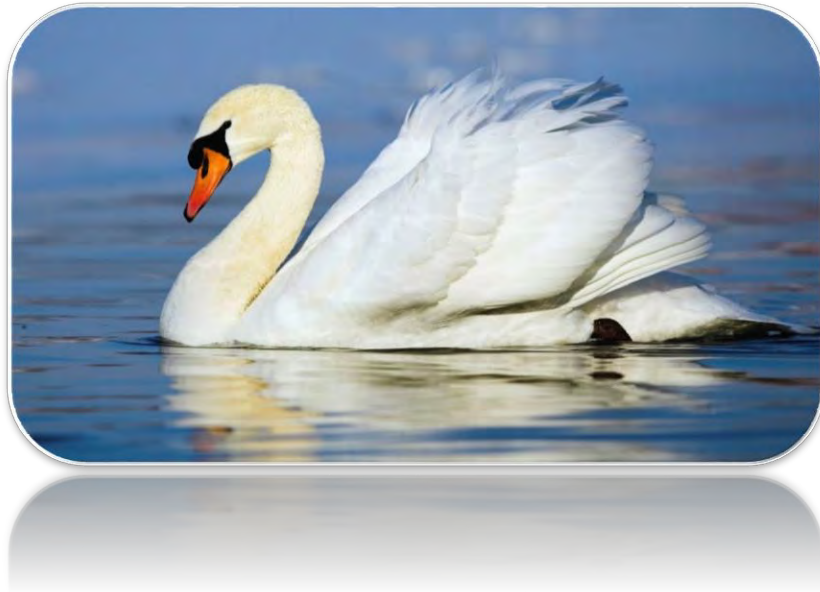


# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

MARCH 18, 2025

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PREPARED BY:

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# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

March 11, 2025

Board of Supervisors

River Landing Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the River Landing Community Development District will be held on **Tuesday, March 18, 2025, at 11:00 A.M.** at the **River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33534.**

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

<https://districts.webex.com/districts/j.php?MTID=m5aeebfda990eae15ed6754799120621e>

Access Code: **2335 101 4805**, Event password: **Jpward**

Or phone: **408-418-9388**, enter the access code **2335 101 4805**, password **Jpward** to join the meeting.

*The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## Agenda

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1. Call to order & roll call.
2. Consideration of Minutes:
  - I. February 18, 2025 – Regular Meeting Minutes.
3. Consideration of an Agreement between the River Landing Community Development District and the River Landing Community Association, Inc. for routine operation, maintenance and repair of various improvements and facilities for the community that the District serves.
4. Consideration of **Resolution 2025-8**, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2026 Budget and setting the Public Hearing on **Tuesday, May 20, 2025, at 11:00 A.M.** at the **River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33534.**
5. Consideration of **Resolution 2025-9**, a Resolution of the River Landing Community; authorizing the execution and delivery of a Promissory Note; Authorizing The Proper Officials to do all things deemed necessary in connection with the execution of such Promissory Note; and providing for severability, conflicts, and an effective date.

6. Consideration of **Resolution 2025-10**, a Resolution setting forth the specific terms of the District’s Capital Improvement Revenue Bonds, Series 2025; making certain additional findings and confirming and/or adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority To Prepare Final Reports And Update This Resolution; Confirming the maximum assessment lien securing the Bonds; addressing the allocation and collection of the assessments securing the Bonds; Addressing prepayments; addressing true-up payments; providing for the supplementation of the Improvement Lien Book; and providing for conflicts, severability and an effective date.
  
7. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) **Important Board Meeting Dates for Balance of Fiscal Year 2025:**
      1. May 20, 2025 – Proposed Fiscal Year 2026 Budget Public Hearings and Regular Meeting.
      - b) Financial Statement for the period ending February 28, 2025 (unaudited).
  
8. Supervisor’s Requests and Audience Comments.
  
9. Public Comments.

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
  
10. Adjournment.

### **Staff Review**

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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 is the consideration of the Minutes from the River Landing Community Development District Board of Supervisors Landowners and Regular Meeting held on November 19, 2024.

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The third order of business is the consideration of an Agreement between the River Landing Community Development District and the River Landing Community Association, Inc. for routine operation, maintenance and repair of various improvements and facilities for the community that the District serves.

