# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

# ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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**River Landing Community Development District**
**General Fund - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget | Description |
|---|---|---|---|---|---|
| **Revenues and Other Sources** | | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - | Cash Available to Partially Fund Operations |
| **Interest Income - General Account** | $ - | $ - | $ - | $ - | Interes on General Fund Bank Account |
| **Assessment Revenue** | | | | | |
| Assessments - On-Roll | $ 273,950 | $ 251,098 | $ 273,950 | $ 306,175 | Assessments from Property Owners |
| Assessments - Off-Roll | $ - | $ - | $ - | $ - | Direct Billing to Property Owners |
| **Contributions - Private Sources** | | | | | |
| Taylor Morrison (Street Light Acquisition) | $ - | $ - | $ - | $ - | Developer Funding of Solar Street Light System |
| **Total Revenue & Other Sources** | **$ 273,950** | **$ 251,098** | **$ 273,950** | **$ 306,175** | |
| | | | | | |
| **Appropriations** | | | | | |
| **Legislative** | | | | | |
| Board of Supervisor's Fees | $ - | $ - | $ - | $ - | Statutory Required Fees (Waived By Board) |
| Board of Supervisor's - FICA | $ - | $ - | $ - | $ - | FICA (if applicable) |
| **Executive** | | | | | |
| Professional - Management | $ 44,000 | $ 18,333 | $ 44,000 | $ 47,000 | District Manager |
| **Financial and Administrative** | | | | | |
| Audit Services | $ 8,500 | $ 5,600 | $ 5,600 | $ 5,700 | Statutory required audit Yearly |
| Accounting Services | $ 28,500 | $ 11,875 | $ 28,500 | $ 34,000 | Accounting (Added Series 2025 Bonds) |
| Assessment Roll Preparation | $ 28,500 | $ 11,875 | $ 28,500 | $ 34,000 | Required Preparation of Rolls - (Added Series 2025 Bonds) |
| Arbitrage Rebate Fees | $ 1,000 | $ 500 | $ 1,000 | $ 1,500 | 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 | $ 2,800 | $ 534 | $ 2,500 | $ 2,800 | Statutory Requied Legal Advertising |
| Trustee Services | $ 8,600 | $ 6,988 | $ 11,234 | $ 15,480 | Trust Fees for Bonds (Added Series 2025 Bonds) |
| Dissemination Agent Services | $ 6,000 | $ - | $ 6,000 | $ 6,000 | Required SEC Reporting for Bonds |
| Bond Amortization Schedules | | $ 1,000 | $ 1,500 | $ 1,500 | Added to Budget |
| Property Appraiser Fees | $ 150 | $ - | $ 150 | $ 150 | Annual Fee |
| Bank Service Fees | $ 100 | $ - | $ 250 | $ 250 | Bank Fees - Governmental Accounts |
| **Travel and Per Diem** | $ - | $ - | $ - | $ - | |

**River Landing Community Development District**
**General Fund - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget | Description |
|---|---|---|---|---|---|
| **Communications and Freight Services** | | | | | |
| Telephone | $ - | $ - | $ - | $ - | |
| Postage, Freight & Messenger | $ 200 | $ 143 | $ 430 | $ 500 | Agenda Mailings and other Misc Mailings |
| **Rentals and Leases** | | | | | |
| Miscellaneous Equipment | $ - | $ - | $ - | $ - | |
| Computer Services (Web Site) | $ 1,500 | $ 300 | $ 1,800 | $ 2,400 | Statutory Maintenance of District Web Sites |
| **Insurance** | $ 13,318 | $ 21,589 | $ 21,589 | $ 22,289 | General Liability, D&O Liability, Street Lights Property/Liability Insurance |
| **Subscriptions and Memberships** | $ 175 | $ 175 | $ 175 | $ 175 | Department of Economic Opportunity Fee |
| **Printing and Binding** | $ 100 | $ - | $ 50 | $ 100 | Agenda books and copies |
| **Office Supplies** | $ - | $ - | $ - | $ - | |
| **Legal Services** | | | | | |
| General Counsel | $ 10,000 | $ 1,212 | $ 8,000 | $ 10,000 | District Attorney |
| Boundary Amendment | $ - | $ - | $ - | $ - | |
| **Other General Government Services** | | | | | |
| Engineering Services | $ 5,000 | $ 946 | $ 5,000 | $ 5,000 | District Engineer |
| Contingencies | $ - | $ - | $ - | $ - | |
| Capital Outlay | $ - | $ - | $ - | $ - | |
| **Other Physical Environment** | | | | | |
| Repairs and Maintenance | | | | | |
| Naturalized Area Maintenance | $ - | | $ - | $ - | Removed from CDD - to be moved to HOA in FY 2025 |
| Wetland Maintenance | $ 100,000 | $ - | $ 100,000 | $ 100,000 | Added Wetland Maintenance for FY 2025 |
| **Road and Street Facilities** | | | | | |
| Capital Improvements | | | | | |
| Street Lights Purchase | $ - | $ - | $ - | $ - | Additions of Solar Lights to Existing System |
| Street Lights Installation | $ - | $ - | $ - | $ - | Installion of New Solar Lights to Existing System |
| **Reserves** | | | | | |
| Extrordinary Capital or Additional Operations | $ - | $ - | $ - | $ - | 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. |

