

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## AGENDA

JULY 19, 2022

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PREPARED BY:

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# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

July 12, 2022

Board of Supervisors

River Landing Community Development District

Dear Board Members:

This regular meeting of the Board of Supervisors of the River Landing Community Development District will be held on **Tuesday, July 19, 2022, at 11:00 A.M.** at the **Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e68d4c927a08acf832a6bf56d57da8bca>

Access Code: **2348 049 9944**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2348 049 9944** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of the June 21, 2022, Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
  - a. **FISCAL YEAR 2022 BUDGET.**
    - I. Public Comment and Testimony.
    - II. Board Comment.
    - III. Consideration of **Resolution 2022-12**, a resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2023.
  - b. **FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
    - I. Public Comment and Testimony.
    - II. Board Comment.

- III. Consideration of **Resolution 2022-13**, a resolution of the Board of Supervisors imposing Special Assessments, adopting an Assessment Roll, and approving the General Fund Special Assessment Methodology.
  - IV. Consideration of **Resolution 2022-14**, a resolution of the Board of Supervisors establishing an Operation and Maintenance Assessment Cap for notice purposes.
5. Staff Reports.
- I. District Attorney.
  - II. District Engineer.
    - a) Stormwater Reporting Update – Completed.
  - III. District Manager.
    - a) Landowners Election Reminder: **Tuesday, November 1, 2022, at 11:00 a.m.**
    - b) Financial Statement for period ending June 30, 2022 (unaudited).
6. Supervisor’s Requests and Audience Comments.
7. Adjournment.

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The first order of business is the call to order and roll call.

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The second order of business Notice of Advertisement of Public Hearing.

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The third order of business is the consideration of the June 21, 2022, Regular Meeting Minutes.

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The fourth order of business deals with two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2023 Budget, Assessments, and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2023 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2020 Refunding Bonds. At the conclusion of the hearing, will be consideration of **Resolution 2022-12**, which adopts the Fiscal Year 2023 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 2023 Budget. **Resolution 2022-13**, does three (3) things: (i) first, it imposes the special assessments for the general fund and the debt service fund; (ii) 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 2022-13**; and (iii) finally it approves the General Fund Special Assessment Methodology. The final **Resolution 2022-14** is to establish a CAP rate for the District’s general fund operations. If the District’s operations assessments exceed the CAP rate in future years, the District will be required to mail notice to all property owners.

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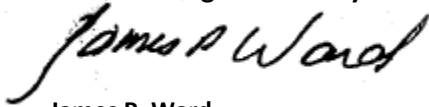
River Landing Community Development District

The fifth order of business are Staff Reports by the District Attorney, District Engineer, and the District Manager. The District Manager shall report on Financial Statements (unaudited) for the period ending June 30, 2022.

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The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. In the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

River Landing Community Development District



James P. Ward  
District Manager

**The Fiscal Year 2023 schedule is as follows:**

October 18, 2022	November 1, 2022 (1 <sup>st</sup> Landowners Election)
December 20, 2022	January 17, 2023
February 21, 2023	March 21, 2023
April 18, 2023	May 16, 2023
June 20, 2023	July 18, 2023
August 15, 2023	September 19, 2023

**Tampa Bay Times**  
 Published Daily

STATE OF FLORIDA  
 COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Judy Allen** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Public Hearing Notice and Assessments FY 2023** was published in said newspaper by print in the issues of: **6/26/22, 7/ 3/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** 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 not 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.

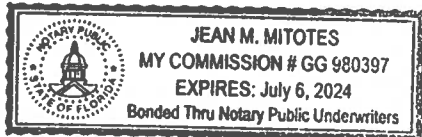
  
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 Signature Affiant

Sworn to and subscribed before me this **.07/03/2022**

  
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 Signature of Notary Public

Personally known       X       or produced identification

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



**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for River Landing Community Development District will hold two public hearings and a regular meeting on **Tuesday, July 19, 2022, at 11:00 a.m.** at the **Rivers Edge Sales Center, 2542 Meander Cove, Wesley Chapel, Florida 33543**. The meeting is being held for the necessary public purpose of considering such business as 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 the first public hearing is to receive public comment and objections on the Fiscal Year 2023 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2023 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site [www.RiverLandingcdd.org](http://www.RiverLandingcdd.org) at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2023 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023.

Proposed Schedule of Assessments		
Product Type	FY 2023 Rate	Cap Rate
All Units	\$233.41	\$280.10

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

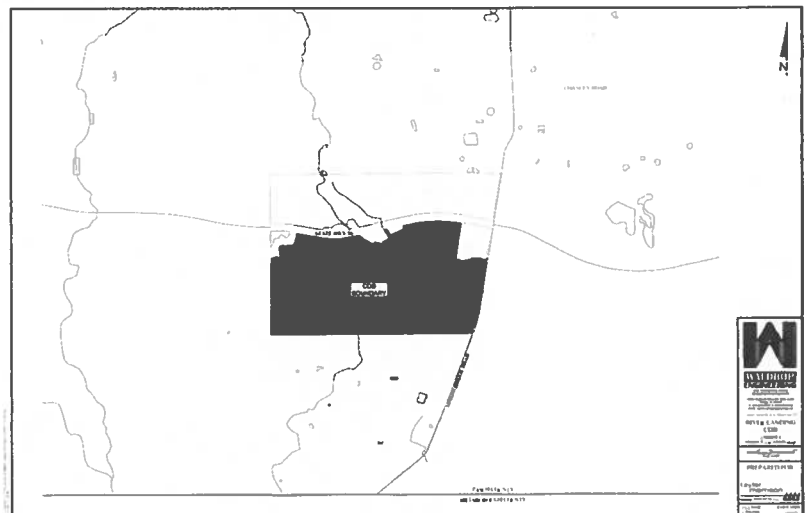
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 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 Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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 Development District  
11 was held on Tuesday, June 21, 2022 at 11:00 A.M. at the Rivers Edge Sales Center, 2542 Meander Cove,  
12 Wesley Chapel, Florida 33543.  
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**Present and constituting a quorum:**

23 Robert Lee	Chairperson
24 Travis Stagnitta	Vice Chairperson
25 David Wilson	Assistant Secretary
26 Mike Piendel	Assistant Secretary
27 Matthew Sawyer	Assistant Secretary

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**Also present were:**

42 James P. Ward	District Manager
43 Kyle Clawson	District Engineer
44 Jere Earlywine	District Counsel
45 Tony Grau	Grau and Associates
46 Andrew Gill	JP Ward and Associates

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**Audience:**

**Rakesh G.  
Tammy Stewart**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Andrew Gill called the meeting to order at approximately 11:16 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Resignations**

**Consideration of acceptance of the resignation letters of Mr. Jason Ford from Seat 5 effective March 15, 2022, whose term is set to expire November 2022, Ms. Gabriella Peolleova from Seat 1 Effective May 25, 2022, whose term is set to expire November 2022**

- a) Appointment of individual to fill Seats 1 & 5
- b) Oath of Office
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees

49 **d) Form 1 – Statement of Financial Interests**

50

51 Mr. Gill explained the District’s Charter Florida Statute 190 provided the mechanism to replace  
52 members who resigned by a simple majority vote of the remaining Board Members. He asked if the  
53 Board had any nominations for appointment.

54

55 The Board nominated Matthew Sawyer and Mike Piendel for fill the two open Seats.

56

57 **On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson,**  
58 **and with all in favor, Matthew Sawyer was appointed to fill Seat 1.**

59

60 **On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson,**  
61 **and with all in favor, Mike Piendel was appointed to fill Seat 5.**

62

63 Mr. Gill, as a notary public, administered the Oath of Office to Mr. Sawyer and Mr. Piendel. He  
64 asked Mr. Sawyer and Mr. Piendel to sign the Oath of Office and return the signed Oath to himself  
65 for notarization and to be made part of the public record. He noted Mr. Sawyer and Mr. Piendel  
66 were provided a copy of the Guide to the Sunshine Law, the Code of Ethics, as well as a Form 1 –  
67 Statement of Financial Interests. He discussed the Form 1 – Statement of Financial Interests and  
68 encouraged Mr. Sawyer and Mr. Piendel not to forget to file Form 1 or risk incurring fees for late  
69 filing.

70

71 Mr. Ward discussed the Sunshine Law explaining it essentially indicated no two Members of the  
72 Board could do business outside of an open noticed public meeting. He indicated the Board  
73 Members were welcome to contact himself or Jere Earlywine with any questions.

74

75 Mr. Jere Earlywine asked if the new Board Members had served on other CDD Boards.

76

77 Mr. Sawyer and Mr. Piendel responded in the affirmative.

78

79 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2022-5**

80

81 **Consideration of Resolution 2022-5, a resolution of the Board of Supervisors re-designation the**  
82 **officers of the River Landing Community Development District**

83

84 Mr. Gill indicated Resolution 2022-5 set Matt Sawyer as Assistant Secretary in Seat 1, Mike Piendel as  
85 Assistant Secretary in Seat 5, Robert Lee as Chairperson in Seat 2, Travis Stagnita as Vice Chair in Seat 3,  
86 and David Wilson as Assistant Secretary in Seat 4 with James Ward as Secretary and Treasurer. He asked  
87 if there were any questions; hearing none, he called for a motion.

88

89 **On MOTION made by Mr. Mike Piendel, seconded by Mr. David**  
90 **Wilson, and with all in favor, Resolution 2022-5 was adopted, and the**  
91 **Chair was authorized to sign.**

92

93 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

94

95 **March 15, 2022, Regular Meeting Minutes**

96  
97 Mr. Gill asked if there were any corrections, additions, or deletions from the Minutes; hearing none, he  
98 called for a motion.

99  
100 **On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee,**  
101 **and with all in favor, the March 15, 2022 Regular Meeting Minutes**  
102 **were approved.**

103  
104 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-6**

105  
106 **Consideration of Resolution 2022-6, a resolution of the Board of Supervisors of the River Landing**  
107 **Community Development District approving the Proposed Fiscal Year 2023 Budget and setting the**  
108 **Public Hearing on Tuesday, July 19, 2022, at 11:00 A.M. at the Rivers Edge Sales Center, 2542 Meander**  
109 **Cove, Wesley Chapel, Florida 33543**

110  
111 *Mr. Gill: The District's Legislation requires the District Manager to submit the proposed Budget to the*  
112 *Board by June 15 for approval which was done. The approval of this Budget is only intended to permit us*  
113 *to proceed through the Budget process and adoption of the Budget at the Public Hearing. The Public*  
114 *Hearing, we have set right now, is scheduled for Tuesday, July 19, 2022 at 11:00 a.m. in this location.*

115  
116 **On MOTION made by Mr. Mike Piendel, seconded by Mr. David**  
117 **Wilson, and with all in favor, Resolution 2022-6 was adopted, and the**  
118 **Chair was authorized to sign.**

119  
120 **SIXTH ORDER OF BUSINESS**

**Consideration of Agreement**

121  
122 **Acceptance of the Audited Financial Statements of the River Landing Community Development**  
123 **District for Fiscal Year 2021**

124  
125 Mr. Gill introduced Tony Grau with Grau and Associates.