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The fourth order of business is the consideration of **Resolution 2025-8**, a Resolution of the Board of Supervisors, which approves the proposed budget for Fiscal Year 2025 and sets the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for **Tuesday, May 20, 2025, at 11:00 A.M.** at the **River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33534.**

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The fifth order of business is the consideration of **Resolution 2025-9**, a Resolution of the River Landing Community Development District; authorizing the execution and delivery of a Promissory Note; Authorizing The Proper Officials to do all things deemed necessary in connection with the execution of such Promissory Note; and providing for severability, conflicts, and an effective date.

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The sixth order of business is the consideration of **Resolution 2025-10**, a Resolution setting forth the specific terms of the District's Capital Improvement Revenue Bonds, Series 2025; making certain additional findings and confirming and/or adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority To Prepare Final Reports And Update This Resolution; Confirming the maximum assessment lien securing the Bonds; addressing the allocation and collection of the assessments securing the Bonds; Addressing prepayments; addressing true-up payments; providing for the supplementation of the Improvement Lien Book; and providing for conflicts, severability and an effective date.

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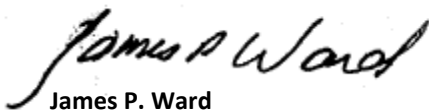
The seventh order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on (i) the remainder of the Fiscal Year 2025 meeting schedule, (ii) Financial Statements (unaudited) for the period ending February 28, 2025.

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The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

**River Landing Community Development District**



**James P. Ward**  
District Manager

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

9 The Regular Meeting of the Board of Supervisors of the River Landing Community Development District  
10 was held on Tuesday, February 18, 2025 at 11:00 a.m. at the River Club, 2345 Oxbow Drive, Wesley  
11 Chapel, Florida 33534.  
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**Present and constituting a quorum:**

Marc Ferlita	Chairperson
Mike Piendel	Vice Chair
Matt Sawyer	Assistant Secretary
David Wilson	Assistant Secretary
Corinn Godlevske	Assistant Secretary

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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer
Ben Steets	Grau & Associates
Denise Ganz	Holland & Knight
Pete _____	

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**Audience:**

Christine Rodgers  
Indira Harracsingh

All residents' 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. James Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**November 19, 2024 – Landowners Meeting Minutes**

**November 19, 2024 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions for the Landowners Meeting Minutes or the Regular Meeting Minutes; hearing none, he called for a motion.



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Mr. Ward asked if there were any questions from the Board or the Audience; hearing none, he called for a motion.

**On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Audited Financial Statements for Fiscal Year 2024 ending September 30, 2024 was accepted.**

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#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-4**

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**Consideration of Resolution 2025-4, a Resolution of the River Landing Community Development District Authorizing the issuance of not exceeding \$6,500,000 in aggregate principal amount of its Capital Improvement Revenue Bonds, Series 2025 the proceeds of which will be applied to finance a portion of the cost of a series project consisting of certain Public Infrastructure and Facilities benefiting certain District Lands, Paying a portion of the interest coming due on the Series 2025 Bonds, Funding the applicable series reserve account for the Series 2025 Bonds, and paying costs of issuance of the Series 2025 Bonds, as more fully described herein; Reaffirming the Master Trust Indenture And Approving The Form Of A Fourth Supplemental Trust indenture in connection with the Series 2025 Bonds and authorizing the execution thereof; ratifying the appointment of a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Providing for redemption of the Series 2025 Bonds; Authorizing the application of the proceeds of the Series 2025 Bonds; Approving the form, and authorizing execution, of a Bond Purchase Contract Providing for the negotiated sale of the Series 2025 Bonds; Delegating to the Chairperson or Vice-Chairperson, or in their absence any member of the Board of Supervisors, the authority to award the Series 2025 Bonds within the parameters specified herein; Approving the form, and authorizing the use, of a Preliminary Limited Offering Memorandum for the Series 2025 Bonds; Approving the distribution of a Final Limited Offering Memorandum for the Series 2025 Bonds and the execution thereof; approving the form, and authorizing execution, of a Continuing Disclosure Agreement; Authorizing preparation of Preliminary and Final Supplemental Assessment Methodology Reports and a supplement to the Master Engineer's Report and the use of such reports in the Preliminary Limited Offering Memorandum and Final Limited Offering Memorandum, as applicable, for the Series 2025 Bonds; Providing for miscellaneous matters and authority; providing for severability; and providing an effective date.**

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Mr. Ward stated Resolution 2025-4 is a delegation bond resolution and it is authorized as the issuance of Series 2025 bonds. He noted that Ms. Denise Ganz, with Holland & Knight, was present on the phone and asked her to go through the Resolution.