**River Landing Community Development District**
**General Fund - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget | Description |
|---|---|---|---|---|---|
| **Other Fees and Charges** | | | | | |
| Discounts, Tax Collector Fee and Property Appraiser Fee | $ 15,507 | $ - | $ 15,507 | $ 17,331 | |
| **Total Appropriations** | **$ 273,950** | **$ 81,070** | **$ 281,785** | **$ 306,175** | |
| **Fund Balances:** | | | | | |
| **Change from Current Year Operations** | $ - | $ 170,028 | $ (7,835) | $ - | Cash Over (Short) at Fiscal Year End |
| **Fund Balance - Beginning** | **$ 209,295** | | **$ 209,295** | **$ 201,460** | |
| Current Year Reserve Allocation | $ - | | $ - | $ - | Budgeted Funds for Long Term Capital Planning |
| **Total Fund Balance** | **$ 209,295** | | **$ 201,460** | **$ 201,460** | |
| **Fund Balance - Allocations** | | | | | |
| Extraordinary Capital/Operations | $ 140,807 | | $ 131,014 | $ 124,916 | Long Term Capital Planning - Balance of Funds |
| 1st Three (3) Months Operations | $ 68,488 | | $ 70,446 | $ 76,544 | Required to Meet Cash Needs until Assessment Rec'd. |
| **Total Fund Balance** | **$ 209,295** | | **$ 201,460** | **$ 201,460** | |

| | FY 2025 | FY 2026 |
|---|---|---|
| **Townhouse:** | | |
| **Assessment Rate** | $ 192.47 | $ 229.51 |
| **CAP Rate:** | $ 320.50 | $ 320.50 |
| **Single Family:** | | |
| **Added Assessment Rate (Preserve)** | $ 171.77 | $ 171.77 |
| **Total Assessment Rate (Single Family)** | $ 364.24 | $ 401.29 |
| **Cap Rate:** | $ 437.09 | $ 481.54 |
| **Total Units Subject to Assessment** | 870 | 870 |
| **Single Family Units Subject to Preserve Assessment** | 620 | 620 |
| **Townhome Units - Total** | 250 | 250 |

**River Landing Community Development District**
**Debt Service Fund - Series 2020A Bonds - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | |
| **Interest Income** | | | | |
| Revenue Account | $ 7,600 | $ 5,506 | $ 13,215 | $ 12,554 |
| Reserve Account | $ 10,000 | $ 4,873 | $ 11,694 | $ 11,110 |
| Interest Account | $ - | $ - | $ - | $ - |
| Prepayment Account | $ - | $ - | $ - | $ - |
| Capitalized Interest Account | $ - | $ - | $ - | $ - |
| **Special Assessment Revenue** | - | | | - |
| Special Assessment - On-Roll | $ 545,459 | $ 495,436 | $ 545,459 | $ 545,459 |
| Special Assessment - Off-Roll | $ - | $ - | $ - | $ - |
| Special Assessment - Prepayment | $ - | $ - | $ - | $ - |
| **Bond Proceeds** | | | | |
| Capitalized Interest Fund Deposit | | $ - | $ - | |
| Reserve Fund Deposit | $ - | $ - | $ - | $ - |
| **Total Revenue & Other Sources** | **$ 563,059** | **$ 505,815** | **$ 570,368** | **$ 569,123** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| Principal Debt Service - Mandatory | $ 170,000 | $ - | $ 170,000 | $ 175,000 |
| Principal Debt Service - Early Redemptions | | | | |
| **Interest Expense** | $ 337,388 | $ 168,495 | $ 336,990 | $ 331,890 |
| **Other Fees and Charges** | | | | |
| Discounts/Collection Costs | $ 35,517 | $ - | $ 35,517 | $ 35,482 |
| Operating Transfers Out | $ - | $ - | $ - | $ - |
| **Total Expenditures and Other Uses** | **$ 542,905** | **$ 168,495** | **$ 542,507** | **$ 542,372** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ 20,154 | $ 337,320 | $ 27,861 | $ 26,750 |
| **Fund Balance - Beginning** | $ 495,739 | $ 495,739 | $ 495,739 | $ 523,600 |
| **Fund Balance - Ending** | **$ 515,893** | **$ 833,059** | **$ 523,600** | **$ 550,350** |

| | |
|---|---|
| **Restricted Fund Balance:** | |
| Reserve Account Requirement | $ 253,831 |
| Restricted for November 1, 2026 Interest Payment | $ 162,795 |
| **Total - Restricted Fund Balance:** | **$ 416,626** |

| Description of Product | Number of Units | FY 2025 Rate | FY 2026 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 |
| **Total:** | **431** | | |