126  
127 Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year  
128 ended September 30, 2021. He reported pages 1 and 2 reflected a clean opinion with respect to the  
129 financial statements of the District. He stated page 3 was the management discussion and analysis  
130 which was a recap of the financial activity during the Fiscal Year. He indicated page 5 showed the  
131 condensed statement of net position and next was the income statement (changes in net position)  
132 which showed revenues, expenses, and the change in net position. He noted the prior year had not  
133 been audited, there was very little activity as the District had just been created. He stated as of  
134 September 30, 2021, the net position was negative \$8,019,000 dollars due to conveyance of  
135 infrastructure. He noted there were also bond issue costs and interest which contributed to the deficit.  
136 He noted this was not unusual in this type of situation. He indicated next were the financial statements  
137 with the statement of net position. He stated next was the statement of activity (income statement).  
138 He stated the balance sheet for the governmental funds was on page 9; there were three funds, the  
139 general fund, debt service fund, and capital project fund. He noted the general fund had no equity,  
140 assets were equal to its liability as of the balance sheet date, and for the other two funds, the entire  
141 amounts were restricted. He stated the income statement was on page 11 and showed the revenues,  
142 prepaid assessments, developer contributions, bond issuance and ending fund balances. He reported on



143 page 13 were the footnotes to the financial statements which were standard. He indicated on page 19  
144 were the changes in the capital assets. He stated page 20 showed the long term debt which reflected  
145 additions for the new loans; nothing was paid in principle; the first principal payment would be next  
146 year for \$155,000 dollars. He reported budget to actual was on page 22 and starting page 24 was the  
147 new schedule required by Florida Statute and the Auditor General. He stated the remainder of the  
148 report contained the various reports required under government auditing standards and by the Auditor  
149 General. He reported there were no findings and only clean opinions.

150

151 Mr. Gill asked if there were any questions; hearing none, he called for a motion.

152

**On MOTION made by Mr. David Wilson, seconded by Mr. Travis Stagnita, and with all in favor, the Audited Financial Statements of the River Landing Community Development District for Fiscal Year 2021 were accepted for purposes of inclusion in the record.**

157

158 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-7**

159

160 **Consideration of Resolution 2022-7, a resolution of the Board of Supervisors designating a new**  
161 **location for the remainder of regular meetings of the Board of Supervisor’s for Fiscal Year 2022**

162

163 Mr. Gill indicated the remaining meetings for Fiscal Year 2022 were set at the Rivers Edge Sales Center;  
164 this was the only change. He asked if there were any questions; hearing none, he called for a motion.

165

**On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee, and with all in favor, Resolution 2022-7 was adopted, and the Chair was authorized to sign.**

169

170 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-8**

171

172 **Consideration of Resolution 2022-8, a resolution of the Board of Supervisors establishing the date,**  
173 **time, and location for regular meetings of the Board of Supervisor’s for Fiscal Year 2023**

174

175 Mr. Gill indicated the meetings for Fiscal Year 2023 were set for the third Tuesday of each month at  
176 11:00 a.m. at the Rivers Edge Sales Center. He asked if there were any questions; hearing none, he  
177 called for a motion.

178

**On MOTION made by Mr. Mike Piendel, seconded by Mr. David Wilson, and with all in favor, Resolution 2022-8 was adopted, and the Chair was authorized to sign.**

179

183 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-9**

184

185 **Consideration of Resolution 2022-9, a resolution of the Board of Supervisors designating the date,**  
186 **time, and location for a landowners’ meeting and election; providing for publication; and establishing**  
187 **forms for the landowner’s election**

188

189 Mr. Gill explained because this was the first landowners' election following establishment of the District  
190 it was required to be held on the first Tuesday of November, on November 1, 2022, at 11:00 a.m. at the  
191 Rivers Edge Sales Center. He asked if there were any questions; hearing none, he called for a motion.

192  
193 **On MOTION made by Mr. Mike Piendel, seconded by Mr. David**  
194 **Wilson, and with all in favor, Resolution 2022-9 was adopted, and the**  
195 **Chair was authorized to sign.**

196  
197 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10**

198  
199 **Consideration of Resolution 2022-10, a resolution of the Board of Supervisors of adopting the Revised**  
200 **Master Engineer's Report**

201  
202 Mr. Gill asked Mr. Kyle Clawson to speak.

203  
204 *Mr. Clawson: The Master Engineer's Report noted the townhome roads previously identified as private*  
205 *have been updated to public per coordination with the developer, District Counsel, and District Manager.*

206  
207 Mr. Gill asked if there were any questions; hearing none, he called for a motion.

208  
209 **On MOTION made by Mr. Mike Piendel, seconded by Mr. David**  
210 **Wilson, and with all in favor, Resolution 2022-10 was adopted, and the**  
211 **Chair was authorized to sign.**

212  
213 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11**

214  
215 **Consideration of Resolution 2022-11, a resolution of the Board of Supervisors re-ratifying the actions**  
216 **of the District Chairman and District staff related to the acquisition of the Improvements, the**  
217 **execution of documents relating to such acquisition of the Improvements, and all actions taken in the**  
218 **furtherance of the acquisition, related to the acquisition and conveyance of townhomes roadway**  
219 **improvement.**

220  
221 *Mr. Gill: Just to confirm, this Resolution follows Resolution 2022-10.*

222  
223 *Mr. Earlywine: Resolution 2022-11 is actually the acquisition of the townhome improvements*  
224 *themselves so that the District can pay for them under the Acquisition Agreement.*

225  
226 **On MOTION made by Mr. David Wilson, seconded by Mr. Mike**  
227 **Piendel, and with all in favor, Resolution 2022-11 was adopted, and**  
228 **the Chair was authorized to sign.**

229  
230 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

231  
232 **I. District Attorney**

233  
234 *Mr. Earlywine: We are working on the acquisition and making sure you guys get paid. That's all I*  
235 *have right now.*

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## II. District Engineer

### a) 20 -Year Stormwater Needs Analysis – Completed

*Mr. Clawson: We have prepared the Stormwater Needs Analysis and coordinated with Andrew Gill, provided that document. He was able to provide it to the County and meet the requirements. We have met the June 30 deadline. I have no other items to report.*

## III. District Manager

- a) Report on the Number of Registered Voters as of April 15, 2022
- b) Financial Statement for period ending March 31, 2022 (unaudited)
- c) Financial Statement for period ending April 30, 2022 (unaudited)
- d) Financial Statement for period ending May 31, 2022 (unaudited)

*Mr. Gill: The District currently has 22 qualified electors only. It was established in 2022. Pursuant to Florida Statute 190 we still fall under the 250 requirement and six year mark, so we will continue to have landowners' elections as opposed to qualified electors' elections.*

## SEVENTH ORDER OF BUSINESS

### Supervisor's Requests and Audience Comments

Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any members of the audience present in person, by audio, or by video, with any questions or comments.

*Mr. Rakesh G.: It's about the sewage pipes we have on the sidewalks. Does the CDD address those issues or is it the HOA that addresses those issues?*

*Mr. Earlywine: If they are asking about the sewer utilities, those would have been turned over to the County. If he has an issue there, that's probably where he needs to direct his question. If it is impacting our road or stormwater improvements or something like that though, I think it would be helpful to know.*

*Mr. Rakesh G.: Mine is on my yard, but I see some of the pipes on the sidewalks. Is it still going to be the County's responsibility? Because if the County comes, they will break the sidewalks, but they won't rebuild the sidewalks. I don't think County rebuilds it. And mine is sticking up in my lawn.*

*Mr. Matt Sawyer: Oh, because the old County detail. They have to cut those down and put a metal cap on them.*

*Mr. Rakesh G.: Will the County do it?*

*Mr. Matt Sawyer: We are doing it.*

Discussion ensued regarding the pipes, the developer cutting down the pipes and capping the pipes, and the pipes not being the CDD's responsibility.

*Mr. Rakesh G.: One other thing, the drainpipes across the road. The gap is more than 6-7 inches. (Indecipherable). Is that the owner's responsibility?*

284

285 *Mr. Matt Sawyer: If it's on your lot, it's your responsibility.*

286

287 Discussion ensued regarding the road, and the gap, which was largely (indecipherable).

288

289 *Ms. Tammy Stewart: I am in lot 153 in River Landing. I wanted to check. I'm a little confused about the*  
290 *pathway to communicate with the Board. I think there is poor communication back to us as far as any*  
291 *warranty repairs being requested. So, before we are inundated, I know you may or may not be aware*  
292 *that Snyder Electric (ph) has done a major recall on the circuit breaker panels and everybody that I've*  
293 *spoken to in River Landing all fall within manufacture between February 2020 and January 2022, so is*  
294 *there a mass warranty that's going to be –*

295

296 *Mr. Matt Sawyer: That's not a CDD thing, that's a Taylor Morrison warranty.*

297

298 *Ms. Stewart: Yeah, that's the question. Is everyone to put in a warranty claim for each of the 27*  
299 *residents, or however many we have, or is Taylor Morrison aware that this is a problem across every*  
300 *house you put in River Landing, and probably in Rivers Edge? Is it going to be something that they are*  
301 *going to look at whole rather than individual warranties?*

302

303 *Mr. Matt Sawyer: I honestly don't have an answer. None of us are with the builders. They would be the*  
304 *ones to handle this.*

305

306 *Ms. Stewart: Who is they? I have Ashley Pons (ph) email address, but I don't know that that's an email*  
307 *she wants to be shared with everyone. I think we were told to go through the portal. If that's what you*  
308 *want us to do, that's what we should do, but I feel like it needs to be addressed. Somebody needs to tell*  
309 *us as a whole, is it going to be addressed, or everybody takes care of their own.*

310

311 *Mr. Matt Sawyer: I don't know that answer.*

312

313 *Mr. Ward: The questions you are asking are all developer related questions, none of which the*  
314 *Community Development District does control or would have information on. Although I know you see*  
315 *the Board Members who are Taylor Morrison representatives, I'm sure we can get you contact*  
316 *information after the meeting on things you want, but the Board would have no ability to do anything*  
317 *about the kinds of questions you are asking. We will try to get with you. Andrew is sitting in front of*  
318 *you, so we will get your contact information and maybe get you a phone number so you might be able to*  
319 *contact the appropriate representative of Taylor Morrison.*

320

321 *Ms. Stewart: Thank you.*

322

323 *Mr. Gill: I also see we have an audience member on audio who has raised their hand.*

324

325 *Mr. \_\_\_\_\_ 28:53: You can hear me now? Awesome. I had a couple of questions about the streetlights.*  
326 *There are very minimal streetlights on High Tides Way, even though there were a bunch of streetlights*  
327 *set up on the Castaway Loop. What's that like? And the other one was the gate situation. Because the*  
328 *gate seems to be broken most of the time and I'm not sure if you guys are responsible for that, but any*  
329 *insight into these two would be helpful.*

330

331 *Mr. Rob Lee: The developer is going to look at the streetlight situation. The gates are maintained by the*  
332 *HOA I believe. I don't know what's broken.*

333  
334 Discussion ensued regarding the gates being broken and left open most of the time.  
335

336 *Mr. Matt Sawyer: I can pass that information along to (indecipherable).*

337  
338 *Mr. Rob Lee: (Indecipherable).*

339  
340 Mr. Rakesh G. asked about pond cleanup.  
341

342 *Mr. Matt Sawyer: Are you guys signed up for those eblasts to get every week? There is contact*  
343 *information at the bottom of that. Please reach out to them.*

344  
345 *Mr. Gill: If there are no further questions related to CDD matters, I will ask for a motion to adjourn.*  
346

347 **EIGHTH ORDER OF BUSINESS** **Adjournment**

348  
349 Mr. Gill adjourned the meeting at approximately 11:47 a.m.  
350

**On MOTION made by Mr. David Wilson, seconded by Mr. Mike Piendel, and with all in favor, the meeting was adjourned.**

351  
352  
353 River Landing Community Development District

354  
355  
356  
357 \_\_\_\_\_  
358 James P. Ward, Secretary Robert Lee, Chairperson

**RESOLUTION 2022-12**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2023 BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**RECITALS**

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the 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 July 19, 2022, 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 the 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 period, 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 Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, 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

**RESOLUTION 2022-12**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2023 BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

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 Ending September 30, 2023, as adopted by the Board of Supervisors on July 19, 2022.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the River Landing Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of **\$945,940.00** 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	<b>\$203,069.00</b>
DEBT SERVICE FUND – SERIES 2020A	<b>\$545,459.00</b>
<u>DEBT SERVICE FUND – SERIES 2020B</u>	<b><u>\$197,413.00</u></b>
TOTAL ALL FUNDS	<b>\$945,940.00</b>

**SECTION 3. 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 4. 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 5. 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** this 19th day of July 2022.

