

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

---



## PROPOSED BUDGET

FISCAL YEAR 2024

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2024**

Description	Fiscal Year		Anticipated		Fiscal Year	Description
	2023 Budget	Actual at 12/31/2022	Year End 09/30/2023	2024 Budget		
<b>Revenues and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	Cash Available to Partially Fund Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	-	Interes on General Fund Bank Account
<b>Assessment Revenue</b>						
Assessments - On-Roll	\$ 203,069	\$ 23,822	\$ 203,069	\$ 267,979		Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	-	Direct Billing to Property Owners
<b>Contributions - Private Sources</b>						
Taylor Morrison (Street Light Acquisition)	\$ -	\$ -	\$ -	\$ -	-	Developer Funding of Solar Street Light System
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 203,069</b>	<b>\$ 23,822</b>	<b>\$ 203,069</b>	<b>\$ 267,979</b>		

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	-	Statutory Required Fees (Waived By Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	-	FICA (if applicable)

**Executive**

Professional - Management	\$ 41,000	\$ 10,250	\$ 41,000	\$ 42,000		District Manager
---------------------------	-----------	-----------	-----------	-----------	--	------------------

**Financial and Administrative**

Audit Services	\$ 5,200	\$ -	\$ 5,200	\$ 8,300		Statutory required audit Yearly
Accounting Services	\$ 25,500	\$ 6,375	\$ 25,500	\$ 28,500		Accounting (Added Series 2023 Bonds)
Assessment Roll Preparation	\$ 17,000	\$ 4,250	\$ 17,000	\$ 27,500		Required Preparation of Rolls - (Added Series 2023 Bonds
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 2,000		IRS Required Calculation to insure interet on bond funds does not exceed interest paid on bonds

**Other Contractual Services**

Recording and Transcription	\$ -	\$ -	\$ -	\$ -	-	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ 366	\$ 1,500	\$ 1,500		Statutory Required Legal Advertising
Trustee Services	\$ 4,300	\$ -	\$ 4,300	\$ 8,600		Trust Fees for Bonds (Added Series 2023 Bonds)
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 6,000		Required SEC Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	-	
Bank Service Fees	\$ 350	\$ 62	\$ 300	\$ 350		Bank Fees - Governmental Accounts

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2024**

Description	Fiscal Year		Anticipated		Fiscal Year	Description
	2023 Budget	Actual at 12/31/2022	Year End 09/30/2023	2024 Budget		
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -		
<b>Communications and Freight Services</b>						
Telephone	\$ -	\$ -	\$ -	\$ -		
Postage, Freight & Messenger	\$ 250	\$ 44	\$ 150	\$ 150		Agend Mailings and other Misc Mailings
<b>Rentals and Leases</b>						
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -		
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,500		Statutory Maintenance of District Web Sites
<b>Insurance</b>	\$ 15,000	\$ 10,840	\$ 10,840	\$ 13,000		General Liability, D&O Liability, Street Lights Property/Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175		Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 400	\$ -	\$ 50	\$ 100		Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -		
<b>Legal Services</b>						
General Counsel	\$ 15,000	\$ 200	\$ 5,000	\$ 10,000		District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -		
<b>Other General Government Services</b>						
Engineering Services	\$ 7,500	\$ -	\$ 5,000	\$ 5,000		District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -		
Capital Outlay	\$ -	\$ -	\$ -	\$ -		
<b>Other Physical Environment</b>						
Repairs and Maintenance						
Naturalized Area Maintenance	\$ 50,000		\$ -	\$ 50,000		Naturalized Area - General Cutting
<b>Road and Street Facilities</b>						
Capital Improvements						
Street Lights Purchase	\$ -	\$ -	\$ -	\$ -		- Additions of Solar Lights to Existing System
Street Lights Installation	\$ -	\$ -	\$ -	\$ -		- Installion of New Solar Lights to Existing System
<b>Reserves</b>						