**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** | | | |
| **5/1/2024** | | $ 175,000 | 3.000% | $ 171,168.75 | | |
| **11/1/2024** | | | | $ 168,495.00 | $ 168,495.00 | $ 8,095,000 |
| **5/1/2025** | | $ 170,000 | 3.000% | $ 168,495.00 | | |
| **11/1/2025** | | | | $ 165,945.00 | $ 504,440.00 | $ 7,925,000 |
| **5/1/2026** | | $ 175,000 | 3.600% | $ 165,945.00 | | |
| **11/1/2026** | | | | $ 162,795.00 | $ 503,740.00 | $ 7,750,000 |
| **5/1/2027** | | $ 180,000 | 3.600% | $ 162,795.00 | | |
| **11/1/2027** | | | | $ 159,555.00 | $ 502,350.00 | $ 7,570,000 |
| **5/1/2028** | | $ 190,000 | 3.600% | $ 159,555.00 | | |
| **11/1/2028** | | | | $ 156,135.00 | $ 505,690.00 | $ 7,380,000 |
| **5/1/2029** | | $ 195,000 | 3.600% | $ 156,135.00 | | |
| **11/1/2029** | | | | $ 152,625.00 | $ 503,760.00 | $ 7,185,000 |
| **5/1/2030** | | $ 205,000 | 3.600% | $ 152,625.00 | | |
| **11/1/2030** | | | | $ 148,935.00 | $ 506,560.00 | $ 6,980,000 |
| **5/1/2031** | | $ 210,000 | 4.125% | $ 148,935.00 | | |
| **11/1/2031** | | | | $ 144,603.75 | $ 503,538.75 | $ 6,770,000 |
| **5/1/2032** | | $ 220,000 | 4.125% | $ 144,603.75 | . | |
| **11/1/2032** | | | | $ 140,066.25 | $ 504,670.00 | $ 6,550,000 |
| **5/1/2033** | | $ 230,000 | 4.125% | $ 140,066.25 | | |
| **11/1/2033** | | | | $ 135,322.50 | $ 505,388.75 | $ 6,320,000 |
| **5/1/2034** | | $ 240,000 | 4.125% | $ 135,322.50 | | |
| **11/1/2034** | | | | $ 130,372.50 | $ 505,695.00 | $ 6,080,000 |
| **5/1/2035** | | $ 250,000 | 4.125% | $ 130,372.50 | | |
| **11/1/2035** | | | | $ 125,216.25 | $ 505,588.75 | $ 5,830,000 |
| **5/1/2036** | | $ 260,000 | 4.125% | $ 125,216.25 | | |
| **11/1/2036** | | | | $ 119,853.75 | $ 505,070.00 | $ 5,570,000 |
| **5/1/2037** | | $ 270,000 | 4.125% | $ 119,853.75 | | |
| **11/1/2037** | | | | $ 114,285.00 | $ 504,138.75 | $ 5,300,000 |
| **5/1/2038** | | $ 280,000 | 4.125% | $ 114,285.00 | | |
| **11/1/2038** | | | | $ 108,510.00 | $ 502,795.00 | $ 5,020,000 |
| **5/1/2039** | | $ 295,000 | 4.125% | $ 108,510.00 | | |
| **11/1/2039** | | | | $ 102,425.63 | $ 505,935.63 | $ 4,725,000 |
| **5/1/2040** | | $ 305,000 | 4.125% | $ 102,425.63 | | |
| **11/1/2040** | | | | $ 96,135.00 | $ 503,560.63 | $ 4,420,000 |
| **5/1/2041** | | $ 320,000 | 4.350% | $ 96,135.00 | | |
| **11/1/2041** | | | | $ 89,175.00 | $ 505,310.00 | $ 4,100,000 |
| **5/1/2042** | | $ 335,000 | 4.350% | $ 89,175.00 | | |
| **11/1/2042** | | | | $ 81,888.75 | $ 506,063.75 | $ 3,765,000 |
| **5/1/2043** | | $ 350,000 | 4.350% | $ 81,888.75 | | |
| **11/1/2043** | | | | $ 74,276.25 | $ 506,165.00 | $ 3,415,000 |
| **5/1/2044** | | $ 365,000 | 4.350% | $ 74,276.25 | | |
| **11/1/2044** | | | | $ 66,337.50 | $ 505,613.75 | $ 3,050,000 |
| **5/1/2045** | | $ 380,000 | 4.350% | $ 66,337.50 | | |
| **11/1/2045** | | | | $ 58,072.50 | $ 504,410.00 | $ 2,670,000 |
| **5/1/2046** | | $ 395,000 | 4.350% | $ 58,072.50 | | |

**River Landing Community Development District**

**Debt Service Fund - Series 2020A**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|---|---|---|---|---|---|---|
| **11/1/2046** | | | | $ 49,481.25 | $ 502,553.75 | $ 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** | | **$ 6,894,502.20** | **$ 15,133,333.45** | |

**River Landing Community Development District**
**Debt Service Fund - Series 2020B Bonds - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - |
| **Interest Income** | | | | |
| Reserve Account | $ 2,600 | $ 310 | $ 310 | $ - |
| Revenue Account | $ 650 | $ 219 | $ 219 | $ - |
| Interest Account | $ - | $ - | $ - | $ - |
| Prepayment Account | $ 13,750 | $ 5,563 | $ 5,563 | $ - |
| Capitalized Interest Account | $ - | $ - | $ - | $ - |
| **Special Assessment Revenue** | - | | | - |
| Special Assessment - On-Roll | $ - | $ - | $ - | $ - |
| Special Assessment - Off-Roll | $ 85,000 | $ 85,000 | $ 85,000 | $ - |
| Special Assessment - Prepayment | $ - | $ 322,933 | $ 322,933 | $ - |
| **Debt Proceeds** | | | | |
| Capitalized Interest Fund Deposit | | $ - | $ - | |
| Developer Contributions | $ - | $ 182,981 | $ 182,981 | $ - |
| **Total Revenue & Other Sources** | **$ 102,000** | **$ 597,005** | **$ 597,006 S** | **$ -** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| **Principal Debt Service - Mandatory** | $ - | $ - | $ - | $ - |
| **Principal Debt Service - Early Redemptions** | $ - | $ 755,000 | $ 755,000 | $ - |
| **Interest Expense** | $ 85,000 | $ 22,525 | $ 22,525 | $ - |
| **Other Fees and Charges** | | | | |
| Discounts/Collection Costs | $ - | $ - | $ - | $ - |
| Operating Transfers Out | $ - | $ - | $ - | $ - |
| **Total Expenditures and Other Uses** | **$ 85,000** | **$ 777,525** | **$ 777,525** | **$ -** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ 17,000 | $ (180,520) | $ (180,519) | $ - |
| **Fund Balance - Beginning** | $ 184,213 | $ 184,213 | $ 184,213 | $ 3,694 |
| **Fund Balance - Ending** | **$ 201,213** | **$ 3,693** | **$ 3,694** | **$ 3,694** |

