

# River Landing

Community Development District

*Meeting Agenda  
June 30, 2026*

PFM Management Services LLC  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900

**RIVER LANDING**  
Community Development District

**LOCATION:** River Club  
2345 Oxbow Boulevard  
Wesley Chapel, Florida 33543

**DATE:** June 30, 2026

**TIME:** 1:00 PM

## MEETING AGENDA

### Board of Supervisors

**Tina Golub, Chairperson**  
**Michael Piendel, Vice-Chairperson**  
**Matt Sawyer, Assistant Secretary**  
**Corrin Godlevske, Assistant Secretary**  
**David Wilson, Assistant Secretary**

**James P. Ward, District Manager**  
**2301 N.E. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**wardj@pfm.com**  
**Phone: 954.658.4900**

*The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.*

*Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.*

Meeting Link: <https://pfmccd.webex.com/pfmccd/j.php?MTID=m54b6b44d89ea70ee6f08b6fcd9f07e73>  
✓ Phone: (844) 621-3956; Code: 2531 242 1790; Event Password: Jpward

## JUNE, 2026

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# AGENDA

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings and Regular Meeting.  
*Page 6-7*
3. Minutes:
  - I. May 19, 2026 - Regular Meeting.  
*Pages 8-14*
4. **PUBLIC HEARINGS.**
  - I. **FISCAL YEAR 2027 BUDGET.**
    - a) Public Comment and Testimony.
    - b) Board Comment.
    - c) Consideration of **Resolution 2026-11**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
  - II. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
    - a) Public Comment and Testimony.
    - b) Board Comment.
    - c) Consideration of **Resolution 2026-12**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.  
*Pages 15-49*
5. Consideration of **Resolution 2026-13**, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only.  
*Pages 50-52*
6. Staff Reports.
  - I. District Attorney
  - II. District Engineer
  - III. District Manager
    - a) June/July - Look for Commission on Ethics Email (Form 1 Financial Disclosure).
    - b) **Important Meeting Dates for Fiscal Year 2026:**
      - NEXT MEETING: **Tuesday, July 21, 2026.**
    - c) Financial Statements for the period ending May 31, 2026 (unaudited).  
*Pages 53-66*
7. Supervisors' Requests.

# AGENDA

8. Public Comments.

*These are limited to three (3) minutes and individuals are permitted to speak on items not included in the Agenda.*

9. Adjournment.

**Meeting Schedule-FY 2026**

<b>Tuesday, October 21, 2025</b>	<b>Tuesday, November 18, 2025</b>
<b>Tuesday, December 16, 2025</b>	<b>Tuesday, January 20, 2026</b>
<b>Tuesday, February 17, 2026</b>	<b>Tuesday, March 17, 2026</b>
<b>Tuesday, April 21, 2026</b>	<b>Tuesday, May 19, 2026</b>
<b><u>Tuesday, June 30, 2026</u></b>	<b>Tuesday, July 21, 2026</b>
<b>Tuesday, August 18, 2026</b>	<b>Tuesday, September 15, 2026</b>

# AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes – May 19, 2026 Regular Meeting.

Item 4: Are the two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2020A Bonds. At the conclusion of the hearing, there will be the consideration of **Resolution 2026-11**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-12** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Pasco County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-12**.

Item 5: **Resolution 2026-13**, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for Notice Purposes only.

Item 6: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Fiscal year 2027 Budget was published in said newspaper by print in the issues of 06/14/26, 06/21/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



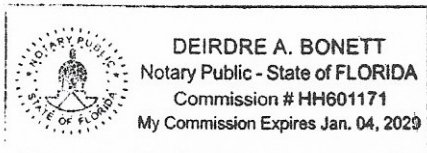
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this **06/21/2026**

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (“**Board**”) of the River Landing Community Development District (“**District**”) will hold a public hearing on **Tuesday, June 30, 2026 at 1:00 p.m.** at **River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543**. The meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District’s website at [www.riverlandingcdd.org](http://www.riverlandingcdd.org).

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget(s) (“**Proposed Budget**”) of the District for the fiscal year ending September 30, 2027 (“**Fiscal Year 2027**”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900 (“**District Manager’s Office**”), during normal business hours.

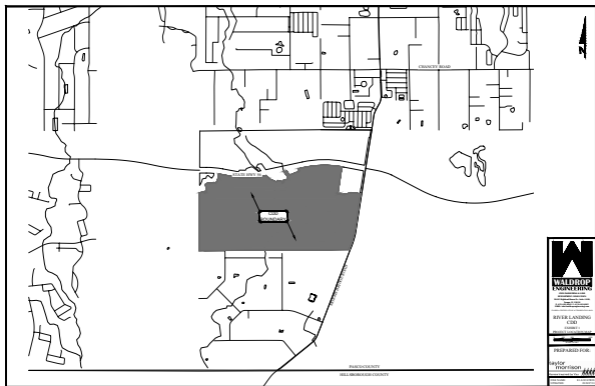
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District’s website: [www.riverlandingcdd.org](http://www.riverlandingcdd.org).

