

# River Landing

Community Development District

## *Adopted Budget Fiscal Year 2027*

Prepared By:

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**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	FYE	Actual at	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	Notes
	9/30/2026 Budget	4/30/2026	FYE 09/30/2026	9/30/2027 All Units	9/30/2027 Townhomes Only	9/30/2027 Single Family Only	9/30/2027 Total Budget	
<b>Revenues and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -			\$ -	- Cash Available to Partially Fund Operations
<b>Assessment Revenue</b>								
Assessments - On-Roll	\$ 306,175	\$ 287,728	\$ 306,175	\$ 243,098	\$ 8,056	\$ 662,947	\$ 914,102	Assessments from Property Owners
<b>Total Revenue and Other Sources</b>	<b>\$ 306,175</b>	<b>\$ 287,728</b>	<b>\$ 306,175</b>	<b>\$ 243,098</b>	<b>\$ 8,056</b>	<b>\$ 662,947</b>	<b>\$ 914,102</b>	
<b>Appropriations</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived By Board)
<b>Executive</b>								
Professional - Management	\$ 47,000	\$ 27,417	\$ 47,000	\$ 57,000	\$ -	\$ -	\$ 57,000	District Manager
<b>Financial and Administrative</b>								
Audit Services	\$ 5,700	\$ 7,200	\$ 7,200	\$ 5,200	\$ -	\$ -	\$ 5,200	Statutory required annual audit
Accounting Services	\$ 34,000	\$ 19,833	\$ 34,000	\$ 48,000	\$ -	\$ -	\$ 48,000	Accounting (Added Series 2025 Bonds)
Assessment Roll Preparation	\$ 34,000	\$ 19,833	\$ 34,000	\$ 48,000	\$ -	\$ -	\$ 48,000	Required Preparation of Rolls - (Added Series 2025 Bonds)
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500	IRS Required Calculation to insure interet on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>								
Legal Advertising	\$ 2,800	\$ 198	\$ 3,500	\$ 3,000	\$ -	\$ -	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 15,480	\$ 8,493	\$ 12,739	\$ 12,739	\$ -	\$ -	\$ 12,739	Trust Fees for Bonds (Added Series 2025 Bonds)
Dissemination Agent Services	\$ 6,000	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ 7,000	Required SEC Reporting for Bonds
Bond Amortization Schedules	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	
Property Appraiser Fees	\$ 150	\$ 150	\$ 350	\$ 400	\$ -	\$ -	\$ 400	Annual Fee
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ -	\$ 250	Bank Fees - Governmental Accounts
<b>Communications and Freight Services</b>								
Postage, Freight & Messenger	\$ 500	\$ 26	\$ 430	\$ 500	\$ -	\$ -	\$ 500	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ 2,400	Statutory Maintenance of District Web Sites
<b>Insurance</b>								
	\$ 22,289	\$ 23,374	\$ 23,374	\$ 23,874	\$ -	\$ -	\$ 23,874	General Liability, D&O Liability, Street Lights Property/Liability Insurance
<b>Subscriptions and Memberships</b>								
	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>								
	\$ 100	\$ -	\$ 300	\$ 300	\$ -	\$ -	\$ 300	Agenda books and copies
<b>Legal Services</b>								
General Counsel	\$ 10,000	\$ 438	\$ 6,625	\$ 8,000	\$ -	\$ -	\$ 8,000	District Attorney
<b>Other General Government Services</b>								
Engineering Services	\$ 5,000	\$ 3,413	\$ 6,825	\$ 10,000	\$ -	\$ -	\$ 10,000	District Engineer
<b>Subtotal</b>	<b>\$ 188,844</b>	<b>\$ 112,248</b>	<b>\$ 188,668</b>	<b>\$ 229,338</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 229,338</b>	