**Restricted Fund Balance:**

| | | |
|---|---|---|
| Reserve Account Requirement (As of 12/31/2022) | $ - | *Bond Paid off 2/1/25 |
| Restricted for November 1, 2026 Interest Payment | $ - | |
| **Total - Restricted Fund Balance:** | **$ -** | |

**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%** | | | |
| **5/1/2021** | | $ - | | $ 81,970.69 | | |
| **11/1/2021** | $ 15,000 | | | $ 99,025.00 | $ 180,995.69 | $ 4,645,000 |
| **5/1/2022** | $ 235,000 | $ - | 4.250% | $ 96,475.00 | | |
| **11/1/2022** | $ 505,000 | | | $ 87,443.76 | $ 183,918.76 | $ 3,905,000 |
| **5/1/2023** | $ 455,000 | $ - | 4.250% | $ 80,218.76 | | |
| **11/1/2023** | $ 830,000 | | | $ 65,875.00 | $ 146,093.76 | $ 2,620,000 |
| **5/1/2024** | $ 1,500,000 | $ - | 4.250% | $ 42,500.00 | | |
| **11/1/2024** | $ 510,000 | | | $ 16,043.75 | $ 58,543.75 | $ 610,000 |
| **5/1/2025** | $ 610,000 | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2025** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2026** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2026** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2027** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2027** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2028** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2028** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2029** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2029** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2030** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2030** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2031** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2031** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2032** | | $ - | 4.250% | $ 12,962.50 | . | |
| **11/1/2032** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2033** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2033** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2034** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2034** | | | | $ 12,962.50 | $ 25,925.00 | $ - |
| **5/1/2035** | | $ - | 4.250% | $ 12,962.50 | | |
| **11/1/2035** | | | | $ 12,962.50 | $ 25,925.00 | $ - |

**River Landing Community Development District**
**Debt Service Fund - Series 2023A Bonds - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | |
| **Interest Income** | | | | |
| Revenue Account | $ 2,900 | $ 1,646 | $ 3,950 | $ 3,753 |
| Reserve Account | $ 6,700 | $ 2,595 | $ 6,227 | $ 5,916 |
| Interest Account | $ - | $ - | $ - | $ - |
| Prepayment Account | $ - | $ - | $ - | $ - |
| Capitalized Interest Account | $ 1,800 | $ 32 | $ 78 | $ 74 |
| **Special Assessment Revenue** | | | | - |
| Special Assessment - On-Roll | $ 288,914 | $ 262,296 | $ 288,914 | $ 288,914 |
| Special Assessment - Off-Roll | $ - | $ - | $ - | $ - |
| Special Assessment - Prepayment | $ - | $ - | $ - | $ - |
| **Bond Proceeds** | | | | |
| Capitalized Interest Fund Deposit | $ - | $ - | $ - | $ - |
| Reserve Fund Deposit | $ - | $ - | $ - | $ - |
| **Total Revenue & Other Sources** | **$ 300,314** | **$ 266,568** | **$ 299,169** | **$ 298,656** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| Principal Debt Service - Mandatory | $ 55,000 | $ - | $ 55,000 | $ 60,000 |
| Principal Debt Service - Early Redemptions | | | | |
| **Interest Expense** | $ 212,253 | $ 106,126 | $ 212,253 | $ 209,613 |
| **Other Fees and Charges** | | | | |
| Discounts/Collection Costs | $ 18,901 | $ - | $ 18,901 | $ 18,901 |
| Operating Transfers Out | $ - | $ (35,497) | $ (35,497) | $ - |
| **Total Expenditures and Other Uses** | **$ 286,154** | **$ 70,630** | **$ 250,657** | **$ 288,513** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ 14,160 | $ 195,939 | $ 48,512 | $ 10,143 |
| **Fund Balance - Beginning** | $ 241,133 | $ 241,133 | $ 241,133 | $ 289,644 |
| **Fund Balance - Ending** | **$ 255,293** | **$ 437,071** | **$ 289,644** | **$ 299,787** |

| | |
|---|---|
| **Restricted Fund Balance:** | |
| Reserve Account Requirement | $ 135,006 |
| Restricted for November 1, 2026 Interest Payment | $ 103,366 |
| **Total - Restricted Fund Balance:** | **$ 238,373** |

| Description of Product | Number of Units | FY 2025 Rate | FY 2026 Rate |
|---|---|---|---|
| Townhouse (20') | 68 | $ 533.69 | $ 533.69 |
| Single Family 50' - 55' | 78 | $ 1,387.60 | $ 1,387.60 |
| Single Family 60' - 64' | 28 | $ 1,654.44 | $ 1,654.44 |
| Single Family 65' - 69' | 15 | $ 1,734.49 | $ 1,734.49 |
| Single Family 70' - 74' | 0 | $ - | $ - |
| Single Family 75' - 79' | 36 | $ 2,001.34 | $ 2,001.34 |
| **Total:** | **225** | | |