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**River Landing Community Development District**  
**James P. Ward**  
**District Manager**



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**MINUTES OF MEETING  
RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the River Landing Community  
11 Development District was held on Tuesday, May 19, 2026 at River Club Amenity Center, 2345  
12 Oxbow Boulevard, Wesley Chapel, Florida 33543. It began at 2:00 p.m. and was presided  
13 over by Ms. Tina Golub, Chairperson, and James P. Ward as Secretary.  
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**Present and constituting a quorum:**

11 Tina Golub	Chairperson
12 Mike Piendel	Vice Chairperson
13 Matt Sawyer	Assistant Secretary
14 Corrin Godlevske	Assistant Secretary
15 David Wilson	Assistant Secretary

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**Also present were:**

18 James P. Ward	District Manager
19 Jere Earlywine	District Counsel

21  
22

**Audience:**

23 All residents' names were not included with the minutes. If a resident did not identify  
24 themselves or the audio file did not pick up the name, the name was not recorded in  
25 these minutes. Portions of these minutes may be transcribed in verbatim.  
26  
27

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

30 Mr. Ward called the meeting to order at approximately 2:07 p.m. He conducted roll call; all  
31 Members of the Board were present, constituting a quorum.  
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**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

36  
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**Notice of Advertisement of Public Hearings and Regular Meeting**

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**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation**

41 **Acceptance of the Resignation of Mr. Josh Tepper from Seat 3, which became effective**  
42 **May 19, 2026, whose term is set to expire November 2026. Discussion of individual to**  
43 **fill Seat 3**  
44

45 **a) Appointment of individual to fill Seat 3**

46 **b) Oath of Office**

47 **c) Guide to the Sunshine Law and Code of Ethics for Public Employees**

48 **d) Sample of E-filed Form 1 - Statement of Financial Interests; (Changes to the Law**  
49 **and filing requirements as of January 1, 2026)**

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Mr. Ward called for a motion to accept Mr. Josh Tepper’s resignation.

**On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Mr. Josh Tepper’s resignation was accepted into the record.**

Mr. Ward stated the balance of the Board could appoint an individual to fill Mr. Tepper’s unexpired term by simple motion and second. He noted Mr. Tepper’s seat was a landowner’s seat and as such could be filled by anyone who was a citizen of the United States, resident of the State of Florida, and not a convicted felon. He asked if the Board had an individual in mind.

The Board discussed the matter and decided to appoint Tina Golub to fill Mr. Tepper’s unexpired term.

**On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Ms. Tina Golub was appointed to fill Mr. John Wollard’s unexpired term.**

As a notary public, Mr. Ward administered the Oath of Office to Ms. Tina Golub.

Ms. Tina Golub signed the Oath and returned the Oath to Mr. Ward for inclusion in the record.

Mr. Ward noted Ms. Golub sat on other CDD Boards and was familiar with the Sunshine Law and Code of Ethics. He stated Ms. Golub would need to update her Form 1 with the Ethics Commission within 30 days.

**FOURTH ORDER OF BUSINESS                      Consideration of Resolution 2026-4**

**Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors re-designating the officers of the River Landing Community Development District**

Mr. Ward asked the Board to re-designate its officers.

The Board chose to appoint Tina Golub as the Chairperson, Mike Piendel as Vice Chairperson, the remaining Board members as Assistant Secretaries and Mr. Ward as Secretary and Treasurer.

**On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.**



143 single family is \$401 dollars. When we add all of the operations into this the assessment  
144 rate will be \$1,374.91 dollars for fiscal year 2027. All we have done is move all of the  
145 operations into the CDD. We will have to send mailed notice to the community for this  
146 public hearing on June 30. I'm sure you will get the public here at that time with  
147 questions. The only reason this budget is changing is because of what we have been  
148 requested to do by the HOA.

149  
150 Speaker (male): It's a done deal?

151  
152 Speaker (male): This is something they have been talking about for years. I have  
153 explained to them whether you go through the HOA or the CDD you are still paying for  
154 it. There is more control within the HOA, and I don't think the River Landing HOA cares.  
155 They just see that the CDD owns it and it needs to go out to the CDD. What I was asked  
156 was to look at the CDD budget. You've moved over everything and then because we had  
157 the maintenance exhibit where the onsite management team would manage those areas,  
158 now that they are doing it, we've also asked them to increase their contract because the  
159 day to day of their operations is also going to increase significantly. If they come back to  
160 the public hearing and they want it back, we are not going to do this flip flop thing where  
161 they want to take back the maintenance because they want more control over it. They  
162 have already indicated what they want, so we will adopt this on the 30<sup>th</sup> or June. For that  
163 meeting, it will be the public hearing. Do we adopt the budget first and then allow  
164 comment?