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	FYE	Actual at	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027		Notes
	9/30/2026	4/30/2026	FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total	Budget	
<b>Other Physical Environment</b>									
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Aquatic maintenance oversight and coordination
<b>Repairs and Maintenance</b>									
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ 3,600	Monthly Lake Maintenance for Town Houses Only
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	Repairs/Maint of erosion areas as needed
Littoral Shelf Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	Adding /replacement of littoral plantings around the lakes
Midge Fly Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	Midge fly treatments as needed
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	Pinestraw installation & replenishment within vegetated areas
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,200	\$ 43,200	HOA - Aquatic Maint. of 35 ponds - approx 61,150 linear feet / 86.48 acres
Drainage Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	Storm drainage inspections throughout community
<b>Preserve Services</b>									
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Preserve maintenance oversight and coordination
<b>Repairs and Maintenance</b>									
Wetland Maintenance	\$ 100,000	\$ 55,300	\$ 91,500	\$ -	\$ -	\$ -	\$ 95,000	\$ 95,000	Wetland Maintenance for Single Family Homes Only
Preserve Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,000	Quarterly Preserve Maintenance for Town Houses Only
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750	\$ 18,750	HOA - Maintenance six times per year
Ditch Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ 3,450	HOA - Maintenance six times per year
Natural Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,650	\$ 58,650	HOA - Maintenance six times per year
Preserve Edges Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,100	\$ 14,100	HOA - Maintenance six times per year
Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	HOA - Compliance Monitoring of mitigation area F9
Boardwalk & Trail System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	Preventative maint of boardwalk and trail system
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Landscape maintenance oversight and coordination
<b>Capital Outlay</b>									
Fringe Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000	Revegetation of fringe plantings and natural areas
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,000	\$ 101,000	Replacement of plantings recently burnt in fire
<b>Road and Street Facilities</b>									
<b>Repairs and Maintenance</b>									
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	Repairs and maintenance of street lights as needed
<b>Subtotal</b>	<b>\$ 100,000</b>	<b>\$ 55,300</b>	<b>\$ 91,500</b>	<b>\$ -</b>	<b>\$ 7,600</b>	<b>\$ 534,650</b>	<b>\$ 542,250</b>		

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	FYE	Actual at	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	Notes
	9/30/2026 Budget	4/30/2026	FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total Budget	
<b>Reserves</b>								
Extraordinary Capital or Additional Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,772	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	\$ 17,331	\$ -	\$ 17,331	\$ 13,760	\$ 456	\$ -	\$ 37,525	\$ 51,742
<b>Total Expenditures and Other Uses</b>	<b>\$ 306,175</b>	<b>\$ 167,548</b>	<b>\$ 297,498</b>	<b>\$ 243,098</b>	<b>\$ 8,056</b>	<b>\$ -</b>	<b>\$ 662,947</b>	<b>\$ 914,102</b>

<b>Fund Balances:</b>								
<b>Change from Current Year Operations</b>	\$ -	\$ 120,179	\$ 8,676	\$ -	\$ -	\$ -	\$ -	- Cash Over (Short) at Fiscal Year End
<b>Fund Balance - *Beginning</b>	<b>\$ 202,514</b>		<b>\$ 202,514</b>				<b>\$ 211,190</b>	
Current Year Reserve Appropriation	\$ -		\$ -				\$ 90,772	Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ 202,514</b>		<b>\$ 211,190</b>				<b>\$ 301,962</b>	

\*Beginning Fund Balance at 10/1/2025 per audited financial statements

<b>Fund Balance - Allocations/Use of Funds</b>								
Extraordinary Capital/Operations	\$ 125,970		\$ 136,816				\$ 73,437	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 76,544		\$ 74,375				\$ 228,525	Required to Meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ 202,514</b>		<b>\$ 211,190</b>				<b>\$ 301,962</b>	

Description of Product:	FY 2026	FY 2027	
<b>Townhouse:</b>			
Assessment Rate - General & Administrative Cost	\$ 229.51	\$ 281.04	
Added Assessment Rate - Maintenance	\$ -	\$ 32.22	Added FY27 - Townhouses only
<b>Total Assessment Rate - Townhouse</b>	<b>\$ 229.51</b>	<b>\$ 313.26</b>	
<b>CAP Rate:</b>	<b>\$ 320.50</b>	<b>\$ 320.50</b>	
<b>Single Family:</b>			
Assessment Rate - General & Administrative Cost	\$ 229.51	\$ 281.04	
Added Assessment Rate - Maintenance & Reserves	\$ 171.77	\$ 1,077.96	Added FY27 - Single Family only
<b>Total Assessment Rate - Single Family</b>	<b>\$ 401.29</b>	<b>\$ 1,359.00</b>	
<b>Cap Rate:</b>	<b>\$ 481.54</b>	<b>\$ 1,630.80</b>	
<b>Total Units Subject to Assessment</b>	<b>870</b>	<b>865</b>	Final Unit Counts AFTER all Land Platted
Single Family Units Subject to Preserve Assessment	620	615	Final Unit Counts AFTER all Land Platted
Townhome Units - Total	250	250	Final Unit Counts AFTER all Land Platted
<b>Adopted Cap Rate: (Adopted FY25)</b>			
Cap Rate: TOWNHOUSE	\$ 320.50	\$ 320.50	Adopted CAP Rate FY2025
Cap Rate: SINGLE FAMILY	\$ 481.54	\$ 1,630.80	Adopted CAP Rate FY2027

