
11/01/36	4,540,000	4.900%		115,674	456,737.50
05/01/37	4,540,000	4.900%	230,000	115,674	
11/01/37	4,310,000	4.900%		110,039	455,712.50
05/01/38	4,310,000	4.900%	240,000	110,039	
11/01/38	4,070,000	4.900%		104,159	454,197.50
05/01/39	4,070,000	4.900%	250,000	104,159	
11/01/39	3,820,000	4.900%		98,034	452,192.50
05/01/40	3,820,000	4.900%	265,000	98,034	
11/01/40	3,555,000	5.150%		91,541	454,575.00
05/01/41	3,555,000	5.150%	280,000	91,541	
11/01/41	3,275,000	5.150%		84,331	455,872.50
05/01/42	3,275,000	5.150%	295,000	84,331	
11/01/42	2,980,000	5.150%		76,735	456,066.25
05/01/43	2,980,000	5.150%	310,000	76,735	
11/01/43	2,670,000	5.150%		68,753	455,487.50
05/01/44	2,670,000	5.150%	325,000	68,753	
11/01/44	2,345,000	5.150%		60,384	454,136.25
05/01/45	2,345,000	5.150%	340,000	60,384	
11/01/45	2,005,000	5.150%		51,629	452,012.50
05/01/46	2,005,000	5.150%	360,000	51,629	
11/01/46	1,645,000	5.150%		42,359	453,987.50
05/01/47	1,645,000	5.150%	380,000	42,359	
11/01/47	1,265,000	5.150%		32,574	454,932.50
05/01/48	1,265,000	5.150%	400,000	32,574	
11/01/48	865,000	5.150%		22,274	454,847.50
05/01/49	865,000	5.150%	420,000	22,274	
11/01/49	445,000	5.150%		11,459	453,732.50
05/01/50	445,000	5.150%	445,000	11,459	456,458.75
<b>Total</b>			<b>\$ 6,445,000</b>	<b>\$ 5,074,618</b>	<b>\$ 11,519,618</b>

**Rivers Edge II**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Series 2021 Capital Improvement Revenue Bonds**

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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**REVENUES:**

Special Assessments -Tax Roll	\$ 305,842	\$ 306,283	\$ -	\$ 306,283	\$ 305,887
Special Assessments - Direct	245,810	245,811	-	245,811	245,810
Special Assessments - Prepayment	-	873,878	-	873,878	-
Interest Income	5,000	28,527	2,000	30,527	5,000
Carry Forward Surplus <sup>(1)</sup>	241,052	259,218	-	259,218	282,848

<b>TOTAL REVENUES</b>	<b>\$ 797,704</b>	<b>\$ 1,713,717</b>	<b>\$ 2,000</b>	<b>\$ 1,715,717</b>	<b>\$ 839,546</b>
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**EXPENDITURES:**

Interest - 11/1	\$ 168,220	\$ 167,945	\$ -	\$ 167,945	\$ 149,075
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Principal Prepayment - 2/1	-	875,000	-	875,000	-
Interest - 2/1	-	7,921	-	7,921	-
Interest - 5/1	168,220	152,003	-	152,003	149,075
Principal - 5/1	215,000	195,000	-	195,000	200,000
Principal Prepayment - 5/1	-	30,000	-	30,000	-

<b>TOTAL EXPENDITURES</b>	<b>\$ 551,440</b>	<b>\$ 1,432,869</b>	<b>\$ -</b>	<b>\$ 1,432,869</b>	<b>\$ 498,150</b>
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**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 551,440</b>	<b>\$ 1,432,869</b>	<b>\$ -</b>	<b>\$ 1,432,869</b>	<b>\$ 498,150</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 246,264</b>	<b>\$ 280,848</b>	<b>\$ 2,000</b>	<b>\$ 282,848</b>	<b>\$ 341,396</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 146,675