165  
166 Mr. Ward: You open the public hearing, allow comment, close the public hearing, and  
167 then adopt the budget. So, the first thing I will ask is for a motion to adopt what we will  
168 revise as Resolution 2026-5; it is amending the date and time of the public hearing to  
169 June 30<sup>th</sup>, 2026 at 1:00 p.m.

170  
171 **On MOTION made by Matt Sawyer, seconded by Mike**  
172 **Piendel, and with all in favor, Resolution 2026-5 was**  
173 **adopted, and the Chair was authorized to sign.**

174  
175 Mr. Ward: The second will be Resolution 2026-6 which approves your proposed  
176 amended budget which we just discussed.

177  
178 **On MOTION made by Matt Sawyer, seconded by Mike**  
179 **Piendel, and with all in favor, Resolution 2026-6 was**  
180 **adopted, and the Chair was authorized to sign.**

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183 **SEVENTH ORDER OF BUSINESS**                      **Consideration of Resolution 2026-7**  
184  
185 **Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors**  
186 **designating dates, time, and location for regular meetings of the Board of Supervisors**  
187 **for Fiscal Year 2027**  
188

189 Mr. Ward noted the meeting dates would be the third Tuesday of each month at 2:00 p.m. at  
190 the River Club Amenity Center. He noted the Resolution did not bind the Board to the use of  
191 these dates; it simply set the dates, time, and location; the dates, time or location could be  
192 changed and readvertised at the discretion of the Board. He asked if there were any  
193 questions.  
194

195 **On MOTION made by Matt Sawyer, seconded by Tina**  
196 **Golub, and with all in favor, Resolution 2026-7 was**  
197 **adopted, and the Chair was authorized to sign.**

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200 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-8**

201  
202 **Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors of the**  
203 **River Landing Community Development District Designating a Date, Time and Location**  
204 **for a Landowners' Meeting and Election for Thursday, November 17, 2026, at 2:00 P.M.**  
205 **at the River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543; Providing for**  
206 **publication; establishing forms for the Landowner Election; and providing for**  
207 **severability and an effective date**  
208

209 Mr. Ward stated Resolution 2026-8 designated the date, time and location of the  
210 Landowner's Meeting for Thursday, November 17, 2026 at 2:00 p.m. He asked if there were  
211 any questions; hearing none, he called for a motion.  
212

213 **On MOTION made by Matt Sawyer, seconded by Corrin**  
214 **Godlevske, and with all in favor, Resolution 2026-8 was**  
215 **adopted, and the Chair was authorized to sign.**

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218 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-9**

219  
220 **Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors of River**  
221 **Landing Community Development District implementing Section 190.006(3), Florida**  
222 **Statutes, and requesting that the Pasco County Supervisor of Elections begin**  
223 **conducting the District's General Elections; providing for compensation; setting forth**  
224 **the terms of office; authorizing notice of the qualifying period; and providing for**  
225 **severability and an effective date**  
226

227 Mr. Ward stated Resolution 2026-9 implemented Chapter 190.006(3) requesting Pasco  
228 County Supervisor of Elections to conduct the general elections. He indicated there were two  
229 seats up for election. He stated if anyone qualified, they would go on the November ballot  
230 and would be sworn in two weeks after the general election. He asked if there were any  
231 questions; hearing none, he called for a motion.  
232

233 **On MOTION made by Matt Sawyer, seconded by Corrin**  
234 **Godlevske, and with all in favor, Resolution 2026-9 was**  
235 **adopted, and the Chair was authorized to sign.**



283 **TWELFTH ORDER OF BUSINESS** **Supervisor’s Requests**

284  
285 Mr. Ward asked if there were any supervisor’s requests.

286  
287 Speaker (male): asked if the HOA provided a date as to when it would stop maintaining the  
288 CDD assets.

289  
290 Mr. Ward responded he did not know. He asked if Mr. Earlywine knew.

291  
292 *Mr. Earlywine: They have just given us notice. I think we have a period of time to absorb that,*  
293 *but it's only 30 or 60 days. I think we probably want to get contractors up and running pretty*  
294 *quickly. I can reach back out to them. They were very cordial. They were open to having further*  
295 *conversations about it too, but it didn't sound like something they were interested in doing*  
296 *long term.*

297  
298 *Speaker (male): If the costs are not in this fiscal year's budget, and obviously they are not*  
299 *going to be, we are going to consider a special assessment against the District to cover those*  
300 *costs as well.*

301  
302 *Mr. Ward: Okay.*

303  
304  
305 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

306  
307 Mr. Ward asked if there were any public comments; there were none.

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309  
310 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

311  
312 Mr. Ward adjourned the meeting at approximately 2:25 p.m.