**River Landing Community Development District**

**Debt Service Fund - Series 2023A**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|---|---|---|---|---|---|---|
| **Par Amount Issued:** | | **$ 3,870,000** | **Varies** | | | |
| **11/1/2023** | | | | $ 87,150.85 | | |
| **5/1/2024** | | $ 55,000 | 4.800% | $ 107,446.25 | $ 249,597.10 | $ 3,815,000 |
| **11/1/2024** | | | | $ 106,126.25 | | |
| **5/1/2025** | | $ 55,000 | 4.800% | $ 106,126.25 | $ 267,252.50 | $ 3,760,000 |
| **11/1/2025** | | | | $ 104,806.25 | | |
| **5/1/2026** | | $ 60,000 | 4.800% | $ 104,806.25 | $ 269,612.50 | $ 3,700,000 |
| **11/1/2026** | | | | $ 103,366.25 | | |
| **5/1/2027** | | $ 60,000 | 4.800% | $ 103,366.25 | $ 266,732.50 | $ 3,640,000 |
| **11/1/2027** | | | | $ 101,926.25 | | |
| **5/1/2028** | | $ 65,000 | 4.800% | $ 101,926.25 | $ 268,852.50 | $ 3,575,000 |
| **11/1/2028** | | | | $ 100,366.25 | | |
| **5/1/2029** | | $ 70,000 | 4.800% | $ 100,366.25 | $ 270,732.50 | $ 3,505,000 |
| **11/1/2029** | | | | $ 98,686.25 | | |
| **5/1/2030** | | $ 70,000 | 4.800% | $ 98,686.25 | $ 267,372.50 | $ 3,435,000 |
| **11/1/2030** | | | | $ 97,006.25 | | |
| **5/1/2031** | | $ 75,000 | 5.500% | $ 97,006.25 | $ 269,012.50 | $ 3,360,000 |
| **11/1/2031** | | | | $ 94,943.75 | | |
| **5/1/2032** | | $ 80,000 | 5.500% | $ 94,943.75 | $ 269,887.50 | $ 3,280,000 |
| **11/1/2032** | | | | $ 92,743.75 | | |
| **5/1/2033** | | $ 85,000 | 5.500% | $ 92,743.75 | $ 270,487.50 | $ 3,195,000 |
| **11/1/2033** | | | | $ 90,406.25 | | |
| **5/1/2034** | | $ 90,000 | 5.500% | $ 90,406.25 | $ 270,812.50 | $ 3,105,000 |
| **11/1/2034** | | | | $ 87,931.25 | | |
| **5/1/2035** | | $ 95,000 | 5.500% | $ 87,931.25 | $ 270,862.50 | $ 3,010,000 |
| **11/1/2035** | | | | $ 85,318.75 | | |
| **5/1/2036** | | $ 100,000 | 5.500% | $ 85,318.75 | $ 270,637.50 | $ 2,910,000 |
| **11/1/2036** | | | | $ 82,568.75 | | |
| **5/1/2037** | | $ 105,000 | 5.500% | $ 82,568.75 | $ 270,137.50 | $ 2,805,000 |
| **11/1/2037** | | | | $ 79,681.25 | | |
| **5/1/2038** | | $ 110,000 | 5.500% | $ 79,681.25 | $ 269,362.50 | $ 2,695,000 |
| **11/1/2038** | | | | $ 76,656.25 | | |
| **5/1/2039** | | $ 120,000 | 5.500% | $ 76,656.25 | $ 273,312.50 | $ 2,575,000 |
| **11/1/2039** | | | | $ 73,356.25 | | |
| **5/1/2040** | | $ 125,000 | 5.500% | $ 73,356.25 | $ 271,712.50 | $ 2,450,000 |
| **11/1/2040** | | | | $ 69,918.75 | | |
| **5/1/2041** | | $ 130,000 | 5.500% | $ 69,918.75 | $ 269,837.50 | $ 2,320,000 |
| **11/1/2041** | | | | $ 66,343.75 | | |
| **5/1/2042** | | $ 140,000 | 5.500% | $ 66,343.75 | $ 272,687.50 | $ 2,180,000 |
| **11/1/2042** | | | | $ 62,493.75 | | |
| **5/1/2043** | | $ 145,000 | 5.500% | $ 62,493.75 | $ 269,987.50 | $ 2,035,000 |
| **11/1/2043** | | | | $ 58,506.25 | | |