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A Bonds - Budget**  
**Fiscal Year 2027**

Description	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	FYE 9/30/2027 Total Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Reserve Account	\$ 11,110	\$ 5,451	\$ 9,344	\$ 8,678
Revenue Account	\$ 12,554	\$ 8,557	\$ 14,670	\$ 11,336
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 527,685	\$ 490,203	\$ 527,685	\$ 545,137
<b>Total Revenue and Other Sources</b>	<b>\$ 551,349</b>	<b>\$ 504,211</b>	<b>\$ 551,699</b>	<b>\$ 565,151</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 175,000	\$ -	\$ 175,000	\$ 180,000
Interest Expense	\$ 331,890	\$ 165,945	\$ 331,890	\$ 325,590
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ 35,482	\$ -	\$ 35,482	\$ 35,391
<b>Total Expenditures and Other Uses</b>	<b>\$ 542,372</b>	<b>\$ 165,945</b>	<b>\$ 542,372</b>	<b>\$ 540,981</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 8,977</b>	<b>\$ 338,266</b>	<b>\$ 9,326</b>	<b>\$ 24,170</b>
<b>Fund Balance - Beginning</b>	<b>\$ 545,956</b>	<b>\$ 545,956</b>	<b>\$ 545,956</b>	<b>\$ 555,283</b>
<b>Fund Balance - Ending</b>	<b>\$ 554,933</b>	<b>\$ 884,222</b>	<b>\$ 555,283</b>	<b>\$ 579,453</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 253,546
Restricted for November 1, 2027 Interest Payment	\$ 159,555
<b>Total - Restricted Fund Balance:</b>	<b>\$ 413,101</b>

Description of Product:	Number of Units	FY 2026 Rate	FY 2027 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	88	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	63	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	53	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	0	N/A	N/A
Single Family 75' - 79'	101	\$ 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			
5/1/2024		\$ 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		
11/1/2046				\$ 49,481.25	\$ 502,553.75	\$ 2,275,000

Prepared By:

River Landing Community Development District

Debt Service Fund - Series 2020A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
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	\$ -
		<b>\$ 8,585,000</b>		<b>\$ 6,894,502.20</b>	<b>\$ 15,133,333.45</b>	

Par Outstanding at 9/30/2027 \$ 7,570,000

**River Landing Community Development District**  
**Debt Service Fund - Series 2023A Bonds - Budget**  
**Fiscal Year 2027**

Description	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	Total Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Reserve Account	\$ 5,916	\$ 2,902	\$ 4,975	\$ 4,621
Revenue Account	\$ 3,753	\$ 2,839	\$ 4,867	\$ 3,842
Capitalized Interest Account	\$ 74	\$ 0	\$ 0	\$ 0
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 286,992	\$ 266,976	\$ 286,992	\$ 286,992
<b>Interfund Transfers In</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue and Other Sources</b>	<b>\$ 296,735</b>	<b>\$ 272,717</b>	<b>\$ 296,835</b>	<b>\$ 295,455</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Interest Expense	\$ 209,613	\$ 104,806	\$ 209,613	\$ 206,733
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ 18,901		\$ 18,901	\$ 18,901
<b>Interfund Transfers Out</b>	\$ -	\$ 2,902	\$ 2,902	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 288,513</b>	<b>\$ 107,709</b>	<b>\$ 291,416</b>	<b>\$ 285,633</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 8,221	\$ 165,008	\$ 5,419	\$ 9,822
<b>Fund Balance - Beginning</b>	\$ 291,020	\$ 291,020	\$ 291,020	\$ 296,439
<b>Fund Balance - Ending</b>	<b>\$ 299,241</b>	<b>\$ 456,028</b>	<b>\$ 296,439</b>	<b>\$ 306,261</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 135,006
Restricted for November 1, 2027 Interest Payment	\$ 101,926
<b>Total - Restricted Fund Balance:</b>	<b>\$ 236,933</b>

Description of Product:	Number of Units	FY 2026 Rate	FY 2027 Rate
Townhouse (20')	68	\$ 533.69	\$ 533.69
Single Family 50' - 55'	79	\$ 1,387.60	\$ 1,387.60
Single Family 60' - 64'	26	\$ 1,654.44	\$ 1,654.44
Single Family 65' - 69'	15	\$ 1,734.49	\$ 1,734.49
Single Family 70' - 74'	0	N/A	N/A
Single Family 75' - 79'	36	\$ 2,001.34	\$ 2,001.34
<b>Total:</b>	<b>224</b>		