**ATTEST:**

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Robert Lee, Chairman

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2023

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PREPARED BY:

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

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



**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year		Anticipated	Fiscal Year
	2022 Budget	Actual at 01/31/2022	Year End 09/30/2022	2023 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
<b>Assessment Revenue</b>				
Assessments - On-Roll	\$ 174,443	\$ 166,406	\$ 174,443	\$ 203,069
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
<b>Contributions - Private Sources</b>				
Taylor Morrison (Street Light Acquisition)	\$ -	\$ 691,018	\$ 691,018	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 174,443</b>	<b>\$ 857,424</b>	<b>\$ 865,461</b>	<b>\$ 203,069</b>
<b>Appropriations</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
<b>Executive</b>				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 41,000
<b>Financial and Administrative</b>				
Audit Services	\$ 5,000	\$ -	\$ 5,200	\$ 5,200
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 25,500
Assessment Roll Preparation	\$ 16,000	\$ 5,333	\$ 16,000	\$ 17,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 1,000	\$ 1,000
<b>Other Contractual Services</b>				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,000	\$ -	\$ 1,500	\$ 1,500
Trustee Services	\$ 4,300	\$ -	\$ 4,300	\$ 4,300
Dissemination Agent Services	\$ 5,000	\$ 600	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 360	\$ 74	\$ 350	\$ 350
<b>Travel and Per Diem</b>				
	\$ -	\$ -	\$ -	\$ -
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 500	\$ 11	\$ 250	\$ 250
<b>Rentals and Leases</b>				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 1,500	\$ 1,500
<b>Insurance</b>				
	\$ 5,500	\$ 9,972	\$ 9,972	\$ 15,000
<b>Subscriptions and Memberships</b>				
	\$ 175	\$ 175	\$ 175	\$ 175
<b>Printing and Binding</b>				
	\$ 400	\$ 194	\$ 400	\$ 400
<b>Office Supplies</b>				
	\$ -	\$ -	\$ -	\$ -

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Legal Services</b>				
General Counsel	\$ 15,000	\$ 4,806	\$ 15,000	\$ 15,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
<b>Other General Government Services</b>				
Engineering Services	\$ 1,000	\$ 4,440	\$ 7,500	\$ 7,500
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Other Physical Environment</b>				
Repairs and Maintenance				
Naturalized Area Maintenance	\$ 50,000		\$ 30,000	\$ 50,000
<b>Road and Street Facilities</b>				
Capital Improvements				\$ -
Street Lights Purchase	\$ -	\$ -	\$ -	\$ -
Street Lights Installation	\$ -	\$ -	\$ -	\$ -
<b>Reserves</b>				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,708	\$ -	\$ 10,708	\$ 12,394
<b>Total Appropriations</b>	<b>\$ 174,443</b>	<b>\$ 44,371</b>	<b>\$ 164,855</b>	<b>\$ 203,069</b>
<b>Fund Balances:</b>				
<b>Change from Current Year Operations</b>	\$ -	\$ 813,053	\$ 700,606	\$ -
<b>Fund Balance</b>				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Restricted for Street Light Acquisitions	\$ -	\$ 691,018	\$ 691,018	\$ 691,018
Unassigned.	\$ 3,194	\$ 125,229	\$ 6,394	\$ 6,394
<b>Total Fund Balance</b>	<b>\$ 3,194</b>	<b>\$ 816,247</b>	<b>\$ 697,412</b>	<b>\$ 697,412</b>
<b>Assessment Rate</b>	<b>\$ 200.43</b>			<b>\$ 233.41</b>
<b>Units Subject to Assessment</b>	<b>870</b>			<b>870</b>

**River Landing Community Development District  
General Fund - Budget  
Fiscal Year 2023**

		FY 2022
<b>Revenues and Other Sources</b>		
Carryforward		\$ -
Interest Income - General Account		\$ -
<hr/>		
<b>Appropriations</b>		
<b>Legislative</b>		
Board of Supervisor's Fees		\$ -
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.		
<b>Executive</b>		
Professional - Management		\$ 41,000
The District retains the services of a professional management company - <b>JPWard and Associates, LLC</b> - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		
<b>Financial and Administrative</b>		
Audit Services		\$ 5,200
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.		
Accounting Services		\$ 25,500
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation		\$ 17,000
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.		
Arbitrage Rebate Fees		\$ 1,000
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
<b>Other Contractual Services</b>		
Recording and Transcription		\$ -
Legal Advertising		\$ 1,500
Trustee Services		\$ 4,300
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.		
Dissemination Agent Services		\$ 5,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.		
Property Appraiser Fees		\$ -
Bank Service Fees		\$ 350
Travel and Per Diem		\$ -
<b>Communications and Freight Services</b>		
Telephone		\$ -
Postage, Freight & Messenger		\$ 250
<b>Rentals and Leases</b>		
Miscellaneous Equipment		\$ -
Computer Services (Web Site Maintenance)		\$ 1,500

**River Landing Community Development District  
General Fund - Budget  
Fiscal Year 2023**

	FY 2022
<b>Insurance</b>	\$ 15,000
<b>Subscriptions and Memberships</b>	\$ 175
<b>Printing and Binding</b>	\$ 400
<b>Office Supplies</b>	\$ -
<b>Legal Services</b>	
General Counsel	\$ 15,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
 <b>Other General Government Services</b>	
Engineering Services	\$ 7,500
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Other Physical Environment	
Repairs and Maintenance	
Naturalized Area Maintenance	\$ 50,000
<b>Road and Street Facilities</b>	
Capital Improvements	\$ -
Street Lights Purchase	\$ -
Street Lights Installation	
<b>Reserves</b>	
Operational Reserve (Future Years)	\$ -
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
 <b>Other Fees and Charges</b>	
Discounts and Tax Collector Fees	\$ 12,394
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
<b>Total Appropriations:</b>	<b><u>\$ 203,069</u></b>

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ 160,747	\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 545,459	\$ 518,254	\$ 545,459	\$ 545,459
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit		\$ -	\$ -	
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 706,206</b>	<b>\$ 518,254</b>	<b>\$ 545,459</b>	<b>\$ 545,459</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>				
	\$ 351,788	\$ -	\$ 351,788	\$ 347,138
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ 35,475	\$ -	\$ 35,475	\$ 35,500
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 542,263</b>	<b>\$ -</b>	<b>\$ 542,263</b>	<b>\$ 542,637</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 518,254	\$ 3,196	\$ 2,822
<b>Fund Balance - Beginning</b>	\$ 488,134	\$ 488,134	\$ 488,134	\$ 488,134
<b>Fund Balance - Ending</b>	<b>\$ 488,134</b>	<b>\$ 1,006,388</b>	<b>\$ 491,330</b>	<b>\$ 490,955</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 253,831
Restricted for November 1, 2023 Interest Payment	\$ 171,169
<b>Total - Restricted Fund Balance:</b>	<b>\$ 425,000</b>

Description of Product	Number of Units	FY 2022 Rate	FY 2023 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	89	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	61	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	52	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	\$ 1,856.57	\$ 1,856.57
<b>Total:</b>	<b>431</b>		

River Landing Community Development District

Debt Service Fund - Series 2020A

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

**River Landing Community Development District**  
**Debt Service Fund - Series 2020B Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ 90,487	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ 192,547	\$ 192,547	\$ -
Special Assessment - Off-Roll	\$ 99,025	\$ 1,115	\$ 1,115	\$ 197,413
Special Assessment - Prepayment	\$ -	\$ 107,644	\$ 107,644	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit		\$ -	\$ -	
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 189,512</b>	<b>\$ 301,307</b>	<b>\$ 301,307</b>	<b>\$ 197,413</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>	\$ -	\$ -	\$ -	\$ -
<b>Principal Debt Service - Early Redemptions</b>	\$ -	\$ 15,000	\$ 107,644	
<b>Interest Expense</b>	\$ 189,522	\$ 99,025	\$ 189,522	\$ 197,413
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 189,522</b>	<b>\$ 114,025</b>	<b>\$ 297,166</b>	<b>\$ 197,413</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 187,282	\$ 4,141	\$ -
<b>Fund Balance - Beginning</b>	\$ -	\$ -	\$ -	\$ 4,141
<b>Fund Balance - Ending</b>	\$ -	\$ 187,282	\$ 4,141	\$ 4,141

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 253,831
Restricted for November 1, 2023 Interest Payment	N/A
<b>Total - Restricted Fund Balance:</b>	<b>\$ 253,831</b>

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 4,660,000	4.250%			
5/1/2022		\$ -	4.250%	\$ 98,706.25		
11/1/2022				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2023		\$ -	4.250%	\$ 98,706.25		
11/1/2023				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2024		\$ -	4.250%	\$ 98,706.25		
11/1/2024				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2025		\$ -	4.250%	\$ 98,706.25		
11/1/2025				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2026		\$ -	4.250%	\$ 98,706.25		
11/1/2026				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2027		\$ -	4.250%	\$ 98,706.25		
11/1/2027				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2028		\$ -	4.250%	\$ 98,706.25		
11/1/2028				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2029		\$ -	4.250%	\$ 98,706.25		
11/1/2029				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2030		\$ -	4.250%	\$ 98,706.25		
11/1/2030				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2031		\$ -	4.250%	\$ 98,706.25		
11/1/2031				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2032		\$ -	4.250%	\$ 98,706.25		
11/1/2032				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2033		\$ -	4.250%	\$ 98,706.25		
11/1/2033				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2034		\$ -	4.250%	\$ 98,706.25		
11/1/2034				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2035		\$ 4,645,000	4.250%	\$ 98,706.25		
11/1/2035				\$ 98,706.25	\$ 4,842,412.50	\$ -



## RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; 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 2023 (“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 2023; 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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; 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

**RESOLUTION 2022-13**

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

**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**, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the River Landing Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the River Landing Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit "B" to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time 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" and "B" the Budget and Methodology respectively confer 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 Exhibit "B" and 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 "B" the Methodology. 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 on lands noted as on-roll in Table 1 of Exhibit "B" shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

**RESOLUTION 2022-13**

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

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," 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** this 19<sup>th</sup> day of July 2022.