**River Landing Community Development District**

**Debt Service Fund - Series 2023A**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|---|---|---|---|---|---|---|
| **5/1/2044** | | $ 155,000 | 5.750% | $ 58,506.25 | $ 272,012.50 | $ 1,880,000 |
| **11/1/2044** | | | | $ 54,050.00 | | |
| **5/1/2045** | | $ 165,000 | 5.750% | $ 54,050.00 | $ 273,100.00 | $ 1,715,000 |
| **11/1/2045** | | | | $ 49,306.25 | | |
| **5/1/2046** | | $ 175,000 | 5.750% | $ 49,306.25 | $ 273,612.50 | $ 1,540,000 |
| **11/1/2046** | | | | $ 44,275.00 | | |
| **5/1/2047** | | $ 185,000 | 5.750% | $ 44,275.00 | $ 273,550.00 | $ 1,355,000 |
| **11/1/2047** | | | | $ 38,956.25 | | |
| **5/1/2048** | | $ 195,000 | 5.750% | $ 38,956.25 | $ 272,912.50 | $ 1,160,000 |
| **11/1/2048** | | | | $ 33,350.00 | | |
| **5/1/2049** | | $ 205,000 | 5.750% | $ 33,350.00 | $ 271,700.00 | $ 955,000 |
| **11/1/2049** | | | | $ 27,456.25 | | |
| **5/1/2050** | | $ 220,000 | 5.750% | $ 27,456.25 | $ 274,912.50 | $ 735,000 |
| **11/1/2050** | | | | $ 21,131.25 | | |
| **5/1/2051** | | $ 230,000 | 5.750% | $ 21,131.25 | $ 272,262.50 | $ 505,000 |
| **11/1/2051** | | | | $ 14,518.75 | | |
| **5/1/2052** | | $ 245,000 | 5.750% | $ 14,518.75 | $ 274,037.50 | $ 260,000 |
| **11/1/2052** | | | | $ 7,475.00 | | |
| **5/1/2053** | | $ 260,000 | 5.750% | $ 7,475.00 | $ 274,950.00 | $ - |
| | | **$ 3,870,000** | | **$ 4,241,939.60** | **$ 8,111,939.60** | |

**River Landing Community Development District**
**Debt Service Fund - Series 2023B Bonds - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - |
| **Interest Income** | | | | |
| Revenue Account | $ - | $ - | $ - | $ - |
| Reserve Account | $ 9,900 | $ 2,901 | $ 2,901 | $ - |
| Interest Account | $ - | $ - | $ - | $ - |
| Prepayment Account | $ - | $ 31,362 | $ 31,362 | $ - |
| Capitalized Interest Account | $ 3,600 | $ 55 | $ 55 | $ - |
| **Special Assessment Revenue** | - | | | - |
| Special Assessment - On-Roll | $ - | $ - | $ - | $ - |
| Special Assessment - Off-Roll | $ 259,453 | $ 409,781 | $ 409,781 | $ - |
| Special Assessment - Prepayment | $ - | $ 1,633,686 | $ 1,633,686 | $ - |
| **Other Proceeds** | | | | |
| Capitalized Interest Fund Deposit | | $ - | $ - | $ - |
| Developer Contributions | $ - | $ 1,058,365 | $ 1,058,365 | $ - |
| **Total Revenue & Other Sources** | **$ 272,953** | **$ 3,136,150** | **$ 3,136,150** | **$ -** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| **Principal Debt Service - Mandatory** | $ - | $ - | $ - | $ - |
| **Principal Debt Service - Early Redemptions** | $ - | $ 5,995,000 | $ 5,995,000 | $ - |
| **Interest Expense** | $ 259,453 | $ 214,031 | $ 214,031 | $ - |
| **Other Fees and Charges** | | | | |
| Discounts/Collection Costs | $ - | $ - | $ - | $ - |
| Operating Transfers Out | $ - | $ 40,992 | $ 40,992 | $ - |
| **Total Expenditures and Other Uses** | **$ 259,453** | **$ 6,250,024** | **$ 6,250,024** | **$ -** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ 13,500 | $ (3,113,873) | $ (3,113,874) | $ - |
| **Fund Balance - Beginning** | $ 3,113,873 | $ 3,113,873 | $ 3,113,873 | $ (0) |
| **Fund Balance - Ending** | **$ 3,127,373** | **$ -** | **$ (0)** | **$ (0)** |

| | | |
|---|---|---|
| **Restricted Fund Balance:** | | |
| Reserve Account Requirement (as of Bond Closing) | $ - | |
| Restricted for November 1, 2026 Interest Payment | $ - | **Bond Paid off 2/1/25** |
| **Total - Restricted Fund Balance:** | **$ -** | |

**River Landing Community Development District**
**Debt Service Fund - Series 2023B**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|---|---|---|---|---|---|---|
| **Par Amount Issued:** | | **$ 7,285,000** | **5.625%** | | | |
| **11/1/2023** | | | | $ 166,189.06 | $ 166,189.06 | $ 7,285,000 |
| **5/1/2024** | $ 90,000 | $ - | 5.625% | $ 204,890.63 | | |
| **11/1/2024** | $ 3,965,000 | | | $ 168,609.38 | $ 373,500.01 | $ 3,230,000 |
| **5/1/2025** | $ 3,230,000 | $ - | 5.625% | $ 90,843.75 | | |
| **11/1/2025** | | | | $ - | $ 90,843.75 | $ - |
| **5/1/2026** | | $ - | 5.625% | $ - | | |
| **11/1/2026** | | | | $ - | $ - | $ - |
| **5/1/2027** | | $ - | 5.625% | $ - | | |
| **11/1/2027** | | | | $ - | $ - | $ - |
| **5/1/2028** | | $ - | 5.625% | $ - | | |
| **11/1/2028** | | | | $ - | $ - | $ - |
| **5/1/2029** | | $ - | 5.625% | $ - | | |
| **11/1/2029** | | | | $ - | $ - | $ - |
| **5/1/2030** | | $ - | 5.625% | $ - | | |
| **11/1/2030** | | | | $ - | $ - | $ - |
| **5/1/2031** | | $ - | 5.625% | $ - | | |
| **11/1/2031** | | | | $ - | $ - | $ - |
| **5/1/2032** | | $ - | 5.625% | $ - | | |
| **11/1/2032** | | | | $ - | $ - | $ - |
| **5/1/2033** | $ - | $ - | 5.625% | $ - | . | |
| | | **$ -** | | **$ 630,532.82** | **$ 811,527.72** | |