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*Ms. Ganz: What we're going to be talking about here is a Resolution that will allow your financing team to move forward to complete the issuance of the Series 2025 bonds. We've issued -- we've worked together to issue bonds in 2020 and 2023. This bond issue is, at this point, expected to be the final bond issue of the District to complete the acquisition of its Public Capital Improvement Plan that is a system of improvements that benefit all the accessible lands in the District. The Resolution, as I was saying, puts in place what we need to be able to move forward to market the bonds and go to closing. It is expected that the only other action that will have to be taken by the Board, assuming you approve this Resolution today, would be to approve the Final Assessment Resolution that would be prepared with the Final Assessment Report after the pricing of the bonds so that we know the final details of the bonds. So, in general, what*

143 *this Resolution does, it authorizes not to exceed \$6.5 million dollars of your Series 2025 bonds, subject to*  
144 *certain parameters that are set forth in the Resolution in Section 6. It attaches various exhibits.*

145  
146 Ms. Ganz described Exhibit A is the supplemental trust indenture and is the document that provides for  
147 the flow of funds to pay the debt service on 2025 bonds, which are the special assessments levied. She  
148 stated the special assessments levied would be discussed more in Phases 4 and 5 of the District.

149  
150 *Ms. Ganz: It also appoints, as is required by applicable law US Bank Trust Company National Association*  
151 *as the trustee paying agent and registrar for your bonds. That bank is also the -- acts in that capacity for*  
152 *the other outstanding bonds with the District.*

153  
154 Ms. Ganz described Exhibit B is the bond purchase agreement, pursuant to which the District will sell the  
155 bonds to MBS Capital Markets. She noted Exhibit C is the form of the preliminary limited offering  
156 memorandum and provides information that will be used by MBS to market the bonds to investors.

157  
158 *Ms. Ganz: It is close to being completed and it describes the terms of the bonds, as well as the overall*  
159 *development within the boundaries of the District in the assessment area to be assessed here.*

160  
161 Ms. Ganz described Exhibit D is the Continuing Disclosure Agreement.

162  
163 *Ms. Ganz: It appoints Disclosure Services, LLC [indiscernible] Dissemination Agent for existing bonds as the*  
164 *initial dissemination agent with respect to the Continuing Disclosure Agreement.*

165  
166 Ms. Ganz noted that Section 9, the Resolution authorizes the preparation of the supplemental Engineer's  
167 Report to be used in the preliminary and final limited offering memorandums that is provided by  
168 consulting engineers, supplementing the Master Engineer's Report that was approved by the District in  
169 2020.

170  
171 *Ms. Ganz: It's similar to the supplemental reports that have been prepared in connection with the prior*  
172 *bond issues. This one basically determines that approximately \$7.4 million and change of projects are*  
173 *eligible to be funded by the 2025 bonds, mainly relating to Phases 4 and 5, as well as some improvements*  
174 *that had been acquired by the District but not yet paid for. And so, that document is close to being final*  
175 *and will be attached to your Final Assessment Resolution that I had mentioned earlier.*

176  
177 Ms. Ganz explained that they are close to having everything ready to go into the PLOM. She noted that  
178 the Resolution also authorizes the preparation preliminary and final supplemental assessment  
179 methodologies. She mentioned the methodology used is the one that was approved back in 2020.

180  
181 *Ms. Ganz: And with that, I think that explains what we have here.*

182  
183 Mr. Ward asked if there were any questions from the Board.