313  
314 **On MOTION made by Matt Sawyer, seconded by Corrin**  
315 **Godlevske, and with all in favor, the meeting was**  
316 **adjourned.**

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319 River Landing Community Development District

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James P. Ward, Secretary

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324 \_\_\_\_\_  
Tina Golub, Chairperson

## RESOLUTION 2026-11

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2027, AND ENDING SEPTEMBER 30, 2027.**

#### RECITALS

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the River Landing Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

**WHEREAS**, the Board set May 19, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

**WHEREAS**, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.
  
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for River Landing Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on May 19, 2026.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the River Landing Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$2,113,379.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	<b>\$ 914,102.00</b>
DEBT SERVICE FUND - SERIES 2020	<b>\$ 540,981.00</b>
DEBT SERVICE FUND - SERIES 2023	<b>\$ 285,633.00</b>
<u>DEBT SERVICE FUND - SERIES 2025</u>	<b>\$ 372,662.00</b>
TOTAL ALL FUNDS	<b>\$ 2,113,379.00</b>

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS.** Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
  
- b. The District Manager or Treasurer may approve an expenditure that would increase a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation item less than \$500 , or (ii) such expenditure is authorized by separate disbursement or spending resolution.
  
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the River Landing Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 30th day of June 2026.

**ATTEST:**

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tina Golub, Chairperson

**Exhibit A:** Fiscal Year 2027 Adopted Budget

**Exhibit A**

Fiscal Year 2027 Adopted Budget



# River Landing

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

*PFM Management Services, LLC*

3501 Quadrangle Blvd., Suite 270

Orlando, Florida 32817

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

Description	FYE	Actual at 4/30/2026	Anticipated	FYE 9/30/2027 All Units	FYE 9/30/2027 Townhomes Only	FYE 9/30/2027		FYE 9/30/2027 Budget	Notes
	9/30/2026 Budget		FYE 09/30/2026			Single Family Only	Total		
<b>Revenues and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -				\$ -	- 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 Budget	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	Repairs/Maint of erosion areas as needed
Littoral Shelf Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	Adding /replacement of littoral plantings around the lakes
Midge Fly Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	Midge fly treatments as needed
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	Pinestraw installation & replenishment within vegetated areas
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,200	86.48 acres
Drainage Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000	Storm drainage inspections throughout community
<b>Preserve Services</b>								
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Preserve maintenance oversight and coordination
<b>Repairs and Maintenance</b>								
Wetland Maintenance	\$ 100,000	\$ 55,300	\$ 91,500	\$ -	\$ -	\$ -	\$ 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	HOA - Maintenance six times per year
Ditch Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	HOA - Maintenance six times per year
Natural Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,650	HOA - Maintenance six times per year
Preserve Edges Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,100	HOA - Maintenance six times per year
Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	HOA - Compliance Monitoring of mitigation area F9
Boardwalk & Trail System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	Preventative maint of boardwalk and trail system
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Landscape maintenance oversight and coordination
<b>Capital Outlay</b>								
Fringe Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	Revegetation of fringe plantings and natural areas
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,000	Replacement of plantings recently burnt in fire
<b>Road and Street Facilities</b>								
Repairs and Maintenance								
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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 4/30/2026	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	Notes
	9/30/2026 Budget		FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total Budget	
<b>Reserves</b>								
Extraordinary Capital or Additional Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,772	\$ 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>\$ 662,947</b>	<b>\$ 914,102</b>	

**Fund Balances:**

<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

**Fund Balance - Allocations/Use of Funds**

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>	
CAP Rate:	\$ 320.50	\$ 320.50	
<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>	
Cap Rate:	\$ 481.54	\$ 1,630.80	
<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	\$ 481.54	Adopted CAP Rate FY2025 - Revised for Preserve Maintenance

**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

## RESOLUTION 2026-12

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

#### **RECITALS**

**WHEREAS**, the River Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida (the "County"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Pasco County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Pasco County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District.

Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

**Future Collection Methods.** The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the River Landing Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 30th day of June 2026.

**ATTEST:**

**RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tina Golub, Chairperson

**Exhibit A:** Fiscal Year 2027 Adopted Budget

**Exhibit A**

Fiscal Year 2027 Adopted Budget



# River Landing

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

*PFM Management Services, LLC*

3501 Quadrangle Blvd., Suite 270

Orlando, Florida 32817

Phone: (954) 658-4900

Email: [WardJ@pfm.com](mailto:WardJ@pfm.com)