**ATTEST:**

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

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

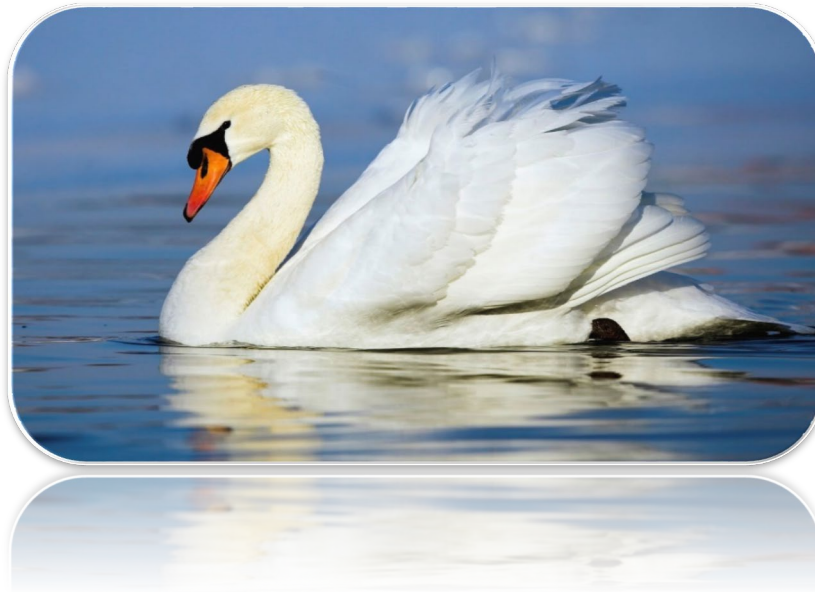
\_\_\_\_\_  
Robert Lee, Chairman

**Exhibit A:** Fiscal Year 2023 Budget

**Exhibit B:** Fiscal Year 2023 Budget Methodology

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2023

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PREPARED BY:

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

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

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year		Anticipated	Fiscal Year
	2022 Budget	Actual at 01/31/2022	Year End 09/30/2022	2023 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
<b>Assessment Revenue</b>				
Assessments - On-Roll	\$ 174,443	\$ 166,406	\$ 174,443	\$ 203,069
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
<b>Contributions - Private Sources</b>				
Taylor Morrison (Street Light Acquisition)	\$ -	\$ 691,018	\$ 691,018	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 174,443</b>	<b>\$ 857,424</b>	<b>\$ 865,461</b>	<b>\$ 203,069</b>
<b>Appropriations</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
<b>Executive</b>				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 41,000
<b>Financial and Administrative</b>				
Audit Services	\$ 5,000	\$ -	\$ 5,200	\$ 5,200
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 25,500
Assessment Roll Preparation	\$ 16,000	\$ 5,333	\$ 16,000	\$ 17,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 1,000	\$ 1,000
<b>Other Contractual Services</b>				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,000	\$ -	\$ 1,500	\$ 1,500
Trustee Services	\$ 4,300	\$ -	\$ 4,300	\$ 4,300
Dissemination Agent Services	\$ 5,000	\$ 600	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 360	\$ 74	\$ 350	\$ 350
<b>Travel and Per Diem</b>				
	\$ -	\$ -	\$ -	\$ -
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 500	\$ 11	\$ 250	\$ 250
<b>Rentals and Leases</b>				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 1,500	\$ 1,500
<b>Insurance</b>				
	\$ 5,500	\$ 9,972	\$ 9,972	\$ 15,000
<b>Subscriptions and Memberships</b>				
	\$ 175	\$ 175	\$ 175	\$ 175
<b>Printing and Binding</b>				
	\$ 400	\$ 194	\$ 400	\$ 400
<b>Office Supplies</b>				
	\$ -	\$ -	\$ -	\$ -

**River Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Legal Services</b>				
General Counsel	\$ 15,000	\$ 4,806	\$ 15,000	\$ 15,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
<b>Other General Government Services</b>				
Engineering Services	\$ 1,000	\$ 4,440	\$ 7,500	\$ 7,500
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Other Physical Environment</b>				
Repairs and Maintenance				
Naturalized Area Maintenance	\$ 50,000		\$ 30,000	\$ 50,000
<b>Road and Street Facilities</b>				
Capital Improvements				\$ -
Street Lights Purchase	\$ -	\$ -	\$ -	\$ -
Street Lights Installation	\$ -	\$ -	\$ -	\$ -
<b>Reserves</b>				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,708	\$ -	\$ 10,708	\$ 12,394
<b>Total Appropriations</b>	<b>\$ 174,443</b>	<b>\$ 44,371</b>	<b>\$ 164,855</b>	<b>\$ 203,069</b>
<b>Fund Balances:</b>				
<b>Change from Current Year Operations</b>	\$ -	\$ 813,053	\$ 700,606	\$ -
<b>Fund Balance</b>				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Restricted for Street Light Acquisitions	\$ -	\$ 691,018	\$ 691,018	\$ 691,018
Unassigned.	\$ 3,194	\$ 125,229	\$ 6,394	\$ 6,394
<b>Total Fund Balance</b>	<b>\$ 3,194</b>	<b>\$ 816,247</b>	<b>\$ 697,412</b>	<b>\$ 697,412</b>
<b>Assessment Rate</b>	<b>\$ 200.43</b>			<b>\$ 233.41</b>
<b>Units Subject to Assessment</b>	<b>870</b>			<b>870</b>

**River Landing Community Development District  
General Fund - Budget  
Fiscal Year 2023**

		FY 2022
<b>Revenues and Other Sources</b>		
Carryforward		\$ -
Interest Income - General Account		\$ -
<hr/>		
<b>Appropriations</b>		
<b>Legislative</b>		
Board of Supervisor's Fees		\$ -
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.		
<b>Executive</b>		
Professional - Management		\$ 41,000
The District retains the services of a professional management company - <b>JPWard and Associates, LLC</b> - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		
<b>Financial and Administrative</b>		
Audit Services		\$ 5,200
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.		
Accounting Services		\$ 25,500
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation		\$ 17,000
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.		
Arbitrage Rebate Fees		\$ 1,000
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
<b>Other Contractual Services</b>		
Recording and Transcription		\$ -
Legal Advertising		\$ 1,500
Trustee Services		\$ 4,300
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.		
Dissemination Agent Services		\$ 5,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.		
Property Appraiser Fees		\$ -
Bank Service Fees		\$ 350
Travel and Per Diem		\$ -
<b>Communications and Freight Services</b>		
Telephone		\$ -
Postage, Freight & Messenger		\$ 250
<b>Rentals and Leases</b>		
Miscellaneous Equipment		\$ -
Computer Services (Web Site Maintenance)		\$ 1,500

**River Landing Community Development District  
General Fund - Budget  
Fiscal Year 2023**

	<b>FY 2022</b>
<b>Insurance</b>	\$ 15,000
<b>Subscriptions and Memberships</b>	\$ 175
<b>Printing and Binding</b>	\$ 400
<b>Office Supplies</b>	\$ -
<b>Legal Services</b>	
General Counsel	\$ 15,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
 <b>Other General Government Services</b>	
Engineering Services	\$ 7,500
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Other Physical Environment	
Repairs and Maintenance	
Naturalized Area Maintenance	\$ 50,000
<b>Road and Street Facilities</b>	
Capital Improvements	\$ -
Street Lights Purchase	\$ -
Street Lights Installation	
<b>Reserves</b>	
Operational Reserve (Future Years)	\$ -
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
 <b>Other Fees and Charges</b>	
Discounts and Tax Collector Fees	\$ 12,394
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
<b>Total Appropriations:</b>	<b><u>\$ 203,069</u></b>



**River Landing Community Development District**  
**Debt Service Fund - Series 2020A Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ 160,747	\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 545,459	\$ 518,254	\$ 545,459	\$ 545,459
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit		\$ -	\$ -	
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 706,206</b>	<b>\$ 518,254</b>	<b>\$ 545,459</b>	<b>\$ 545,459</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>				
	\$ 351,788	\$ -	\$ 351,788	\$ 347,138
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ 35,475	\$ -	\$ 35,475	\$ 35,500
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 542,263</b>	<b>\$ -</b>	<b>\$ 542,263</b>	<b>\$ 542,637</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 518,254	\$ 3,196	\$ 2,822
<b>Fund Balance - Beginning</b>	\$ 488,134	\$ 488,134	\$ 488,134	\$ 488,134
<b>Fund Balance - Ending</b>	<b>\$ 488,134</b>	<b>\$ 1,006,388</b>	<b>\$ 491,330</b>	<b>\$ 490,955</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 253,831
Restricted for November 1, 2023 Interest Payment	\$ 171,169
<b>Total - Restricted Fund Balance:</b>	<b>\$ 425,000</b>

Description of Product	Number of Units	FY 2022 Rate	FY 2023 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	89	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	61	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	52	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	\$ 1,856.57	\$ 1,856.57
<b>Total:</b>	<b>431</b>		

River Landing Community Development District

Debt Service Fund - Series 2020A

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

**River Landing Community Development District**  
**Debt Service Fund - Series 2020B Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ 90,487	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ 192,547	\$ 192,547	\$ -
Special Assessment - Off-Roll	\$ 99,025	\$ 1,115	\$ 1,115	\$ 197,413
Special Assessment - Prepayment	\$ -	\$ 107,644	\$ 107,644	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit		\$ -	\$ -	
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 189,512</b>	<b>\$ 301,307</b>	<b>\$ 301,307</b>	<b>\$ 197,413</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>	\$ -	\$ -	\$ -	\$ -
<b>Principal Debt Service - Early Redemptions</b>	\$ -	\$ 15,000	\$ 107,644	
<b>Interest Expense</b>	\$ 189,522	\$ 99,025	\$ 189,522	\$ 197,413
<b>Other Fees and Charges</b>				
Discounts/Collection Costs	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 189,522</b>	<b>\$ 114,025</b>	<b>\$ 297,166</b>	<b>\$ 197,413</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 187,282	\$ 4,141	\$ -
<b>Fund Balance - Beginning</b>	\$ -	\$ -	\$ -	\$ 4,141
<b>Fund Balance - Ending</b>	\$ -	\$ 187,282	\$ 4,141	\$ 4,141

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 253,831
Restricted for November 1, 2023 Interest Payment	N/A
<b>Total - Restricted Fund Balance:</b>	<b>\$ 253,831</b>

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 4,660,000	4.250%			
5/1/2022		\$ -	4.250%	\$ 98,706.25		
11/1/2022				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2023		\$ -	4.250%	\$ 98,706.25		
11/1/2023				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2024		\$ -	4.250%	\$ 98,706.25		
11/1/2024				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2025		\$ -	4.250%	\$ 98,706.25		
11/1/2025				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2026		\$ -	4.250%	\$ 98,706.25		
11/1/2026				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2027		\$ -	4.250%	\$ 98,706.25		
11/1/2027				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2028		\$ -	4.250%	\$ 98,706.25		
11/1/2028				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2029		\$ -	4.250%	\$ 98,706.25		
11/1/2029				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2030		\$ -	4.250%	\$ 98,706.25		
11/1/2030				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2031		\$ -	4.250%	\$ 98,706.25		
11/1/2031				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2032		\$ -	4.250%	\$ 98,706.25		
11/1/2032				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2033		\$ -	4.250%	\$ 98,706.25		
11/1/2033				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2034		\$ -	4.250%	\$ 98,706.25		
11/1/2034				\$ 98,706.25	\$ 197,412.50	\$ 4,645,000
5/1/2035		\$ 4,645,000	4.250%	\$ 98,706.25		
11/1/2035				\$ 98,706.25	\$ 4,842,412.50	\$ -

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## ASSESSMENT METHODOLOGY - GENERAL FUND

FISCAL YEAR 2023

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PREPARED BY:

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**SPECIAL ASSESSMENT METHODOLOGY**

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**1.0 PURPOSE**

This report is intended to introduce to the River Landing Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2023, which begins on October 1, 2022 and ends on September 30, 2023.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

**2.0 BACKGROUND**

A Community Development District ("CDD,") is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. It may be established on the proposed property by ordinance and this SERC is related only to the petition to establish. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as LT Ranch. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

The District serves land that comprises 511.25 acres in size and in the master planned residential development, currently planned to be made up of an estimated 870 residential dwelling units .