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 8,155,000	2.400%		\$ 149,075	\$ 149,075
05/01/26	8,155,000	2.400%	\$ 200,000	149,075	
11/01/26	7,955,000	3.000%		146,675	495,750.00
05/01/27	7,955,000	3.000%	205,000	146,675	
11/01/27	7,750,000	3.000%		143,600	495,275.00
05/01/28	7,750,000	3.000%	210,000	143,600	
11/01/28	7,540,000	3.000%		140,450	494,050.00
05/01/29	7,540,000	3.000%	215,000	140,450	
11/01/29	7,325,000	3.000%		137,225	492,675.00
05/01/30	7,325,000	3.000%	225,000	137,225	
11/01/30	7,100,000	3.000%		133,850	496,075.00
05/01/31	7,100,000	3.000%	230,000	133,850	
11/01/31	6,870,000	3.500%		130,400	494,250.00
05/01/32	6,870,000	3.500%	235,000	130,400	
11/01/32	6,635,000	3.500%		126,288	491,687.50
05/01/33	6,635,000	3.500%	245,000	126,288	
11/01/33	6,390,000	3.500%		122,000	493,287.50
05/01/34	6,390,000	3.500%	255,000	122,000	
11/01/34	6,135,000	3.500%		117,538	494,537.50
05/01/35	6,135,000	3.500%	265,000	117,538	
11/01/35	5,870,000	3.500%		112,900	495,437.50
05/01/36	5,870,000	3.500%	275,000	112,900	
11/01/36	5,595,000	3.500%		108,088	495,987.50
05/01/37	5,595,000	3.500%	285,000	108,088	
11/01/37	5,310,000	3.500%		103,100	496,187.50
05/01/38	5,310,000	3.500%	295,000	103,100	
11/01/38	5,015,000	3.500%		97,938	496,037.50
05/01/39	5,015,000	3.500%	305,000	97,938	
11/01/39	4,710,000	3.500%		92,600	495,537.50
05/01/40	4,710,000	3.500%	315,000	92,600	
11/01/40	4,395,000	3.500%		87,088	494,687.50
05/01/41	4,395,000	3.500%	325,000	87,088	
11/01/41	4,070,000	4.000%		81,400	493,487.50
05/01/42	4,070,000	4.000%	340,000	81,400	
11/01/42	3,730,000	4.000%		74,600	496,000.00
05/01/43	3,730,000	4.000%	350,000	74,600	
11/01/43	3,380,000	4.000%		67,600	492,200.00
05/01/44	3,380,000	4.000%	365,000	67,600	
11/01/44	3,015,000	4.000%		60,300	492,900.00
05/01/45	3,015,000	4.000%	380,000	60,300	
11/01/45	2,635,000	4.000%		52,700	493,000.00
05/01/46	2,635,000	4.000%	395,000	52,700	
11/01/46	2,240,000	4.000%		44,800	492,500.00
05/01/47	2,240,000	4.000%	415,000	44,800	
11/01/47	1,825,000	4.000%		36,500	496,300.00
05/01/48	1,825,000	4.000%	430,000	36,500	
11/01/48	1,395,000	4.000%		27,900	494,400.00
05/01/49	1,395,000	4.000%	445,000	27,900	
11/01/49	950,000	4.000%		19,000	491,900.00
05/01/50	950,000	4.000%	465,000	19,000	
11/01/50	485,000	4.000%		9,700	493,700.00
05/01/51	485,000	4.000%	485,000	9,700	494,700.00
<b>Total</b>			<b>\$ 8,155,000</b>	<b>\$ 4,846,625</b>	<b>\$ 13,001,625</b>