184  
185 *Mr. Piendel: [Indiscernible] needed to pay [indiscernible] justify that amount.*

186  
187 *Mr. Earlywine: Yeah, absolutely. I mean, the Phase 4 and 5 have [indiscernible] infrastructure and*  
188 *stormwater infrastructure that will empty out the construction count. There's also prior infrastructure,*  
189 *about \$300,000, that was done as part of the earlier phases. So, it all will exceed the \$4 million dollar*  
190 *amount you need to intake, so.*



191  
192 *Mr. Piendel Okay. And then what's the average rates?*

193  
194 *Mr. Earlywine: Five and a half or so.*

195  
196 *Mr. Ward: We're 5.75, 5.70 at the moment. We may be slightly under that, but that's kind of where we*  
197 *are.*

198  
199 Mr. Ward asked if there were any more questions from the Board or questions from the Audience; hearing  
200 none, he called for a motion.

201  
202 **On MOTION made by David Wilson, seconded by Corinn Godlevske, and**  
203 **with all in favor, Resolution 2025-4 was adopted.**

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205 Mr. Ward thanked Ms. Denise Ganz for her appearance.

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208 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2025-5**

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210 **Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors of the River Landing**  
211 **Community Development District Addressing Real Estate Conveyances and Permits; Accepting a**  
212 **certificate of the District Engineer and declaring certain projects complete; Providing direction to**  
213 **District staff; Finalizing Assessments; Authorizing conveyances; Authorizing a mutual release; providing**  
214 **for a supplement to the Improvement Lien Book; providing for severability, conflicts, and an effective**  
215 **date (2020 Projects).**

216  
217 *Mr. Earlywine: So, just so the Audience is aware, as well as our Board, when you get to the point where a*  
218 *project is complete, there's a couple different steps we go through. We deal with the real estate part of it*  
219 *and make sure all the real estate's in order, that the CDD has the stormwater ponds and the rights it needs,*  
220 *easements and whatnot. We also, under Chapter 170, have to make sure that the assessments are valid*  
221 *and that we took the money from the construction account and we spend it all on the things benefiting*  
222 *the properties within the development and basically that the homeowners have gotten the benefit of what*  
223 *was promised to them on the front-end. So, there's a process under Chapter 170 for declaring the project*  
224 *complete there for assessment purposes. And then the third thing we do is make sure if there's any*  
225 *remaining money left in the construction accounts that those get paid out to the developer for things; the*  
226 *developer's always contributed more than what the construction account was for. He noted that two*  
227 *projects were done previously, the 2020 Project and the 2023 Project, and the new project is the 2025*  
228 *Phase 4 and 5 Project. He mentioned the first two projects are finished. What it does is, it declares a*  
229 *complete authorized conveyance of any remaining moneys. In this case, though, the 2020, there is no*  
230 *remaining money, so that's an easy one. To the extent that all the permits have not yet been actually*  
231 *turned over, it authorizes the Engineer to finish that process out. Usually, the permit is the last, final thing*  
232 *you need to do. Mr. Earlywine then explained that there is a mutual release, where it was agreed the*  
233 *Engineers certified the project is done and there are no other claims regarding the project.*

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235 **On MOTION made by David Wilson, seconded by Corinn Godlevske, and**  
236 **with all in favor, Resolution 2025-5 was adopted.**

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**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2025-6**

**Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors of the River Landing Community Development District Addressing Real Estate Conveyances and Permits; Accepting a certificate of the District Engineer and declaring certain projects complete; Providing direction to District staff; Finalizing Assessments; Authorizing conveyances; Authorizing a mutual release; providing for a supplement to the Improvement Lien Book; providing for severability, conflicts, and an effective date (2020 Projects).**

*Mr. Earlywine: There's a similar Resolution, 2025-6, which is for the 2023 project. The only difference with that is, there is a little bit of money that will be available from a reserve account. It's basically construction money that is held back for protection of bondholders, and it becomes available when you sell your last home in the community. It's not a lot of money; it's probably like a hundred grand or something like that.*

Mr. Ward called for a motion.