### **3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY**

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

### **4.0 ASSESSMENT ALLOCATION STRUCTURE**

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

### **5.0 ASSIGNMENT OF ASSESSMENTS**

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2023 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to



the property. It is hereby determined that the allocation of the assessments will be to the various product types planned for the development based on the following factors.

## **6.0 ASSESSMENT ROLL**

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Pasco County Property Appraiser's office in May 2022 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification **numbers assigned by the Property Appraiser are known, the following table will only be** updated to reflect any changes in ownership within the boundaries of the Development.

**River Landing Community Development District  
Assessment Roll - Fiscal Year 2023  
Table 1**

Parcel	Type	Units	Acres	Owner	Legal Description	O&M
30-26-21-0000-00200-0000	FUTURE DEVELOPMENT	0	78.60	TAYLOR MORRISON OF FLORIDA INC	THAT PORTION OF THE FOLLOWING DESCRIBED LYING IN SEC 30 TWP 26 RANGE 21: BEG AT SW COR OF SEC 25 TWP 26 RNG 20 TH ALG WEST BDY OF SW1/4 OF SAID SEC 25 N00DEG 12'57"E 2555.58 FT TO SW COR OF PASCO COUNTY PARCEL 104B OR 9430 PG 276 TH N75DEG 34'33"E 222.64	\$ 33,050.53
25-26-20-0020-00000-2190	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 219	\$ 233.41
25-26-20-0020-00000-2180	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 218	\$ 233.41
25-26-20-0020-00000-2170	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 217	\$ 233.41
25-26-20-0020-00000-2160	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 216	\$ 233.41
25-26-20-0020-00000-2150	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 215	\$ 233.41
25-26-20-0020-D1600-0000	Z - COMMON	0	2.48	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D16	\$ -
25-26-20-0020-00000-2140	ARBOR 75'	1	0.26	SUBRAMANIAN JEAN & THANKAPPAN MANOJ	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 214	\$ 233.41
25-26-20-0020-00000-2130	ARBOR 75'	1	0.24	EBERLINE RANDALL C & SANDRA RAE	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 213	\$ 233.41
25-26-20-0020-00000-2120	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 212	\$ 233.41
25-26-20-0020-00000-2250	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 225	\$ 233.41
25-26-20-0020-00000-2110	ARBOR 75'	1	0.24	MARSH TRAVIS WILLIAM & ALISHIA PAULINE	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 211	\$ 233.41
25-26-20-0020-00000-2240	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 224	\$ 233.41
25-26-20-0020-00000-2260	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 226	\$ 233.41
25-26-20-0020-B3100-0000	Z - COMMON	0	0.11	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B31	\$ -
25-26-20-0020-00000-2230	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 223	\$ 233.41
25-26-20-0020-0L200-0000	Z - COMMON	0	0.07	PASCO COUNTY	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT L2	\$ -
25-26-20-0020-00000-2220	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 222	\$ 233.41
25-26-20-0020-00000-2210	ARBOR 75'	1	0.24	ALABSI HUMAM SAMIR & ALHYASAT DANIA BASHEER	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 221	\$ 233.41
25-26-20-0020-00000-2200	ARBOR 75'	1	0.24	LAMBETH-GREER DANA LYNN & DAVIS MACARTHUR JR	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 220	\$ 233.41
25-26-20-0020-00000-2100	ARBOR 62'	1	0.19	GURRAM RAKESH & RAYALA VINEELA	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 210	\$ 233.41
25-26-20-0020-00000-2090	ARBOR 62'	1	0.19	MOORE MICHELE CORTEZ & DERRICK AUBURN	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 209	\$ 233.41
25-26-20-0020-00000-2080	ARBOR 62'	1	0.19	MARYADA SWATHI REDDY & TIRUPATI KIRAN	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 208	\$ 233.41
25-26-20-0020-00000-1380	ARBOR 52'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 138	\$ 233.41
25-26-20-0020-00000-1390	ARBOR 52'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 139	\$ 233.41
25-26-20-0020-00000-1400	ARBOR 52'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 140	\$ 233.41
25-26-20-0020-00000-1370	ARBOR 52'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 137	\$ 233.41
25-26-20-0020-00000-2070	ARBOR 62'	1	0.21	BULBUL KADIR SERDAR & DEICHMANN JENNIFER MARIA	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 207	\$ 233.41
25-26-20-0020-00000-1410	ARBOR 52'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 141	\$ 233.41
25-26-20-0020-00000-1360	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 136	\$ 233.41
25-26-20-0020-00000-2060	ARBOR 62'	1	0.23	LAVINE HANNY & LAVINE EZRA	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 206	\$ 233.41
25-26-20-0020-00000-1420	ARBOR 52'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 142	\$ 233.41
25-26-20-0020-00000-1350	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 135	\$ 233.41
25-26-20-0020-B33A0-0000	Z - COMMON	0	0.90	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B33A	\$ -
25-26-20-0020-00000-2050	ARBOR 62'	1	0.22	HARTMANN DANIELE H & PAULO MARCELO DE SOUZA	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 205	\$ 233.41

**River Landing Community Development District  
Assessment Roll - Fiscal Year 2023  
Table 1**

Parcel	Type	Units	Acres	Owner	Legal Description	O&M
25-26-20-0020-00000-1430	ARBOR 52'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 143	\$ 233.41
25-26-20-0020-00000-1340	ARBOR 52'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 134	\$ 233.41
25-26-20-0020-00000-2040	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 204	\$ 233.41
25-26-20-0020-B29A0-0000	Z - COMMON	0	0.23	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B29A	\$ -
25-26-20-0020-00000-1440	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 144	\$ 233.41
25-26-20-0020-00000-1330	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 133	\$ 233.41
25-26-20-0020-00000-2030	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 203	\$ 233.41
25-26-20-0020-00000-1450	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 145	\$ 233.41
25-26-20-0020-00000-2020	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 202	\$ 233.41
25-26-20-0020-00000-1320	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 132	\$ 233.41
25-26-20-0020-00000-1460	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 146	\$ 233.41
25-26-20-0020-00000-1310	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 131	\$ 233.41
25-26-20-0020-00000-1470	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 147	\$ 233.41
25-26-20-0020-00000-1300	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 130	\$ 233.41
25-26-20-0020-00000-1480	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 148	\$ 233.41
25-26-20-0020-00000-1290	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 129	\$ 233.41
25-26-20-0020-00000-1490	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 149	\$ 233.41
25-26-20-0020-00000-1280	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 128	\$ 233.41
25-26-20-0020-00000-1270	ARBOR 52'	1	0.17	HOLLAND MARCELLA ANN	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 127	\$ 233.41
25-26-20-0020-00000-1500	ARBOR 52'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 150	\$ 233.41
25-26-20-0020-00000-1260	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 126	\$ 233.41
25-26-20-0020-00000-1510	ARBOR 52'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 151	\$ 233.41
25-26-20-0020-00000-1250	ARBOR 52'	1	0.20	PILLAY THARUSYAN KANASAN & SERDENGECTI SOFIA ET AL	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 15 LOT 125	\$ 233.41
25-26-20-0020-D1400-0000	Z - COMMON	0	3.34	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D14	\$ -
25-26-20-0020-00000-1520	ARBOR 52'	1	0.23	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 152	\$ 233.41
25-26-20-0020-00000-1530	ARBOR 52'	1	0.24	STEWART TAMMY & GERALD	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 153	\$ 233.41
25-26-20-0020-00000-1540	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 154	\$ 233.41
25-26-20-0020-0P600-0000	Z - COMMON	0	4.99	TAYLOR MORRISON OF FLORIDA INC	THAT PORTION OF THE FOLLOWING DESCRIBED LYING IN SEC 25 TWP 26 RANGE 20: BEG AT SW COR OF SEC 25 TWP 26 RNG 20 TH ALG WEST BDY OF SW1/4 OF SAID SEC 25 N00DEG 12'57"E 2555.58 FT TO SW COR OF PASCO COUNTY PARCEL 104B OR 9430 PG 276 TH N75DEG 34'33"E 222.64	\$ -
25-26-20-0020-00000-1240	ARBOR 52'	1	0.21	MASTRONARDI LORRAINE & ANDREW G	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 124	\$ 233.41
25-26-20-0020-00000-1230	ARBOR 52'	1	0.21	MARRIOTT THOMAS STEPHEN & JANET GALE KNOX	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 123	\$ 233.41
25-26-20-0020-00000-1220	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 122	\$ 233.41
25-26-20-0020-00000-1210	ARBOR 52'	1	0.18	SANTOS EDWARD ARAGON & GREMARIE LYZZA ET AL	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 121	\$ 233.41
25-26-20-0020-00000-1200	ARBOR 52'	1	0.18	BRUNNER TRUST	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 120	\$ 233.41
25-26-20-0020-00000-1190	ARBOR 52'	1	0.18	NAIR PRAVEEN CHANDRAN & PARTHASARATHY DIYA	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 119	\$ 233.41
25-26-20-0020-00000-1180	ARBOR 52'	1	0.18	CAPPELLUTI SERGIO JOSEPH & JACKIE LYNN	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 118	\$ 233.41

**River Landing Community Development District  
Assessment Roll - Fiscal Year 2023  
Table 1**

Parcel	Type	Units	Acres	Owner	Legal Description	O&M
25-26-20-0020-00000-1170	ARBOR 62'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 117	\$ 233.41
25-26-20-0020-D1000-0000	Z - COMMON	0	6.48	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D1	\$ -
25-26-20-0020-B25A0-0000	Z - COMMON	0	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B25A	\$ -
25-26-20-0020-00000-1160	ARBOR 62'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 116	\$ 233.41
25-26-20-0020-00000-1150	ARBOR 75'	1	0.26	RMHSLB OWNER 1 LLC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 115	\$ 233.41
25-26-20-0020-00000-1140	ARBOR 75'	1	0.23	RMHSLB OWNER 1 LLC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 114	\$ 233.41
25-26-20-0020-00000-1130	ARBOR 52'	1	0.21	RAMASWAMY SARASWATHI & KOVILVENNI RAJARAM	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 15 LOT 113	\$ 233.41
25-26-20-0020-00000-1120	ARBOR 52'	1	0.19	LAVINE HANNY & EZRA	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 112	\$ 233.41
25-26-20-0020-00000-1110	ARBOR 52'	1	0.22	RMHSLB OWNER 1 LLC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 111	\$ 233.41
25-26-20-0020-00000-1100	ARBOR 52'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 110	\$ 233.41
25-26-20-0020-00000-1090	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 109	\$ 233.41
25-26-20-0020-00000-1080	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 LOT 108	\$ 233.41
25-26-20-0020-D15C0-0000	Z - COMMON	0	0.57	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D15C	\$ -
25-26-20-0020-D15B0-0000	Z - COMMON	0	0.94	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D15B	\$ -
25-26-20-0020-D15D0-0000	Z - COMMON	0	9.00	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D15D	\$ -
25-26-20-0020-B20C0-0000	Z - COMMON	0	0.14	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B20C	\$ -
25-26-20-0020-0D900-0000	Z - COMMON	0	9.11	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D9	\$ -
25-26-20-0020-D15A0-0000	Z - COMMON	0	0.79	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT D15A	\$ -
25-26-20-0020-0A100-0000	Z - COMMON	0	8.44	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT A1	\$ -
25-26-20-0020-B2100-0000	Z - COMMON	0	4.34	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B21	\$ -
30-26-21-0030-00000-0870	6-UNIT MF	1	0.05	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 87	\$ 233.41
30-26-21-0030-00000-0860	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 86	\$ 233.41
30-26-21-0030-00000-0850	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 85	\$ 233.41
30-26-21-0030-00000-0840	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 84	\$ 233.41
30-26-21-0030-00000-0830	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 83	\$ 233.41
30-26-21-0030-00000-0820	6-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 82	\$ 233.41
30-26-21-0030-00000-0810	6-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 81	\$ 233.41
30-26-21-0030-00000-0800	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 80	\$ 233.41
30-26-21-0030-00000-0790	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 79	\$ 233.41
30-26-21-0030-00000-0780	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 78	\$ 233.41
30-26-21-0030-00000-0770	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 77	\$ 233.41
30-26-21-0030-00000-0760	6-UNIT MF	1	0.07	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 76	\$ 233.41
30-26-21-0030-B1200-0000	Z - COMMON	0	0.32	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B12	\$ -
30-26-21-0030-0P500-0000	Z - COMMON	0	0.34	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT P5	\$ -
30-26-21-0030-00000-0880	4-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 88	\$ 233.41
30-26-21-0030-00000-0890	4-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 89	\$ 233.41
30-26-21-0030-00000-0900	4-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 90	\$ 233.41