**River Landing Community Development District**
**Debt Service Fund - Series 2025 Bonds - Budget**
**Fiscal Year 2026**

| Description | Fiscal Year 2025 Budget | Actual at 2/17/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget |
|---|---|---|---|---|
| **Revenues and Other Sources** | | | | |
| **Carryforward** | $ - | $ - | $ - | $ 255,178 |
| **Interest Income** | | | | |
| Revenue Account | $ - | $ - | $ - | $ - |
| Reserve Account | $ - | $ - | $ 800 | $ 760 |
| Interest Account | $ - | $ - | $ 1,600 | $ 1,520 |
| Prepayment Account | $ - | $ - | $ - | $ - |
| Capitalized Interest Account | $ - | $ - | $ - | $ - |
| **Special Assessment Revenue** | | | | - |
| Special Assessment - On-Roll | $ - | $ - | $ - | $ 288,914 |
| Special Assessment - Off-Roll | $ - | $ - | $ - | $ - |
| Special Assessment - Prepayment | $ - | $ - | $ - | $ - |
| **Bond Proceeds** | | | | |
| Capitalized Interest Fund Deposit | $ - | $ - | $ 166,988 | $ - |
| Reserve Fund Deposit | $ - | $ - | $ 88,191 | $ - |
| **Total Revenue & Other Sources** | **$ -** | **$ -** | **$ 257,578** | **$ 546,372** |
| | | | | |
| **Expenditures and Other Uses** | | | | |
| **Debt Service** | | | | |
| Principal Debt Service - Mandatory | $ - | $ - | $ - | $ 80,000 |
| Principal Debt Service - Early Redemptions | | | | |
| **Interest Expense** | $ - | $ - | $ 30,631 | $ 273,253 |
| **Other Fees and Charges** | | | | |
| Discounts/Collection Costs | $ - | $ - | $ - | $ 18,901 |
| Operating Transfers Out | $ - | $ - | $ 224,547 | $ - |
| **Total Expenditures and Other Uses** | **$ -** | **$ -** | **$ 255,178** | **$ 372,153** |
| | | | | |
| **Net Increase/(Decrease) in Fund Balance** | $ - | $ - | $ 2,400 | $ 174,219 |
| **Fund Balance - Beginning** | $ - | $ - | $ - | $ 2,400 |
| **Fund Balance - Ending** | **$ -** | **$ -** | **$ 2,400** | **$ 176,618** |
| | | | | |
| **Restricted Fund Balance:** | | | | |
| Reserve Account Requirement | | | $ 88,191 | |
| Restricted for November 1, 2026 Interest Payment | | | $ 134,946 | |
| **Total - Restricted Fund Balance:** | | | **$ 223,137** | |

| Description of Product | Number of Units | FY 2025 Rate | FY 2026 Rate |
|---|---|---|---|
| Townhouse (20') | 68 | $ 533.69 | $ 533.69 |
| Single Family 50' - 55' | 78 | $ 1,387.60 | $ 1,387.60 |
| Single Family 60' - 64' | 28 | $ 1,654.44 | $ 1,654.44 |
| Single Family 65' - 69' | 15 | $ 1,734.49 | $ 1,734.49 |
| Single Family 70' - 74' | 0 | $ - | $ - |
| Single Family 75' - 79' | 36 | $ 2,001.34 | $ 2,001.34 |
| **Total:** | **225** | | |