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

Description	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	FYE 9/30/2027 All Units	FYE 9/30/2027 Townhomes Only	FYE 9/30/2027 Single Family Only	FYE 9/30/2027 Total	FYE 9/30/2027 Budget	Notes
<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 interest 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 Budget	4/30/2026	FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total Budget	
<b>Other Physical Environment</b>								
<b>Professional - Management</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	Repairs/Maint of erosion areas as needed
Littoral Shelf Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	Adding /replacement of littoral plantings around the lakes
Midge Fly Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	Midge fly treatments as needed
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	Pinestraw installation & replenishment within vegetated areas
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,200	HOA - Aquatic Maint. of 35 ponds - approx 61,150 linear feet / 86.48 acres
Drainage Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000	Storm drainage inspections throughout community
<b>Preserve Services</b>								
<b>Professional - Management</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Preserve maintenance oversight and coordination
<b>Repairs and Maintenance</b>								
Wetland Maintenance	\$ 100,000	\$ 55,300	\$ 91,500	\$ -	\$ -	\$ -	\$ 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	HOA - Maintenance six times per year
Ditch Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	HOA - Maintenance six times per year
Natural Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,650	HOA - Maintenance six times per year
Preserve Edges Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,100	HOA - Maintenance six times per year
Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	HOA - Compliance Monitoring of mitigation area F9
Boardwalk & Trail System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	Preventative maint of boardwalk and trail system
<b>Professional - Management</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Landscape maintenance oversight and coordination
<b>Capital Outlay</b>								
Fringe Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	Revegetation of fringe plantings and natural areas
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,000	Replacement of plantings recently burnt in fire
<b>Road and Street Facilities</b>								
<b>Repairs and Maintenance</b>								
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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 4/30/2026	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	Notes	
	9/30/2026 Budget		FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total		Budget
<b>Reserves</b>									
Extraordinary Capital or Additional Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,772	\$ 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>	

**Fund Balances:**

<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

**Fund Balance - Allocations/Use of Funds**

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>	
CAP Rate:	\$ 320.50	\$ 320.50	
<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>	
Cap Rate:	\$ 481.54	\$ 1,630.80	
<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	\$ 481.54	Adopted CAP Rate FY2025 - Revised for Preserve Maintenance

**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

## RESOLUTION 2026-13

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

#### **RECITALS**

**WHEREAS**, the River Landing Community Development District (the "District") is a local unit of special and single purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

**WHEREAS**, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, notices of the District's Fiscal Year 2027 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

**WHEREAS**, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance is \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome; and

**WHEREAS**, on June 30, 2026, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on June 30, 2026, the Board of Supervisors determined that the Fiscal Year 2027 operations and maintenance assessment would be levied in the amount of \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

**WHEREAS**, on June 30 2026, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$1,359.00 but less than \$1,630.80 per unit for a Single-Family home, and above \$313.26 per unit but less than \$320.50 per unit for a

Townhome would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on June 30, 2026, the District’s Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners’ paying assessments, if the District adopted an operation and maintenance assessment cap of \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome, for notice purposes only; and

**WHEREAS**, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years’ annual operation and maintenance assessments which are levied in an amount less than \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome; and

**WHEREAS**, if future anticipated annual operations and maintenance assessments are projected to exceed \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome, the District Manager shall provide all notices required by law in the absence of this resolution; and

**WHEREAS**, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome, for notices purposes only.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome, for notice purposes only.
- b. If future anticipated annual operations and maintenance assessments are projected to exceed \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$1,630.80 per unit for a Single-Family home and \$320.50 per unit for a Townhome, nor shall it be construed as a waiver of the District’s right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by Section 190.008, Florida Statutes.

**SECTION 2. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida on this 30th day of June 2026.

**ATTEST:**

**RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tina Golub, Chairperson

# MEMO

**District Manager: James P. Ward**  
**2301 Northeast 37th Street**  
**Fort Lauderdale, Florida 33308**  
**Phone: 954.658.4900**  
**Email: Wardj@pfm.com**

**To: Board of Supervisors**  
**From: James P. Ward**  
**Date: June 1, 2026**  
**Re: Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

---

## **Filing A Form 1**

To access the Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional E-filing assistance is available Monday - Friday from 8:00 a.m. until 5:00 p.m. EST by contacting the Commission directly (850) 488-7864.

*Chrome, Edge, or Firefox are the recommended browsers to use in the EFDMS website. If you are not using one of these browsers, you will be able to access the site, but the pages may not display or function as designed. The use of a mobile device for completing a form in EFDMS is strongly discouraged.*

## **Ethics Training Requirements:**

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

# MEMO

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027.*

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) - to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

**General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/COE)**

## 1. Free Training Programs:

**Ethics law** - The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

- a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**  
*Note: Google Chrome web browser will not open - use another web browser.*  
[Video Tutorial](#)
- b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**  
[23-page presentation - no audio](#)
- c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**  
[Audio presentation - no video](#)
- d. Ethics law, Sunshine law, and Public Records law - The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.  
[FLC Mandated Ethics Workshop](#)

# MEMO

## 2. Other Training Programs

- a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.
  - [4-Hour Ethics Course](#)
  