**River Landing Community Development District**  
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Parcel	Type	Units	Acres	Owner	Legal Description	O&M
30-26-21-0030-B1100-0000	Z - COMMON	0	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B11	\$ -
30-26-21-0030-00000-0910	4-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 91	\$ 233.41
30-26-21-0030-00000-0750	4-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 75	\$ 233.41
30-26-21-0030-00000-0740	4-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 74	\$ 233.41
30-26-21-0030-00000-0920	4-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 92	\$ 233.41
30-26-21-0030-00000-0730	4-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 73	\$ 233.41
30-26-21-0030-00000-0930	4-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 93	\$ 233.41
30-26-21-0030-00000-0940	4-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 94	\$ 233.41
30-26-21-0030-00000-0720	4-UNIT MF	1	0.07	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 72	\$ 233.41
30-26-21-0030-00000-0950	4-UNIT MF	1	0.07	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 95	\$ 233.41
30-26-21-0030-00000-0710	6-UNIT MF	1	0.07	ALI SAUDIA	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 71	\$ 233.41
30-26-21-0030-00000-0700	6-UNIT MF	1	0.04	NARLA SUSRUTHA	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 70	\$ 233.41
30-26-21-0030-00000-0960	6-UNIT MF	1	0.07	HANCOCK ASHLEY DREW & JONI MARIE	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 96	\$ 233.41
30-26-21-0030-00000-0690	6-UNIT MF	1	0.04	CHAVES JAVIER ALONSO MUNOZ	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 69	\$ 233.41
30-26-21-0030-00000-0970	6-UNIT MF	1	0.04	VISWANATHAN SANKARA S	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 97	\$ 233.41
30-26-21-0030-00000-0680	6-UNIT MF	1	0.04	TORRES ANISSA L	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 68	\$ 233.41
30-26-21-0030-00000-0980	6-UNIT MF	1	0.04	SUBASH & RAJI FAMILY TRUST	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 98	\$ 233.41
30-26-21-0030-00000-0670	6-UNIT MF	1	0.04	DANIEL ARUL S & MIRIAM KARTHIKA	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 67	\$ 233.41
30-26-21-0030-00000-0990	6-UNIT MF	1	0.04	SUNDARAMOORTHY RAJESH & SUNDAR SHILPA RAJESH	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 99	\$ 233.41
30-26-21-0030-00000-1000	6-UNIT MF	1	0.04	KULOTHUNGAN IMAYA & SOUNDARARAJAN CHITRA	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 100	\$ 233.41
30-26-21-0030-00000-0660	6-UNIT MF	1	0.06	GATEWOOD ANDREA R & GATEWOOD QUIANNA NICOLE	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 66	\$ 233.41
30-26-21-0030-00000-1010	6-UNIT MF	1	0.06	PATEL SAEED ABDULHAMID & JENNIFER SAEED	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 101	\$ 233.41
30-26-21-0030-00000-0650	6-UNIT MF	1	0.06	MCG CAPTIAL LLC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 65	\$ 233.41
30-26-21-0030-00000-0640	6-UNIT MF	1	0.04	SUNDAR ANAND KUMAR	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 64	\$ 233.41
30-26-21-0030-00000-1020	6-UNIT MF	1	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 102	\$ 233.41
30-26-21-0030-00000-0630	6-UNIT MF	1	0.04	PRAKASH ABHISHEK & BHANUSHALI AASHTHA R ET AL	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 63	\$ 233.41
30-26-21-0030-00000-1030	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 103	\$ 233.41
30-26-21-0030-00000-0620	6-UNIT MF	1	0.04	VVKM LLC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 62	\$ 233.41
30-26-21-0030-00000-1040	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 104	\$ 233.41
30-26-21-0030-0D700-0000	Z - COMMON	0	2.55	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D7	\$ -
30-26-21-0030-00000-0610	6-UNIT MF	1	0.04	WIENER DAVID JOSHUA	RIVER LANDING PHASES 1A3-1A4-1A5-1A6 PB 84 PG 25 LOT 61	\$ 233.41
30-26-21-0030-00000-1050	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 105	\$ 233.41
30-26-21-0030-00000-1060	6-UNIT MF	1	0.04	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 106	\$ 233.41
30-26-21-0030-00000-0600	6-UNIT MF	1	0.05	WIENER DAVID JOSHUA	RIVER LANDING PHASES 1A3-1A4-1A5-1A6 PB 84 PG 25 LOT 60	\$ 233.41
30-26-21-0030-0P400-0000	Z - COMMON	0	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT P4	\$ -
30-26-21-0030-00000-1070	6-UNIT MF	1	0.05	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 107	\$ 233.41
30-26-21-0030-0D800-0000	Z - COMMON	0	1.41	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D8	\$ -

**River Landing Community Development District**  
**Assessment Roll - Fiscal Year 2023**  
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Parcel	Type	Units	Acres	Owner	Legal Description	O&M
30-26-21-0030-B9B00-0000	Z - COMMON	0	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B9B	\$ -
30-26-21-0030-0L300-0000	Z - COMMON	0	0.07	PASCO COUNTY	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT L3	\$ -
30-26-21-0030-0A300-0000	Z - COMMON	0	1.38	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT A3	\$ -
30-26-21-0030-D6A00-0000	Z - COMMON	0	2.10	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D6A	\$ -
30-26-21-0030-D6B00-0000	Z - COMMON	0	3.44	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D6B	\$ -
25-26-20-0030-0L100-0000	Z - COMMON	0	0.07	PASCO COUNTY	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT L1	\$ -
25-26-20-0030-0B600-0000	Z - COMMON	0	0.07	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B6	\$ -
25-26-20-0030-00000-0590	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 59	\$ 233.41
25-26-20-0030-00000-0580	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 58	\$ 233.41
25-26-20-0030-0P200-0000	Z - COMMON	0	0.73	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT P2	\$ -
25-26-20-0030-D4A00-0000	Z - COMMON	0	1.28	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D4A	\$ -
25-26-20-0030-00000-0570	P&P 75'	1	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 57	\$ 233.41
25-26-20-0030-00000-0560	P&P 75'	1	0.31	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 56	\$ 233.41
25-26-20-0030-00000-0360	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 36	\$ 233.41
25-26-20-0030-00000-0550	P&P 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 55	\$ 233.41
25-26-20-0030-00000-0370	P&P 75'	1	0.29	RMHSLB OWNER 1 LLC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 37	\$ 233.41
25-26-20-0030-00000-0540	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 54	\$ 233.41
25-26-20-0030-00000-0380	P&P 75'	1	0.30	RMHSLB OWNER 1 LLC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 38	\$ 233.41
25-26-20-0030-00000-0530	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 53	\$ 233.41
30-26-21-0030-0D300-0000	Z - COMMON	0	2.21	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D3	\$ -
25-26-20-0030-00000-0390	P&P 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 39	\$ 233.41
25-26-20-0030-00000-0520	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 52	\$ 233.41
25-26-20-0030-00000-0400	P&P 75'	1	0.30	RASHEID SOWSAN HEIDAR	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 40	\$ 233.41
30-26-21-0030-00000-0250	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 25	\$ 233.41
30-26-21-0030-00000-0260	P&P 65'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 26	\$ 233.41
25-26-20-0030-00000-0510	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 51	\$ 233.41
30-26-21-0030-00000-0270	P&P 65'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 27	\$ 233.41
25-26-20-0030-00000-0410	P&P 75'	1	0.32	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 41	\$ 233.41
30-26-21-0030-00000-0280	P&P 65'	1	0.25	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 28	\$ 233.41
25-26-20-0030-0P100-0000	Z - COMMON	0	0.65	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT P1	\$ -
30-26-21-0030-00000-0350	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 35	\$ 233.41
30-26-21-0030-00000-0340	P&P 65'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 34	\$ 233.41
30-26-21-0030-00000-0290	P&P 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 29	\$ 233.41
30-26-21-0030-00000-0330	P&P 65'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 33	\$ 233.41
30-26-21-0030-00000-0300	P&P 65'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 30	\$ 233.41
30-26-21-0030-00000-0320	P&P 65'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 32	\$ 233.41
30-26-21-0030-00000-0310	P&P 65'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 31	\$ 233.41

**River Landing Community Development District**  
**Assessment Roll - Fiscal Year 2023**  
**Table 1**

Parcel	Type	Units	Acres	Owner	Legal Description	O&M
25-26-20-0030-00000-0500	P&P 75'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 50	\$ 233.41
25-26-20-0030-00000-0420	P&P 75'	1	0.32	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 42	\$ 233.41
30-26-21-0030-0B300-0000	Z - COMMON	0	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B3	\$ -
25-26-20-0030-00000-0490	P&P 75'	1	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 49	\$ 233.41
25-26-20-0030-00000-0430	P&P 75'	1	0.36	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 43	\$ 233.41
25-26-20-0030-00000-0010	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 1	\$ 233.41
30-26-21-0030-00000-0240	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 24	\$ 233.41
30-26-21-0030-00000-0130	P&P 70'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 13	\$ 233.41
30-26-21-0030-00000-0120	P&P 70'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 12	\$ 233.41
25-26-20-0030-D4B00-0000	Z - COMMON	0	4.69	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D4B	\$ -
25-26-20-0030-00000-0480	P&P 75'	1	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 48	\$ 233.41
25-26-20-0030-00000-0440	P&P 75'	1	0.33	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 44	\$ 233.41
25-26-20-0030-00000-0020	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 2	\$ 233.41
30-26-21-0030-00000-0230	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 23	\$ 233.41
30-26-21-0030-00000-0140	P&P 70'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 14	\$ 233.41
30-26-21-0030-00000-0110	P&P 70'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 11	\$ 233.41
25-26-20-0030-D4C00-0000	Z - COMMON	0	0.05	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D4C	\$ -
25-26-20-0030-00000-0450	P&P 75'	1	0.34	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 45	\$ 233.41
30-26-21-0030-00000-0220	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 22	\$ 233.41
25-26-20-0030-00000-0030	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 3	\$ 233.41
30-26-21-0030-00000-0150	P&P 70'	1	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 15	\$ 233.41
30-26-21-0030-00000-0100	P&P 70'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 10	\$ 233.41
25-26-20-0030-00000-0460	P&P 75'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 46	\$ 233.41
30-26-21-0030-00000-0210	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 21	\$ 233.41
30-26-21-0030-00000-0160	P&P 70'	1	0.32	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 16	\$ 233.41
30-26-21-0030-00000-0090	P&P 70'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 9	\$ 233.41
25-26-20-0030-00000-0040	P&P 75'	1	0.35	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 4	\$ 233.41
25-26-20-0030-00000-0470	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 47	\$ 233.41
25-26-20-0030-0D500-0000	Z - COMMON	0	2.60	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D5	\$ -
30-26-21-0030-00000-0200	P&P 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 20	\$ 233.41
30-26-21-0030-00000-0170	P&P 70'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 17	\$ 233.41
30-26-21-0030-00000-0080	P&P 70'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 8	\$ 233.41
25-26-20-0030-00000-0050	P&P 75'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 5	\$ 233.41
25-26-20-0030-0D100-0000	Z - COMMON	0	0.92	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D1	\$ -
30-26-21-0030-0D200-0000	Z - COMMON	0	0.90	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT D2	\$ -
30-26-21-0030-00000-0180	P&P 70'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 18	\$ 233.41
30-26-21-0030-00000-0070	P&P 70'	1	0.29	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 7	\$ 233.41