**River Landing Community Development District**

**Debt Service Fund - Series 2023A**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
<b>Par Amount Issued:</b>		<b>\$ 3,870,000</b>	<b>Varies</b>			
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

Prepared By:

**PFM Management Services, LLC**

River Landing Community Development District

Debt Service Fund - Series 2023A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
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		
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	\$ -
		<b>\$ 3,870,000</b>		<b>\$ 4,241,939.60</b>	<b>\$ 8,111,939.60</b>	

Par Outstanding at 9/30/2027 \$ 3,640,000.00

**River Landing Community Development District**  
**Debt Service Fund - Series 2025 Bonds - Budget**  
**Fiscal Year 2027**

Description	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	FYE 9/30/2027 Total Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ 255,178	\$ -	\$ 255,178	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 760	\$ 1,206	\$ 2,067	\$ 1,945
Revenue Account	\$ 1,520	\$ 2,219	\$ 3,804	\$ 2,237
Prepayment Account	\$ -	\$ 365	\$ 626	\$ 583
Capitalized Interest Account	\$ -	\$ 646	\$ 646	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 377,570	\$ 357,276	\$ 377,570	\$ 377,570
Special Assessment - Prepayment	\$ -	\$ 25,698	\$ 25,698	\$ -
<b>Interfund Transfers In</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue and Other Sources</b>	<b>\$ 635,029</b>	<b>\$ 387,410</b>	<b>\$ 665,590</b>	<b>\$ 382,335</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Principal Debt Service - Early Redemptions	\$ -	\$ 30,000	\$ 30,000	\$ -
Interest Expense	\$ 273,253	\$ 137,029	\$ 272,850	\$ 268,283
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ 18,901	\$ -	\$ 18,901	\$ 24,380
<b>Interfund Transfers Out</b>	\$ -	\$ 2,611	\$ 2,611	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 372,153</b>	<b>\$ 169,640</b>	<b>\$ 404,362</b>	<b>\$ 372,662</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 262,875	\$ 217,770	\$ 261,228	\$ 9,673
<b>Fund Balance - Beginning</b>	\$ 259,070	\$ 259,070	\$ 259,070	\$ 520,298
<b>Fund Balance - Ending</b>	<b>\$ 521,946</b>	<b>\$ 476,841</b>	<b>\$ 520,298</b>	<b>\$ 529,971</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 88,191
Restricted for November 1, 2027 Interest Payment	\$ 132,461
<b>Total - Restricted Fund Balance:</b>	<b>\$ 220,652</b>

Description of Product:	Number of Units	FY 2026 Rate	FY 2027 Rate
Townhouse (20')	56	\$ 535.01	\$ 535.01
Single Family 50' - 55'	51	\$ 1,926.01	\$ 1,926.01
Single Family 60' - 64'	60	\$ 2,247.00	\$ 2,247.00
Single Family 65' - 69'	0	\$ -	\$ -
Single Family 70' - 74'	0	\$ -	\$ -
Single Family 75' - 79'	43	\$ 2,664.26	\$ 2,664.26
<b>Total:</b>	<b>210</b>		