- b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.
  - [www.floridaethics.org/courses/florida-ethics-law-4-hour-course](http://www.floridaethics.org/courses/florida-ethics-law-4-hour-course)

# River Landing

Community Development District

## *Financial Statements May 31, 2026*

*PFM Management Services, LLC*  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817  
Phone: (954) 658-4900

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**River Landing Community Development District  
Balance Sheet  
Through May 31, 2026**

	Governmental Funds								Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds		General Long Term Debt	General Fixed Assets			
		Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025					
<b>Assets</b>											
<b>Cash and Investments</b>											
<b>General Fund</b>											
Truist - Checking Account	\$ 291,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,222	
<b>Debt Service Fund</b>											
Reserve Account	-	253,546	135,006	87,693	-	-	-	-	-	476,245	
Revenue Account	-	279,627	158,034	148,435	-	-	-	-	-	586,096	
Prepayment Account	-	286	-	2,408	-	-	-	-	-	2,694	
Construction Account	-	-	-	-	1,594	11	-	-	-	1,605	
<b>Due from Other Funds</b>											
General Fund	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	
<b>Accounts Receivable</b>											
Unamortized Prem/Discount on Bonds Payable	-	14,596	-	-	-	2,489	-	-	-	17,085	
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	-	841,094	-	-	841,094	
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	-	15,718,906	-	-	15,718,906	
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	-	-	13,461,392	-	13,461,392	
<b>Total Assets</b>	<b>\$ 291,222</b>	<b>\$ 548,054</b>	<b>\$ 293,040</b>	<b>\$ 238,536</b>	<b>\$ 1,594</b>	<b>\$ 2,501</b>	<b>\$ 16,560,000</b>	<b>\$ 13,461,392</b>	<b>\$ -</b>	<b>\$ 31,396,339</b>	

**River Landing Community Development District**  
**Balance Sheet**  
**Through May 31, 2026**

	Governmental Funds							Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds		General Long Term Debt	General Fixed Assets		
		Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025				
<b>Liabilities</b>										
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Developer Advance</b>	-	-	-	-	395,553	102,331	-	-	497,884	
<b>Due to Other Funds</b>										
General Fund	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	
<b>Bonds Payable</b>										
<b>Current Portion (Due Within 12 Months)</b>										
Series 2020A	-	-	-	-	-	-	180,000	-	180,000	
Series 2023A	-	-	-	-	-	-	60,000	-	60,000	
Series 2025	-	-	-	-	-	-	80,000	-	80,000	
<b>Long Term</b>										
Series 2020A	-	-	-	-	-	-	7,570,000	-	7,570,000	
Series 2023A	-	-	-	-	-	-	3,640,000	-	3,640,000	
Series 2025	-	-	-	-	-	-	5,030,000	-	5,030,000	
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 395,553</u>	<u>\$ 102,331</u>	<u>\$ 16,560,000</u>	<u>\$ -</u>	<u>\$ 17,057,884</u>	
<b>Fund Equity and Other Credits</b>										
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	13,461,392	13,461,392	
<b>Fund Balance</b>										
<b>Restricted</b>										
Beginning: October 1, 2025 (Unaudited)	-	545,956	291,020	259,070	(397,511)	(102,520)	-	-	596,016	
Results from Current Operations	-	2,097	2,020	(20,534)	3,552	2,690	-	-	(10,175)	
<b>Unassigned</b>										
Beginning: October 1, 2025 (Unaudited)	202,514	-	-	-	-	-	-	-	202,514	
Results from Current Operations	88,708	-	-	-	-	-	-	-	88,708	
<b>Total Fund Equity and Other Credits</b>	<u>\$ 291,222</u>	<u>\$ 548,054</u>	<u>\$ 293,040</u>	<u>\$ 238,536</u>	<u>\$ (393,959)</u>	<u>\$ (99,830)</u>	<u>\$ -</u>	<u>\$ 13,461,392</u>	<u>\$ 14,338,455</u>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 291,222</u>	<u>\$ 548,054</u>	<u>\$ 293,040</u>	<u>\$ 238,536</u>	<u>\$ 1,594</u>	<u>\$ 2,501</u>	<u>\$ 16,560,000</u>	<u>\$ 13,461,392</u>	<u>\$ 31,396,339</u>	