**On MOTION made by Corinn Godlevske, seconded by David Wilson, and with all in favor, Resolution 2025-6 was adopted.**

**SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2025-7**

**Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors of the River Landing Community Development District Authorizing District Staff to confirm the satisfaction of the release conditions of the Capital Improvement Revenue Bonds, Series 2023A, and, upon satisfaction, authorizing the release of the debt service reserve funds into the Series 2023A Acquisition and Construction Account; Authorizing a requisition for payment of the balance of the Series 2023A Acquisition and Construction Account; Appointing Signors for any Acquisition and Construction Account Requisitions; Providing additional authorization; and providing for severability, conflicts, and an effective date.**

Mr. Earlywine noted that Resolution 2025-7 is money that becomes available and there will be a final payment in which this Resolution authorizes that final payment. He asked if there were any questions.

Ms. Christine Rodgers asked how the bonds and properties work, as there's a few homes that have issues with the drainage and clay. She asked if that would be something a builder would be fixing and whether or not it comes out of the CDD. She noted that many are having issues, needing to put drains and gutters in. She explained there is water setting in those areas.

*Mr. Piendel: Correct me if I'm wrong, you guys are dealing with Taylor & Morrison warranty.*

*Ms. Christine Rodgers: That's a joke, because -- well, no, and I mean that wholeheartedly. I'm going to be here a year in March. They're not going to do anything about it. Many of us -- my neighbor put in a claim to try to get a French drain put in between.*

284 *Mr. Ward: So, from the CDD's perspective, those on-site, for lack of a better term, those brand-new systems*  
285 *around your home were not anything the CDD would take care of. We only take care of it once the water*  
286 *gets to the CDD's lakes or conveyance systems. So, generally -- not generally -- it's the responsibility of the*  
287 *property owner to get it to a system and then, once we get it, we drain it out of the system itself. So, I*  
288 *think, as Mike indicated to you, those on-site systems are really Taylor & Morrison home warranty kind of*  
289 *idea.*

290  
291 *Ms. Christine Rodgers: So, if we're not having success, I mean [indiscernible] is off the side, but there's a*  
292 *group that wants to have sort of a group discussion about it instead of all the homeowners trying to handle*  
293 *it one-off. And, depending on who your direct [indiscernible] person is, you may or may not get it done.*

294  
295 *Mr. Sawyer: Yeah. So, we can take it offline from the CDD business. But I'll be here afterwards.*

296  
297 Mr. Ward called for a motion.

298  
299 **On MOTION made by David Wilson, seconded by Matt Sawyer, and with**  
300 **all in favor, Resolution 2025-7 was adopted.**

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303 **EIGHTH ORDER OF BUSINESS** **Consideration of a Supplement to the Investment**  
304 **Banking Agreement with MBS Capital Markets**

305  
306 Mr. Ward mentioned that MBS Capital Markets has been the underwriter since the beginning of the  
307 project.

308  
309 Mr. Ward called for a motion.

310  
311 **On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and**  
312 **with all in favor, the Supplement to Investment Banking Agreement**  
313 **with MBS Capital Markets was approved.**

314  
315  
316 **NINTH ORDER OF BUSINESS** **Consideration of an Agreement between the River**  
317 **Landing Community CDD and River Landing Community**  
318 **Association, Inc.**

319  
320 Mr. Ward explained the agreement relates to the infrastructure that's owned by the CDD and will be  
321 maintained by the Master Association with the exception of the conservation areas that are maintained  
322 by the CDD. He noted the District owns the street lighting system.

323  
324 *Mr. Ward: Under normal circumstances, the streetlights are maintained by the HOA but, to the extent they*  
325 *need any major repairs from damage from hurricanes of that nature, the District would take care of that*  
326 *type of work. And then we will be doing the daily maintenance of the conversation areas within the*  
327 *community.*

328

329 *Mr. Earlywine: And, Jim, just to be clear, the scope of this is just for streetlights, essentially for the HOA to*  
330 *do the streetlight maintenance. That's the way it's written up now. If it needs to be different, it's easy*  
331 *enough to change. But we understood the stormwater and the conservation is going to be CDD.*  
332

333 *Ms. Christine Rodgers: We've been told also from the community that the light center's still broken, like*  
334 *the one at the entranceway and some throughout the community on the streets,] that the CDD*  
335 *[indiscernible].*  
336

337 *Mr. Sawyer: Yes. So, the conservation, the wetland areas, are -- it was the HOA. The community was doing*  
338 *it. That's going to the CDD now.*  
339