**River Landing Community Development District**  
**Assessment Roll - Fiscal Year 2023**  
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Parcel	Type	Units	Acres	Owner	Legal Description	O&M
30-26-21-0030-0A200-0000	Z - COMMON	0	2.45	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT A2	\$ -
30-26-21-0030-00000-0190	P&P 75'	1	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 19	\$ 233.41
25-26-20-0030-00000-0060	P&P 75'	1	0.30	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 6	\$ 233.41
25-26-20-0030-0B500-0000	Z - COMMON	0	2.08	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B5	\$ -
30-26-21-0030-0B200-0000	Z - COMMON	0	0.65	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B2	\$ -
25-26-20-0030-0A200-0000	Z - COMMON	0	4.82	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT A2	\$ -
30-26-21-0030-49900-0000	Z - COMMON	0	2.57	PASCO COUNTY	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT 499	\$ -
25-26-20-0030-0B100-0000	Z - COMMON	0	0.98	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B1	\$ -
30-26-21-0030-0B100-0000	Z - COMMON	0	2.59	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B1	\$ -
30-26-21-0030-B9A00-0000	Z - COMMON	0	0.13	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT B9A	\$ -
30-26-21-0030-0P300-0000	Z - COMMON	0	2.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 TRACT P3	\$ -
25-26-20-0000-00100-0000	FUTURE DEVELOPMENT	0	267.78	TAYLOR MORRISON OF FLORIDA INC	THAT PORTION OF THE FOLLOWING DESCRIBED LYING IN SEC 25 TWP 26 RANGE 20: BEG AT SW COR OF SEC 25 TWP 26 RNG 20 TH ALG WEST BDY OF SW1/4 OF SAID SEC 25 N00DEG 12'57"E 2555.58 FT TO SW COR OF PASCO COUNTY PARCEL 104B OR 9430 PG 276 TH N75DEG 34'33"E 222.64	\$ 112,598.87
25-26-20-0050-00000-2270	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 227	\$ 233.41
25-26-20-0050-00000-2280	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 228	\$ 233.41
25-26-20-0050-00000-2290	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 229	\$ 233.41
25-26-20-0050-00000-2300	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 230	\$ 233.41
25-26-20-0050-00000-2310	ARBOR 75'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 231	\$ 233.41
25-26-20-0050-00000-2410	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 241	\$ 233.41
25-26-20-0050-00000-2320	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 232	\$ 233.41
25-26-20-0050-B3500-0000	Z - COMMON	0	0.32	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B35	\$ -
25-26-20-0050-00000-2420	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 242	\$ 233.41
25-26-20-0050-00000-2330	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 233	\$ 233.41
25-26-20-0050-00000-2340	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 234	\$ 233.41
25-26-20-0050-00000-2430	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 243	\$ 233.41
25-26-20-0050-00000-2350	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 235	\$ 233.41
25-26-20-0050-00000-2440	ARBOR 75'	1	0.32	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 244	\$ 233.41
25-26-20-0050-00000-2360	ARBOR 75'	1	0.27	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 236	\$ 233.41
25-26-20-0050-00000-2450	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 245	\$ 233.41
25-26-20-0050-00000-2370	ARBOR 75'	1	0.25	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 237	\$ 233.41
25-26-20-0050-00000-2460	ARBOR 75'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 246	\$ 233.41
25-26-20-0050-B4100-0000	Z - COMMON	0	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B41	\$ -
25-26-20-0050-00000-2380	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 238	\$ 233.41
25-26-20-0050-B33B0-0000	Z - COMMON	0	0.15	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B33B	\$ -
25-26-20-0050-00000-2390	ARBOR 75'	1	0.26	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 239	\$ 233.41
25-26-20-0050-00000-2400	ARBOR 75'	1	0.25	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 240	\$ 233.41
25-26-20-0050-B3900-0000	Z - COMMON	0	0.06	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B39	\$ -
25-26-20-0050-D1300-0000	Z - COMMON	0	7.97	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT D13	\$ -
25-26-20-0050-00000-2010	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 201	\$ 233.41
25-26-20-0050-00000-2000	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 200	\$ 233.41
25-26-20-0050-00000-1990	ARBOR 62'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 199	\$ 233.41
25-26-20-0050-B33C0-0000	Z - COMMON	0	0.07	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B33C	\$ -
25-26-20-0050-B29B0-0000	Z - COMMON	0	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B29B	\$ -
25-26-20-0050-00000-1980	ARBOR 62'	1	0.28	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 198	\$ 233.41
25-26-20-0050-D1100-0000	Z - COMMON	0	2.27	RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT D11	\$ -
25-26-20-0050-00000-1640	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 164	\$ 233.41
25-26-20-0050-B3400-0000	Z - COMMON	0	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B34	\$ -
25-26-20-0050-B3600-0000	Z - COMMON	0	0.61	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B36	\$ -
25-26-20-0050-00000-1630	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 163	\$ 233.41
25-26-20-0050-00000-1970	ARBOR 62'	1	0.24	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 197	\$ 233.41
25-26-20-0050-00000-1650	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 165	\$ 233.41
25-26-20-0050-00000-1850	ARBOR 62'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 185	\$ 233.41
25-26-20-0050-0P600-0000	Z - COMMON	0	0.54	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT P6	\$ -
25-26-20-0050-00000-1620	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 162	\$ 233.41
25-26-20-0050-00000-1660	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 166	\$ 233.41
25-26-20-0050-00000-1960	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 196	\$ 233.41
25-26-20-0050-00000-1840	ARBOR 62'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 184	\$ 233.41
25-26-20-0050-00000-1610	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 161	\$ 233.41



**River Landing Community Development District  
Assessment Roll - Fiscal Year 2023  
Table 1**

Parcel	Type	Units	Acres	Owner	Legal Description	O&M
25-26-20-0050-00000-1670	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 167	\$ 233.41
25-26-20-0050-00000-1950	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 195	\$ 233.41
25-26-20-0050-00000-1830	ARBOR 62'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 183	\$ 233.41
25-26-20-0050-00000-1600	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 160	\$ 233.41
25-26-20-0050-00000-1680	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 168	\$ 233.41
25-26-20-0050-00000-1940	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 194	\$ 233.41
25-26-20-0050-00000-1820	ARBOR 62'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 182	\$ 233.41
25-26-20-0050-00000-1690	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 169	\$ 233.41
25-26-20-0050-00000-1590	ARBOR 52'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 159	\$ 233.41
25-26-20-0050-0L300-0000	Z - COMMON	0	0.07	PASCO COUNTY	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT L3	\$ -
25-26-20-0050-00000-1930	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 193	\$ 233.41
25-26-20-0050-00000-1700	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 170	\$ 233.41
25-26-20-0050-00000-1810	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 181	\$ 233.41
25-26-20-0050-00000-1580	ARBOR 52'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 158	\$ 233.41
25-26-20-0050-00000-1920	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 192	\$ 233.41
25-26-20-0050-00000-1710	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 171	\$ 233.41
25-26-20-0050-00000-1800	ARBOR 62'	1	0.25	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 180	\$ 233.41
25-26-20-0050-00000-1570	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 157	\$ 233.41
25-26-20-0050-00000-1910	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 191	\$ 233.41
25-26-20-0050-00000-1720	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 172	\$ 233.41
25-26-20-0050-0A100-0000	Z - COMMON	0	3.62	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT A1	\$ -
25-26-20-0050-00000-1560	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 156	\$ 233.41
25-26-20-0050-00000-1790	ARBOR 62'	1	0.23	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 179	\$ 233.41
25-26-20-0050-00000-1730	ARBOR 52'	1	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 173	\$ 233.41
25-26-20-0050-00000-1550	ARBOR 52'	1	0.16	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 155	\$ 233.41
25-26-20-0050-B28B0-0000	Z - COMMON	0	0.09	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B28B	\$ -
25-26-20-0050-00000-1900	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 190	\$ 233.41
25-26-20-0050-A1A00-0000	Z - COMMON	0	0.67	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT A1A	\$ -
25-26-20-0050-00000-1740	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 174	\$ 233.41
25-26-20-0050-00000-1780	ARBOR 62'	1	0.22	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 178	\$ 233.41
25-26-20-0050-00000-1890	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 189	\$ 233.41
25-26-20-0050-00000-1750	ARBOR 52'	1	0.17	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 175	\$ 233.41
25-26-20-0050-00000-1770	ARBOR 62'	1	0.21	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 177	\$ 233.41
25-26-20-0050-00000-1880	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 188	\$ 233.41
25-26-20-0050-00000-1760	ARBOR 62'	1	0.20	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 176	\$ 233.41
25-26-20-0050-B2600-0000	Z - COMMON	0	0.15	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B26	\$ -
25-26-20-0050-A1B00-0000	Z - COMMON	0	1.12	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT A1B	\$ -
25-26-20-0050-00000-1870	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 187	\$ 233.41
25-26-20-0050-00000-1860	ARBOR 62'	1	0.19	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 LOT 186	\$ 233.41
25-26-20-0050-B25B0-0000	Z - COMMON	0	0.08	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASE 1B PB 86 PG 22 TRACT B25B	\$ -
25-26-20-0020-B20A0-0000	Z - COMMON	0	1.37	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B20A	\$ -
25-26-20-0020-B20B0-0000	Z - COMMON	0	0.18	TAYLOR MORRISON OF FLORIDA INC	RIVER LANDING PHASES 1A1 - 1A2 PB 84 PG 015 TRACT B20B	\$ -
<b>TOTAL</b>		<b>246</b>				<b>\$ 203,068.88</b>

## RESOLUTION 2022-14

### 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 2023 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 was \$280.10 per unit (the "CAP rate:"); and

**WHEREAS**, on July 19 ,2022, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on July 19,2022, the Board of Supervisors determined that the Fiscal Year 2023 operations and maintenance assessment would be levied in the amount of the CAP Rate 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 July 19, 2022, 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 \$233.41 per unit but less than the CAP Rate would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on July 19 ,2022, 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 the CAP rate for notice purposes only; and

**RESOLUTION 2022-14**

**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.**

**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 the CAP Rate; and

**WHEREAS**, if the future, anticipated, annual operations and maintenance assessments are projected to exceed the CAP Rate, 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 the CAP Rate 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 the CAP Rate for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed the CAP Rate, 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 the CAP Rate, 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.