**River Landing Community Development District**

**Debt Service Fund - Series 2025A**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|---|---|---|---|---|---|---|
| **Par Amount Issued:** | | **$ 5,245,000** | **Varies** | | | |
| **5/1/2025** | | $ - | | $ 30,361.39 | $ 30,361.39 | $ 5,245,000 |
| **11/1/2025** | | | | $ 136,626.25 | | |
| **5/1/2026** | | $ 80,000 | 4.200% | $ 136,626.25 | $ 353,252.50 | $ 5,165,000 |
| **11/1/2026** | | | | $ 134,946.25 | | |
| **5/1/2027** | | $ 80,000 | 4.200% | $ 134,946.25 | $ 349,892.50 | $ 5,085,000 |
| **11/1/2027** | | | | $ 133,266.25 | | |
| **5/1/2028** | | $ 85,000 | 4.200% | $ 133,266.25 | $ 351,532.50 | $ 5,000,000 |
| **11/1/2028** | | | | $ 131,481.25 | | |
| **5/1/2029** | | $ 90,000 | 4.200% | $ 131,481.25 | $ 352,962.50 | $ 4,910,000 |
| **11/1/2029** | | | | $ 129,591.25 | | |
| **5/1/2030** | | $ 95,000 | 4.200% | $ 129,591.25 | $ 354,182.50 | $ 4,815,000 |
| **11/1/2030** | | | | $ 127,596.25 | | |
| **5/1/2031** | | $ 95,000 | 4.200% | $ 127,596.25 | $ 350,192.50 | $ 4,720,000 |
| **11/1/2031** | | | | $ 125,601.25 | | |
| **5/1/2032** | | $ 100,000 | 4.200% | $ 125,601.25 | $ 351,202.50 | $ 4,620,000 |
| **11/1/2032** | | | | $ 123,501.25 | | |
| **5/1/2033** | | $ 105,000 | 5.200% | $ 123,501.25 | $ 352,002.50 | $ 4,515,000 |
| **11/1/2033** | | | | $ 120,771.25 | | |
| **5/1/2034** | | $ 110,000 | 5.200% | $ 120,771.25 | $ 351,542.50 | $ 4,405,000 |
| **11/1/2034** | | | | $ 117,911.25 | | |
| **5/1/2035** | | $ 115,000 | 5.200% | $ 117,911.25 | $ 350,822.50 | $ 4,290,000 |
| **11/1/2035** | | | | $ 114,921.25 | | |
| **5/1/2036** | | $ 125,000 | 5.200% | $ 114,921.25 | $ 354,842.50 | $ 4,165,000 |
| **11/1/2036** | | | | $ 111,671.25 | | |
| **5/1/2037** | | $ 130,000 | 5.200% | $ 111,671.25 | $ 353,342.50 | $ 4,035,000 |
| **11/1/2037** | | | | $ 108,291.25 | | |
| **5/1/2038** | | $ 135,000 | 5.200% | $ 108,291.25 | $ 351,582.50 | $ 3,900,000 |
| **11/1/2038** | | | | $ 104,781.25 | | |
| **5/1/2039** | | $ 145,000 | 5.200% | $ 104,781.25 | $ 354,562.50 | $ 3,755,000 |
| **11/1/2039** | | | | $ 101,011.25 | | |
| **5/1/2040** | | $ 150,000 | 5.200% | $ 101,011.25 | $ 352,022.50 | $ 3,605,000 |
| **11/1/2040** | | | | $ 97,111.25 | | |
| **5/1/2041** | | $ 160,000 | 5.200% | $ 97,111.25 | $ 354,222.50 | $ 3,445,000 |
| **11/1/2041** | | | | $ 92,951.25 | | |
| **5/1/2042** | | $ 170,000 | 5.200% | $ 92,951.25 | $ 355,902.50 | $ 3,275,000 |
| **11/1/2042** | | | | $ 88,531.25 | | |
| **5/1/2043** | | $ 180,000 | 5.200% | $ 88,531.25 | $ 357,062.50 | $ 3,095,000 |
| **11/1/2043** | | | | $ 83,851.25 | | |
| **5/1/2044** | | $ 190,000 | 5.200% | $ 83,851.25 | $ 357,702.50 | $ 2,905,000 |
| **11/1/2044** | | | | $ 78,911.25 | | |
| **5/1/2045** | | $ 200,000 | 5.200% | $ 78,911.25 | $ 357,822.50 | $ 2,705,000 |

**River Landing Community Development District**

**Debt Service Fund - Series 2025A**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|---|---|---|---|---|---|---|
| **11/1/2045** | | | | $ 73,711.25 | | |
| **5/1/2046** | | $ 210,000 | 5.450% | $ 73,711.25 | $ 357,422.50 | $ 2,495,000 |
| **11/1/2046** | | | | $ 67,988.75 | | |
| **5/1/2047** | | $ 220,000 | 5.450% | $ 67,988.75 | $ 355,977.50 | $ 2,275,000 |
| **11/1/2047** | | | | $ 61,993.75 | | |
| **5/1/2048** | | $ 235,000 | 5.450% | $ 61,993.75 | $ 358,987.50 | $ 2,040,000 |
| **11/1/2048** | | | | $ 55,590.00 | | |
| **5/1/2049** | | $ 245,000 | 5.450% | $ 55,590.00 | $ 356,180.00 | $ 1,795,000 |
| **11/1/2049** | | | | $ 48,913.75 | | |
| **5/1/2050** | | $ 260,000 | 5.450% | $ 48,913.75 | $ 357,827.50 | $ 1,535,000 |
| **11/1/2050** | | | | $ 41,828.75 | | |
| **5/1/2051** | | $ 275,000 | 5.450% | $ 41,828.75 | $ 358,657.50 | $ 1,260,000 |
| **11/1/2051** | | | | $ 34,335.00 | | |
| **5/1/2052** | | $ 290,000 | 5.450% | $ 34,335.00 | $ 358,670.00 | $ 1,505,000 |
| **11/1/2052** | | | | $ 26,432.50 | | |
| **5/1/2053** | | $ 305,000 | 5.450% | $ 26,432.50 | $ 357,865.00 | $ 1,230,000 |
| **11/1/2053** | | | | $ 18,121.25 | | |
| **5/1/2054** | | $ 325,000 | 5.450% | $ 18,121.25 | $ 361,242.50 | $ 935,000 |
| **11/1/2054** | | | | $ 9,265.00 | | |
| **5/1/2055** | | $ 340,000 | 5.450% | $ 9,265.00 | $ 358,530.00 | $ 890,000 |
| **11/1/2055** | | | | $ - | | |
| | | **$ 5,245,000** | | **$ 5,433,371.39** | **$ 10,678,371.39** | |