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	1,369	289,096	306,175	94%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(17,331)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,369</b>	<b>\$ 289,096</b>	<b>\$ 288,844</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,917	31,333	47,000	67%
<b>Financial and Administrative</b>				
Audit Services	-	7,200	5,700	126%
Accounting Services	2,833	22,667	34,000	67%
Assessment Roll Services	2,833	22,667	34,000	67%
Arbitrage Rebate Services	-	500	1,500	33%
<b>Other Contractual Services</b>				
Legal Advertising	1,778	1,976	2,800	71%
Trustee Services	-	8,493	15,480	55%
Dissemination Agent Services	7,000	7,000	6,000	117%
Bond Amortization Schedules	-	-	1,500	0%
Property Appraiser Fees	-	150	150	100%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	26	500	5%
Computer Services - Website Development	1,200	2,400	2,400	100%
<b>Insurance</b>	-	23,374	22,289	105%
<b>Printing &amp; Binding</b>	-	-	100	0%
<b>Subscription &amp; Memberships</b>	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	579	1,017	10,000	10%
<b>Other General Government Services</b>				
Engineering Services	-	3,413	5,000	68%
<b>Other Physical Environment</b>				
<b>Repairs and Maintenance</b>				
Wetland Maintenance	12,700	68,000	100,000	68%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 32,840</b>	<b>\$ 200,389</b>	<b>\$ 288,844</b>	<b>69%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(31,472)</b>	<b>88,708</b>	<b>-</b>	
Fund Balance - Beginning	322,694	202,514	202,514	
<b>Fund Balance - Ending</b>	<b>\$ 291,222</b>	<b>\$ 291,222</b>	<b>\$ 202,514</b>	

Prepared by:

PFM Management Services LLC

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	729	6,179	11,110	56%
Revenue Account	1,716	10,274	12,554	82%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	2,332	492,535	527,685	93%
<b>Other Fees and Charges</b>				
Fees/Discounts for Early Payment		-	(35,482)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,777</b>	<b>\$ 508,987</b>	<b>\$ 515,867</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2020A	175,000	175,000	175,000	100%
<b>Interest Expense</b>				
Series 2020A	165,945	331,890	331,890	100%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 340,945</b>	<b>\$ 506,890</b>	<b>\$ 506,890</b>	<b>100%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(336,168)</b>	<b>2,097</b>	<b>8,977</b>	
Fund Balance - Beginning	884,222	545,956	545,956	
<b>Fund Balance - Ending</b>	<b>548,054</b>	<b>\$ 548,054</b>	<b>\$ 554,933</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2023A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	0%
<b>Interest Income</b>				
Reserve Account	388	3,290	5,916	56%
Revenue Account	549	3,388	3,753	90%
Capitalized Interest Account	-	-	74	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	1,270	268,245	286,992	93%
<b>Other Fees and Charges</b>				
Fees/Discounts for Early Payment	-	-	(18,901)	0%
<b>Intragovernmental Transfer In</b>				
	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,206</b>	<b>\$ 274,923</b>	<b>\$ 277,834</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2023A	60,000	60,000	60,000	100%
<b>Interest Expense</b>				
Series 2023A	104,806	209,613	209,613	100%
<b>Intragovernmental Transfer Out</b>				
	388	3,290	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 165,194</b>	<b>\$ 272,903</b>	<b>\$ 269,613</b>	<b>101%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(162,988)</b>	<b>2,020</b>	<b>8,221</b>	
Fund Balance - Beginning	456,028	291,020	291,020	
<b>Fund Balance - Ending</b>	<b>\$ 293,040</b>	<b>\$ 293,040</b>	<b>\$ 299,241</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	255,178	0%
<b>Interest Income</b>				
Reserve Account	155	1,361	760	179%
Prepayment Account	48	414	-	0%
Revenue Account	614	2,833	1,520	186%
Capitalized Interest Account	-	646	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	1,699	358,975	377,570	95%
Special Assessments - Prepayments	-	25,698	-	0%
<b>Other Fees and Charges</b>				
Fees/Discounts for Early Payment	-	-	(18,901)	0%
Intragovernmental Transfer In	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,517</b>	<b>\$ 389,927</b>	<b>\$ 616,127</b>	<b>63%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025	80,000	80,000	80,000	100%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2025	25,000	55,000	-	0%
<b>Interest Expense</b>				
Series 2025	135,821	272,850	273,252	100%
Intragovernmental Transfer Out	-	2,611	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 240,821</b>	<b>\$ 410,461</b>	<b>\$ 353,252</b>	<b>116%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(238,304)</b>	<b>(20,534)</b>	<b>262,875</b>	
Fund Balance - Beginning	476,841	259,070	259,070	
<b>Fund Balance - Ending</b>	<b>\$ 238,536</b>	<b>\$ 238,536</b>	<b>\$ 521,945</b>	

**River Landing Community Development District**  
**Construction Project Fund - Series 2023**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