**RESOLUTION 2022-14**

**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.**

**PASSED AND ADOPTED** this 19th day of July 2022.

**ATTEST:**

**RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Robert Lee, Chairman

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JUNE 2022

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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

*River Landing Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**River Landing Community Development District  
Balance Sheet  
for the Period Ending June 30, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 718,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718,318
<b>Debt Service Fund</b>								
Interest Account		0	0	-	-			0
Sinking Account		0						0
Reserve Account		253,831	93,713	-	-			347,544
Revenue Account		187,369	96,075					283,444
Capitalized Interest		-	-	-	-			-
Prepayment Account			298,870					298,870
Construction Account				43,220	5,235			48,455
Cost of Issuance Account				-	-			-
<b>Due from Other Funds</b>								
General Fund	-	1	0	-	-	-	-	1
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	929,859		929,859
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	11,910,141		11,910,141
<b>Total Assets</b>	<u>\$ 718,318</u>	<u>\$ 441,201</u>	<u>\$ 488,658</u>	<u>\$ 43,220</u>	<u>\$ 5,235</u>	<u>\$ 12,840,000</u>		<u>\$ 14,536,632</u>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending June 30, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	-	-	-	-	-	-
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1	-	-	-	-	-	-	1
<b>Bonds Payable</b>								
Current Portion						0		-
Long Term						\$12,840,000		12,840,000
<b>Total Liabilities</b>	<u>\$ 1</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,840,000</u>		<u>\$ 12,840,001</u>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Audited)		429,744	214,978	775,634	5,222	-		1,425,577
Results from Current Operations		11,457	273,681	(732,414)	14	-		(447,263)
<b>Unassigned</b>								
Beginning: October 1, 2021 (Audited)	-							-
Results from Current Operations	718,317							718,317
<b>Total Fund Equity and Other Credits</b>	<u>\$ 718,317</u>	<u>\$ 441,201</u>	<u>\$ 488,658</u>	<u>\$ 43,220</u>	<u>\$ 5,235</u>	<u>\$ -</u>		<u>\$ 1,696,631</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 718,318</u>	<u>\$ 441,201</u>	<u>\$ 488,658</u>	<u>\$ 43,220</u>	<u>\$ 5,235</u>	<u>\$ 12,840,000</u>		<u>\$ 14,536,632</u>



**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	1,972	131,593	-	(46,755)	-	0	-	-	86,810	163,735	53%
Special Assessments - Off-Roll	-	-	-	79,596	-	-	-	-	-	79,596	-	N/A
Developer Contribution	-	5,958	685,060	-	-	-	-	-	-	691,018	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 7,930</b>	<b>\$ 816,653</b>	<b>\$ 79,596</b>	<b>\$ (46,755)</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 857,424</b>	<b>\$ 163,735</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	-	-	-	-	3,800	3,800	5,000	76%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>												
Legal Advertising	-	-	-	-	-	-	-	4,559	177	4,736	2,000	237%
Trustee Services	-	-	-	-	6,988	-	-	-	-	6,988	4,300	163%
Dissemination Agent Services	-	-	600	-	-	-	5,000	-	-	5,600	5,000	112%
Bond Amortization Schedules	-	-	-	-	-	-	500	-	-	500	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	306	306	-	N/A
Bank Service Fees	22	25	27	-	-	-	-	-	-	74	360	20%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	-	11	-	23	8	81	8	22	153	500	31%
<b>Computer Services - Website Development</b>												
Insurance	-	-	9,972	-	-	-	-	-	-	9,972	5,500	181%
Printing & Binding	-	-	194	-	-	-	912	-	931	2,036	400	509%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	-	4,806	-	4,113	-	2,645	924	-	12,488	15,000	83%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services	-	-	4,440	-	2,125	-	-	10,205	4,509	21,278.75	1,000	2128%
Stormwater Needs Analysis	-	-	-	-	-	-	-	12,750	4,250	17,000.00	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Physical Environment</b>												
Repairs and Maintenance												
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	-	-	50,000	0%
<b>Road &amp; Street Facilities</b>												
Capital Improvements	-	-	-	-	-	-	-	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	-	-	-	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves</b>												
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>6,197</b>	<b>6,025</b>	<b>26,050</b>	<b>6,000</b>	<b>19,248</b>	<b>6,008</b>	<b>15,138</b>	<b>34,446</b>	<b>19,995</b>	<b>139,107</b>	<b>163,735</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,197</b>	<b>\$ 6,025</b>	<b>\$ 26,050</b>	<b>\$ 6,000</b>	<b>\$ 19,248</b>	<b>\$ 6,008</b>	<b>\$ 15,138</b>	<b>\$ 34,446</b>	<b>\$ 19,995</b>	<b>\$ 139,107</b>	<b>\$ 163,735</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	1,905	790,603	73,596	(66,003)	(6,008)	(15,138)	(34,446)	(19,995)	718,317	-	
Fund Balance - Beginning	-	(6,197)	(4,292)	786,311	859,908	793,905	787,896	772,758	738,312	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (6,197)</b>	<b>\$ (4,292)</b>	<b>\$ 786,311</b>	<b>\$ 859,908</b>	<b>\$ 793,905</b>	<b>\$ 787,896</b>	<b>\$ 772,758</b>	<b>\$ 738,312</b>	<b>\$ 718,317</b>	<b>718,317</b>	<b>\$ -</b>	

River Landing Community Development District  
Debt Service Fund - Series 2020A  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	160,747	0%
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	2	2	2	2	1	8	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	1	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-	6,144	409,942	\$ 247,961	\$ (145,792)	-	1	-	-	518,255	509,984	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 6,146</b>	<b>\$ 409,943</b>	<b>\$ 247,962</b>	<b>\$ (145,789)</b>	<b>\$ 3</b>	<b>\$ 4</b>	<b>\$ 3</b>	<b>\$ 2</b>	<b>\$ 518,274</b>	<b>\$ 670,731</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020A	-	-	-	-	-	-	-	155,000	-	155,000	155,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2020A	-	175,894	-	-	-	-	-	175,894	-	351,788	351,788	100%
<b>Unamortized Premium/Discount on Bonds Payable</b>												
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>												
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
Operating Transfers Out (To Other Funds)	-	23	1	1	1	1	1	1	1	30	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 175,916</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 330,895</b>	<b>\$ 1</b>	<b>\$ 506,818</b>	<b>\$ 506,788</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	(169,771)	409,942	247,961	(145,790)	2	2	(330,892)	1	11,457	3,196	
Fund Balance - Beginning	429,744	429,746	259,975	669,917	917,878	772,088	772,089	772,092	441,200	429,744	-	
<b>Fund Balance - Ending</b>	<b>\$ 429,746</b>	<b>\$ 259,975</b>	<b>\$ 669,917</b>	<b>\$ 917,878</b>	<b>\$ 772,088</b>	<b>\$ 772,089</b>	<b>772,092</b>	<b>441,200</b>	<b>\$ 441,201</b>	<b>441,201</b>	<b>\$ 3,196</b>	

Prepared by:

**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**Debt Service Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	90,497	0%
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	0	-	0	0	0	0	0	0	3	-	N/A
Prepayment Account	0	0	0	0	0		0	1	0	2	-	N/A
Revenue Account	-	-	0			\$ 0	-	1	0	1	-	N/A
Capitalized Interest Account	0	0	-	-	-	-	-	-	-	1	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-	-	-		\$ 192,547		0	-	-	192,547	-	N/A
Special Assessments - Off Roll	-	-	-	\$ 1,115			-	-	-	1,115	99,025	1%
Special Assessments - Prepayments	-	52,447	55,197		82,689	43,192		93,686	199,427	526,639	-	N/A
<b>Debt Proceeds</b>												
	-	-	-		-					-	-	N/A
<b>Intragovernmental Transfer In</b>												
	-	-	-		-					-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 52,448</b>	<b>\$ 55,197</b>	<b>\$ 1,116</b>	<b>\$ 275,237</b>	<b>\$ 43,193</b>	<b>\$ 1</b>	<b>\$ 93,688</b>	<b>\$ 199,428</b>	<b>\$ 720,310</b>	<b>\$ 189,522</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020B	-	15,000	-	-	105,000	-	-	130,000	-	250,000	-	N/A
<b>Interest Expense</b>												
Series 2020B	-	99,025	-	-	1,116	-	-	96,475	-	196,616	189,522	104%
<b>Unamortized Premium/Discount on Bonds Payable</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriters Discount</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
	-	11	0	0	0	0	0	0	0	14	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 114,036</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 106,116</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 226,475</b>	<b>\$ 0</b>	<b>\$ 446,629</b>	<b>\$ 189,522</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	(61,587)	55,197	1,116	169,121	43,192	1	(132,788)	199,428	273,681	-	
Fund Balance - Beginning	214,978	214,979	153,391	208,588	209,704	378,825	422,017	422,018	289,230	214,978	-	
<b>Fund Balance - Ending</b>	<b>\$ 214,979</b>	<b>\$ 153,391</b>	<b>\$ 208,588</b>	<b>\$ 209,704</b>	<b>\$ 378,825</b>	<b>\$ 422,017</b>	<b>\$ 422,018</b>	<b>\$ 289,230</b>	<b>\$ 488,658</b>	<b>\$ 488,658</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

River Landing Community Development District  
 Capital Projects Fund - Series 2020A  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>												
Construction Account	3	3	3	3	3	0	0	0	0	17	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>												
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	23	1	1	1	1	1	1	1	30	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 26</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 47</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>												
Printing & Binding	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	-	-	-	-	732,461	-	-	-	-	732,461	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>												
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 732,461</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 732,461</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 26	\$ 4	\$ 4	\$ (732,457)	\$ 1	\$ 1	\$ 1	\$ 1	\$ (732,414)	\$ -	
Fund Balance - Beginning	\$ 775,634	\$ 775,637	\$ 775,663	\$ 775,667	\$ 775,672	\$ 43,215	\$ 43,216	\$ 43,217	\$ 43,218	\$ 775,634	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 775,637</b>	<b>\$ 775,663</b>	<b>\$ 775,667</b>	<b>\$ 775,672</b>	<b>\$ 43,215</b>	<b>\$ 43,216</b>	<b>\$ 43,217</b>	<b>\$ 43,218</b>	<b>\$ 43,220</b>	<b>\$ 43,220</b>	<b>\$ -</b>	

River Landing Community Development District  
 Capital Projects Fund - Series 2020B  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>												
Construction Account	0	0	0	0	0	0	0	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>												
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	11	0	0	0	0	0	0	0	14	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 11</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 14</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>												
Printing & Binding	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>												
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 11	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14	-	
Fund Balance - Beginning	\$ 5,222	\$ 5,222	\$ 5,232	\$ 5,233	\$ 5,233	\$ 5,234	\$ 5,234	\$ 5,235	\$ 5,235	\$ 5,222	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 5,222</b>	<b>\$ 5,232</b>	<b>\$ 5,233</b>	<b>\$ 5,233</b>	<b>\$ 5,234</b>	<b>\$ 5,234</b>	<b>\$ 5,235</b>	<b>\$ 5,235</b>	<b>\$ 5,235</b>	<b>\$ 5,235</b>	<b>\$ -</b>	