**River Landing Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Extraordinary Capital or Additional Operations	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset additions or renewal for operations expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 12,394	\$ -	\$ 12,394	\$ 13,304	
<b>Total Appropriations</b>	<b>\$ 203,069</b>	<b>\$ 32,562</b>	<b>\$ 135,909</b>	<b>\$ 267,979</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ (8,740)	\$ 67,160	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance</b>					
Extraordinary Capital/Operations	\$ -		\$ 38,234	\$ 72,006	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 50,767		\$ 50,767	\$ 66,995	Required to Meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ 21,841</b>		<b>\$ 89,001</b>	<b>\$ 139,001</b>	
<b>Assessment Rate</b>	<b>\$ 233.41</b>			<b>\$ 308.02</b>	
<b>Units Subject to Assessment</b>	<b>870</b>			<b>870</b>	
<b>Cap Rate:</b>	<b>\$ 240.52</b>			<b>\$ 240.52</b>	
<b>REVISED Cap Rate:</b>				<b>\$ 320.50</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A Bonds - Budget**  
**Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				-
Special Assessment - On-Roll	\$ 545,459	\$ 63,727	\$ 545,459	\$ 545,459
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit		\$ -	\$ -	
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 545,459</b>	<b>\$ 63,727</b>	<b>\$ 545,459</b>	<b>\$ 545,459</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>	\$ 347,138	\$ 173,569	\$ 347,138	\$ 342,338
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ 35,500	\$ -	\$ 35,500	\$ 35,514
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 542,638</b>	<b>\$ 173,569</b>	<b>\$ 542,638</b>	<b>\$ 542,851</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (109,842)	\$ 2,821	\$ 2,608
<b>Fund Balance - Beginning</b>	\$ 441,203	\$ 441,203	\$ 441,203	\$ 441,203
<b>Fund Balance - Ending</b>	<b>\$ 441,203</b>	<b>\$ 331,362</b>	<b>\$ 444,024</b>	<b>\$ 443,811</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 253,831
Restricted for November 1, 2024 Interest Payment	\$ 168,694
<b>Total - Restricted Fund Balance:</b>	<b>\$ 422,525</b>

Description of Product	Number of Units	FY 2023 Rate	FY 2024 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	89	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	61	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	52	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	\$ 1,856.57	\$ 1,856.57
<b>Total:</b>	<b>431</b>		

River Landing Community Development District

Debt Service Fund - Series 2020A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 8,585,000	Varies			
5/1/2021		\$ -		\$ 145,600.94		
11/1/2021				\$ 175,893.75	\$ 321,494.69	\$ 8,585,000
5/1/2022	\$ 155,000		3.000%	\$ 175,893.75		
11/1/2022				\$ 173,568.75	\$ 504,462.50	\$ 8,430,000
5/1/2023	\$ 160,000		3.000%	\$ 173,568.75		
11/1/2023				\$ 171,168.75	\$ 504,737.50	\$ 8,270,000
5/1/2024	\$ 165,000		3.000%	\$ 171,168.75		
11/1/2024				\$ 168,693.75	\$ 504,862.50	\$ 8,105,000
5/1/2025	\$ 170,000		3.000%	\$ 168,693.75		
11/1/2025				\$ 166,143.75	\$ 504,837.50	\$ 7,935,000
5/1/2026	\$ 175,000		3.600%	\$ 166,143.75		
11/1/2026				\$ 162,993.75	\$ 504,137.50	\$ 7,760,000
5/1/2027	\$ 185,000		3.600%	\$ 162,993.75		
11/1/2027				\$ 159,663.75	\$ 507,657.50	\$ 7,575,000
5/1/2028	\$ 190,000		3.600%	\$ 159,663.75		
11/1/2028				\$ 156,243.75	\$ 505,907.50	\$ 7,385,000
5/1/2029	\$ 195,000		3.600%	\$ 156,243.75		
11/1/2029				\$ 152,733.75	\$ 503,977.50	\$ 7,190,000
5/1/2030	\$ 205,000		3.600%	\$ 152,733.75		
11/1/2030				\$ 149,043.75	\$ 506,777.50	\$ 6,985,000
5/1/2031	\$ 210,000		4.125%	\$ 149,043.75		
11/1/2031				\$ 144,712.50	\$ 503,756.25	\$ 6,775,000
5/1/2032	\$ 220,000		4.125%	\$ 144,712.50		
11/1/2032				\$ 140,175.00	\$ 504,887.50	\$ 6,555,000
5/1/2033	\$ 230,000		4.125%	\$ 140,175.00		
11/1/2033				\$ 135,431.25	\$ 505,606.25	\$ 6,325,000
5/1/2034	\$ 240,000		4.125%	\$ 135,431.25		
11/1/2034				\$ 130,481.25	\$ 505,912.50	\$ 6,085,000
5/1/2035	\$ 250,000		4.125%	\$ 130,481.25		
11/1/2035				\$ 125,325.00	\$ 505,806.25	\$ 5,835,000
5/1/2036	\$ 260,000		4.125%	\$ 125,325.00		
11/1/2036				\$ 119,962.50	\$ 505,287.50	\$ 5,575,000
5/1/2037	\$ 270,000		4.125%	\$ 119,962.50		
11/1/2037				\$ 114,393.75	\$ 504,356.25	\$ 5,305,000
5/1/2038	\$ 280,000		4.125%	\$ 114,393.75		
11/1/2038				\$ 108,618.75	\$ 503,012.50	\$ 5,025,000
5/1/2039	\$ 295,000		4.125%	\$ 108,618.75		
11/1/2039				\$ 102,534.38	\$ 506,153.13	\$ 4,730,000
5/1/2040	\$ 305,000		4.125%	\$ 102,534.38		
11/1/2040				\$ 96,243.75	\$ 503,778.13	\$ 4,425,000
5/1/2041	\$ 320,000		4.350%	\$ 96,243.75		
11/1/2041				\$ 89,283.75	\$ 505,527.50	\$ 4,105,000
5/1/2042	\$ 335,000		4.350%	\$ 89,283.75		
11/1/2042				\$ 81,997.50	\$ 506,281.25	\$ 3,770,000
5/1/2043	\$ 350,000		4.350%	\$ 81,997.50		
11/1/2043				\$ 74,385.00	\$ 506,382.50	\$ 3,420,000
5/1/2044	\$ 365,000		4.350%	\$ 74,385.00		
11/1/2044				\$ 66,446.25	\$ 505,831.25	\$ 3,055,000
5/1/2045	\$ 380,000		4.350%	\$ 66,446.25		
11/1/2045				\$ 58,181.25	\$ 504,627.50	\$ 2,675,000
5/1/2046	\$ 400,000		4.350%	\$ 58,181.25		
11/1/2046				\$ 49,481.25	\$ 507,662.50	\$ 2,275,000
5/1/2047	\$ 415,000		4.350%	\$ 49,481.25		
11/1/2047				\$ 40,455.00	\$ 504,936.25	\$ 1,860,000
5/1/2048	\$ 435,000		4.350%	\$ 40,455.00		
11/1/2048				\$ 30,993.75	\$ 506,448.75	\$ 1,425,000
5/1/2049	\$ 455,000		4.350%	\$ 30,993.75		
11/1/2049				\$ 21,097.50	\$ 507,091.25	\$ 970,000
5/1/2050	\$ 475,000		4.350%	\$ 21,097.50		
11/1/2050				\$ 10,766.25	\$ 506,863.75	\$ 495,000
5/1/2051	\$ 495,000		4.350%	\$ 10,766.25	\$ 505,766.25	\$ -
		\$ 8,585,000		\$ 6,899,827.20	\$ 15,484,827.20	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020B Bonds - Budget**  
**Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 197,413	\$ -	\$ 80,219	\$ 160,438
Special Assessment - Prepayment	\$ -	\$ 126,889	\$ 258,241	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit		\$ -	\$ -	
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 197,413</b>	<b>\$ 126,889</b>	<b>\$ 338,459</b>	<b>\$ 160,438</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>	\$ -	\$ -	\$ -	\$ -
<b>Principal Debt Service - Early Redemptions</b>	\$ -	\$ 210,000	\$ 340,000	
<b>Interest Expense</b>	\$ 197,413	\$ 87,444	\$ 170,425	\$ 160,438
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 197,413</b>	<b>\$ 297,444</b>	<b>\$ 510,425</b>	<b>\$ 160,438</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (170,555)	\$ (171,966)	\$ -
<b>Fund Balance - Beginning</b>	\$ 386,782	\$ 386,782	\$ 386,782	\$ 214,816
<b>Fund Balance - Ending</b>	<b>\$ 386,782</b>	<b>\$ 216,227</b>	<b>\$ 214,816</b>	<b>\$ 214,816</b>