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 1,000	\$ 972	\$ 150	\$ 1,122	\$ 1,000
Capital Reserve Funding- Transfer In	125,000	25,000	100,000	125,000	400,000
Developer Contributions	-	114,016	-	114,016	-
Carry Forward Balance	129,484	162,933	-	162,933	130,665
<b>TOTAL REVENUES</b>	<b>\$ 255,484</b>	<b>\$ 302,921</b>	<b>\$ 100,150</b>	<b>\$ 403,071</b>	<b>\$ 531,665</b>
<b>EXPENDITURES:</b>					
Repair and Replacements	\$ 50,000	\$ 27,308	\$ 5,000	\$ 32,308	\$ 50,000
Capital Outlay	-	215,098	25,000	240,098	-
RiverHouse Access Control System (C/S)	-	-	-	-	4,422
RiverHouse Painting (C/S)	-	-	-	-	26,733
RiverHouse Furniture (C/S)	-	-	-	-	23,584
RiverHouse A/C Unit Replacement (C/S)	-	-	-	-	32,428
RiverHouse Tennis Court Fencing (C/S)	-	-	-	-	23,584
RiverHouse Pool Pump Sand Filtration (C/S)	-	-	-	-	36,850
Permanent Holiday Lighting (C/S)	-	-	-	-	22,995
Playground Equipment (C/S)	-	-	-	-	5,896
Pocket Parks Equipment Repair/Replacement (C/S)	-	-	-	-	13,075
Maintenance Golf Cart (C/S)	-	-	-	-	2,948
Maintenance Work Truck (C/S)	-	-	-	-	19,162
<b>TOTAL EXPENDITURES</b>	<b>\$ 50,000</b>	<b>\$ 242,406</b>	<b>\$ 30,000</b>	<b>\$ 272,406</b>	<b>\$ 261,677</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 50,000</b>	<b>\$ 242,406</b>	<b>\$ 30,000</b>	<b>\$ 272,406</b>	<b>\$ 261,677</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 205,484</b>	<b>\$ 60,515</b>	<b>\$ 70,150</b>	<b>\$ 130,665</b>	<b>\$ 269,988</b>

**Rivers Edge II**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2020 Units	Bonds 2021 Units	Annual Maintenance Assessments				Annual Debt Assessments				
				FY 2026	FY 2025	Increase/ (decrease)		FY 2026		FY 2025		Increase/ (decrease)
								Series 2020	Series 2021	Series 2020	Series 2021	Total
Townhomes	184	34	150	<b>\$1,172.46</b>	\$977.05	<b>\$195.41</b>	<b>20.00%</b>	<b>\$743.98</b>	<b>\$743.98</b>	\$743.98	\$743.98	\$0.00
Single Family - 30'-39' Lot	102	68	34	<b>\$1,287.97</b>	\$1,073.31	<b>\$214.66</b>	<b>20.00%</b>	<b>\$695.83</b>	<b>\$695.68</b>	\$695.83	\$695.68	\$0.00
Single Family - 40'-49' Lot	226	152	74	<b>\$1,512.86</b>	\$1,260.72	<b>\$252.15</b>	<b>20.00%</b>	<b>\$899.79</b>	<b>\$899.59</b>	\$899.79	\$899.59	\$0.00
Single Family - 50'-59' Lot	204	91	112	<b>\$1,778.63</b>	\$1,482.19	<b>\$296.44</b>	<b>20.00%</b>	<b>\$1,103.74</b>	<b>\$1,103.50</b>	\$1,103.74	\$1,103.50	\$0.00
Single Family - 60'-69' Lot	0	0	0	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	-	<b>\$0.00</b>	<b>\$0.00</b>	\$0.00	\$0.00	\$0.00
Single Family - 70'-79' Lot	65	65	0	<b>\$2,453.28</b>	\$2,044.40	<b>\$408.88</b>	<b>20.00%</b>	<b>\$1,499.64</b>	<b>\$0.00</b>	\$1,499.64	\$0.00	\$0.00
Single Family - 80' Lot	50	50	0	<b>\$2,719.04</b>	\$2,265.87	<b>\$453.17</b>	<b>20.00%</b>	<b>\$1,703.59</b>	<b>\$0.00</b>	\$1,703.59	\$0.00	\$0.00
<b>Total</b>	<b>831</b>	<b>460</b>	<b>370</b>									