**River Landing Community Development District**

**Debt Service Fund - Series 2025A**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
<b>Par Amount Issued:</b>		<b>\$ 5,245,000</b>	<b>Varies</b>			
5/1/2025		\$ -		\$ 30,361.39	\$ 30,361.39	\$ 5,245,000
11/1/2025	\$ 30,000.00			\$ 136,626.25		\$ 5,215,000
5/1/2026		\$ 80,000	4.200%	\$ 135,821.25	\$ 382,447.50	\$ 5,135,000
11/1/2026				\$ 134,141.25		
5/1/2027		\$ 80,000	4.200%	\$ 134,141.25	\$ 348,282.50	\$ 5,055,000
11/1/2027				\$ 132,461.25		
5/1/2028		\$ 85,000	4.200%	\$ 132,461.25	\$ 349,922.50	\$ 4,970,000
11/1/2028				\$ 130,676.25		
5/1/2029		\$ 90,000	4.200%	\$ 130,676.25	\$ 351,352.50	\$ 4,880,000
11/1/2029				\$ 128,786.25		
5/1/2030		\$ 95,000	4.200%	\$ 128,786.25	\$ 352,572.50	\$ 4,785,000
11/1/2030				\$ 126,791.25		
5/1/2031		\$ 95,000	4.200%	\$ 126,791.25	\$ 348,582.50	\$ 4,690,000
11/1/2031				\$ 124,796.25		
5/1/2032		\$ 100,000	4.200%	\$ 124,796.25	\$ 349,592.50	\$ 4,590,000
11/1/2032				\$ 122,696.25		
5/1/2033		\$ 105,000	5.200%	\$ 122,696.25	\$ 350,392.50	\$ 4,485,000
11/1/2033				\$ 119,966.25		
5/1/2034		\$ 110,000	5.200%	\$ 119,966.25	\$ 349,932.50	\$ 4,375,000
11/1/2034				\$ 117,106.25		
5/1/2035		\$ 115,000	5.200%	\$ 117,106.25	\$ 349,212.50	\$ 4,260,000
11/1/2035				\$ 114,116.25		
5/1/2036		\$ 125,000	5.200%	\$ 114,116.25	\$ 353,232.50	\$ 4,135,000
11/1/2036				\$ 110,866.25		
5/1/2037		\$ 130,000	5.200%	\$ 110,866.25	\$ 351,732.50	\$ 4,005,000
11/1/2037				\$ 107,486.25		
5/1/2038		\$ 135,000	5.200%	\$ 107,486.25	\$ 349,972.50	\$ 3,870,000
11/1/2038				\$ 103,976.25		
5/1/2039		\$ 145,000	5.200%	\$ 103,976.25	\$ 352,952.50	\$ 3,725,000
11/1/2039				\$ 100,206.25		
5/1/2040		\$ 150,000	5.200%	\$ 100,206.25	\$ 350,412.50	\$ 3,575,000
11/1/2040				\$ 96,306.25		
5/1/2041		\$ 160,000	5.200%	\$ 96,306.25	\$ 352,612.50	\$ 3,415,000
11/1/2041				\$ 92,146.25		
5/1/2042		\$ 170,000	5.200%	\$ 92,146.25	\$ 354,292.50	\$ 3,245,000
11/1/2042				\$ 87,726.25		
5/1/2043		\$ 180,000	5.200%	\$ 87,726.25	\$ 355,452.50	\$ 3,065,000
11/1/2043				\$ 83,046.25		
5/1/2044		\$ 185,000	5.200%	\$ 83,046.25	\$ 351,092.50	\$ 2,880,000

Prepared By:

**PFM Management Services, LLC**

**River Landing Community Development District**

**Debt Service Fund - Series 2025A**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2044				\$ 78,236.25		
5/1/2045		\$ 195,000	5.200%	\$ 78,236.25	\$ 351,472.50	\$ 2,685,000
11/1/2045				\$ 73,166.25		
5/1/2046		\$ 205,000	5.450%	\$ 73,166.25	\$ 351,332.50	\$ 2,480,000
11/1/2046				\$ 67,580.00		
5/1/2047		\$ 220,000	5.450%	\$ 67,580.00	\$ 355,160.00	\$ 2,260,000
11/1/2047				\$ 61,585.00		
5/1/2048		\$ 230,000	5.450%	\$ 61,585.00	\$ 353,170.00	\$ 2,030,000
11/1/2048				\$ 55,317.50		
5/1/2049		\$ 245,000	5.450%	\$ 55,317.50	\$ 355,635.00	\$ 1,785,000
11/1/2049				\$ 48,641.25		
5/1/2050		\$ 260,000	5.450%	\$ 48,641.25	\$ 357,282.50	\$ 1,525,000
11/1/2050				\$ 41,556.25		
5/1/2051		\$ 270,000	5.450%	\$ 41,556.25	\$ 353,112.50	\$ 1,255,000
11/1/2051				\$ 34,198.75		
5/1/2052		\$ 290,000	5.450%	\$ 34,198.75	\$ 358,397.50	\$ 965,000
11/1/2052				\$ 26,296.25		
5/1/2053		\$ 305,000	5.450%	\$ 26,296.25	\$ 357,592.50	\$ 660,000
11/1/2053				\$ 17,985.00		
5/1/2054		\$ 320,000	5.450%	\$ 17,985.00	\$ 355,970.00	\$ 340,000
11/1/2054				\$ 9,265.00		
5/1/2055		\$ 340,000	5.450%	\$ 9,265.00	\$ 358,530.00	\$ -
		<b>\$ 5,245,000</b>		<b>\$ 5,397,058.89</b>	<b>\$ 10,642,058.89</b>	

Par Outstanding at 9/30/2027 \$ 5,055,000.00