**Restricted Fund Balance:**

Reserve Account Requirement (As of 12/31/2022)	\$ 82,981
Restricted for November 1, 2024 Interest Payment	N/A
<b>Total - Restricted Fund Balance:</b>	<b>\$ 82,981</b>

**River Landing Community Development District  
Debt Service Fund - Series 2020B**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 4,660,000	4.250%			
5/1/2022		\$ -	4.250%	\$ 98,706.25		
11/1/2022				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2023		\$ -	4.250%	\$ 80,218.75		
11/1/2023				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2024		\$ -	4.250%	\$ 80,218.75		
11/1/2024				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2025		\$ -	4.250%	\$ 80,218.75		
11/1/2025				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2026		\$ -	4.250%	\$ 80,218.75		
11/1/2026				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2027		\$ -	4.250%	\$ 80,218.75		
11/1/2027				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2028		\$ -	4.250%	\$ 80,218.75		
11/1/2028				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2029		\$ -	4.250%	\$ 80,218.75		
11/1/2029				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2030		\$ -	4.250%	\$ 80,218.75		
11/1/2030				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2031		\$ -	4.250%	\$ 80,218.75		
11/1/2031				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2032		\$ -	4.250%	\$ 80,218.75		
11/1/2032				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2033		\$ -	4.250%	\$ 80,218.75		
11/1/2033				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2034		\$ -	4.250%	\$ 80,218.75		
11/1/2034				\$ 80,218.75	\$ 160,437.50	\$ 4,645,000
5/1/2035		\$ 3,775,000	4.250%	\$ 80,218.75		
11/1/2035				\$ 80,218.75	\$ 3,935,437.50	\$ 870,000