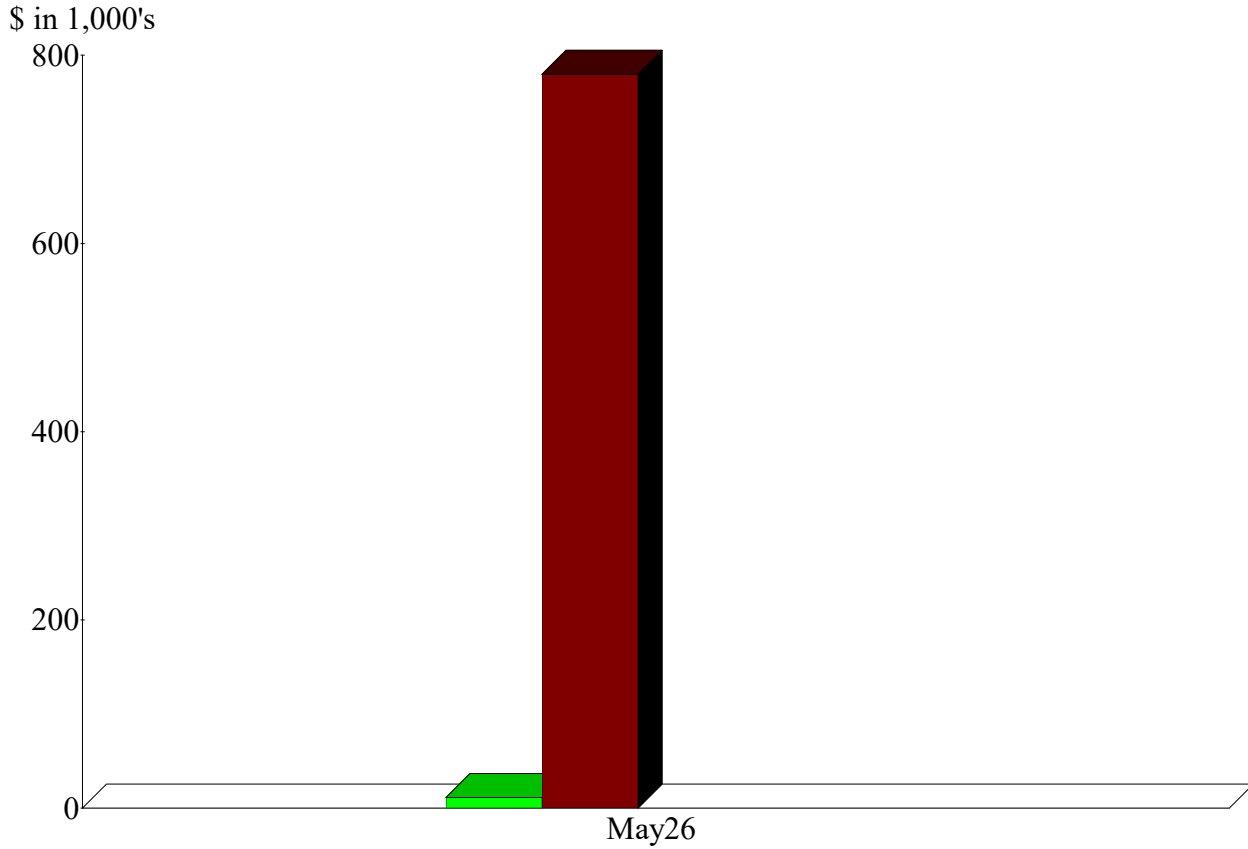
Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	3	262	-	0%
Intragovernmental Transfer In	388	3,290	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 391</b>	<b>\$ 3,552</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>\$ 391</b>	<b>\$ 3,552</b>	<b>-</b>	
Fund Balance - Beginning	\$ (394,350)	\$ (397,511)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (393,959)</b>	<b>\$ (393,959)</b>	<b>\$ -</b>	

**River Landing Community Development District**  
**Construction Project Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	0	77	-	0%
Cost of Issuance	-	1	-	0%
Intragovernmental Transfer In	-	2,611	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 2,690</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>\$ 0</b>	<b>\$ 2,690</b>	<b>-</b>	
Fund Balance - Beginning	\$ (99,830)	\$ (102,520)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (99,830)</b>	<b>\$ (99,830)</b>	<b>\$ -</b>	

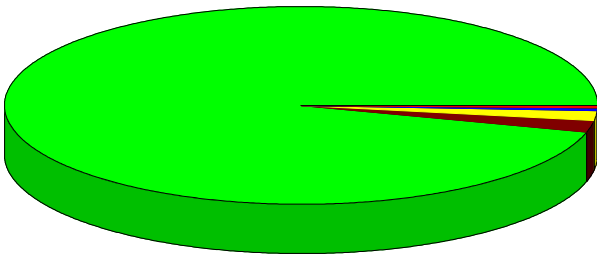
# River Landing Community Development District

Income and Expense by Month  
May 2026



Expense Summary  
May 2026

5170000 · Debt Service	95.74%
5130000 · Financial and Administrative	2.01
5390000 · Other Physical Environment	1.63
5120000 · Executive	0.50
5140000 · Legal Services	0.07
5810000 · Interfund Transfer Out	0.05
<b>Total</b>	<b>\$779,800.80</b>



By Account