340 *Mr. Earlywine: Right, and the stormwater ponds.*  
341

342 *Mr. Ward explained the CDD will be doing the mowing of the conservation areas, but Master HOA is*  
343 *supposed to be maintaining the lakes.*  
344

345 *Mr. Sawyer asked if they would be able to hold on the issue for now until they can get it clarified.*  
346

347 *Mr. Ward: I will tell you, though, the CDD, we do not have funds budgeted in the current budget to maintain*  
348 *the lakes, only the conservation areas.*  
349

350

**TENTH ORDER OF BUSINESS**

**Staff Reports**

351

**I. District Attorney**

352

353 No report.  
354

355

356  
357 *Mr. Earlywine: I think we're in good shape. I think the idea is on the bonds. Obviously, this is going to*  
358 *affect Phases 4 and 5. That offering statement will probably get posted here in the next week or so,*  
359 *and then we'll be back for a special meeting. Did you want to talk about that? Or, it's probably under*  
360 *your report, isn't it?*  
361

362

363 *Mr. Ward: No, it's not under my report. I just wanna have it at the regular meeting in March.*  
364

365

366 *Mr. Ward noted that, once he talks to Brett, he will make a determination and it will be cleared with*  
367 *the Board before scheduled.*  
368

369

**II. District Engineer**

370 No report.  
371

372

**III. District Manager**

**a) Important Board Meeting Dates for Balance of Fiscal Year 2025:**

373

1) **March 18, 2025 - presentation on Proposed Fiscal Year 2026 Budget**

374

**b) Financial Statement for period ending November 30, 2024 (unaudited)**

375

**c) Financial Statement for period ending December 31, 2024 (unaudited)**

376

**d) Financial Statement for period ending January 31, 2025 (unaudited)**

377 No report.

378

379 **TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

380

381 *Mr. Earlywine: And then my guess is, we'll have project completion on that one shortly after. So, that's*  
382 *all I had unless you have questions.*

383

384 Mr. Ward asked Mr. Victor Barbosa if he had anything to add; Mr. Barbosa stated he did not have  
385 anything additional.

386

387 Mr. Ward asked if there were any comments or questions from the Board.

388

389 *Mr. Sawyer: We just need to make sure that our meetings are off of Tuesdays, no longer on Tuesdays.*  
390 *We're going to need them on Wednesdays. Or, if we need to do all three in the same day, we need to*  
391 *plan it out accordingly, even if we have to start north and go south. He stated that all CDD meetings*  
392 *should be in one day, if possible, as to not pull Members out of other meetings to attend another*  
393 *meeting.*

394

395 Mr. Ward confirmed that they would reschedule the meetings.

396

397

398 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

399

400 **The public comment period is for items not listed on the Agenda, and comments are limited to three**  
401 **(3) minutes per person and assignment of speaking time is not permitted; however, the Presiding**  
402 **Officer may extend or reduce the time for the public comment period consistent with Section 286.0114,**  
403 **Florida Statutes.**

404

405 Mr. Ward asked if there were any public comments.

406

407 *Ms. Christine Rodgers: So, as we were starting to discuss before [indiscernible] is the repair of the*  
408 *streetlights. So, specifically, the one at the entrance is still not operating directly, and then there are some*  
409 *throughout the community that have been tagged that my understanding was -- and correct me if I'm*  
410 *wrong -- that they're supposed to be [indiscernible] moving into the CDD and that there was a estimate*  
411 *given and we're waiting on approvals. So, I wanna understand where that is.. Because the one at the*  
412 *front entrance there's been lots of questions about.*

413

414 Mr. Sawyer stated that they have a timetable that Pete would be able to share.

415

416 Ms. Christine Rodgers: *Is it not the CDD, then?*

417

418 *Mr. Ward: The CDD is going to be paying for the repairs from the damage related to the streetlights from*  
419 *the last hurricane. We've issued a purchase order; I think the vendor has the purchase order and is*  
420 *scheduling the repairs. I don't know the date off the top of my head.*

421

422 Mr. Sawyer noted everything has been approved, but they are waiting for approval and stated that they  
423 need to speak to Pete offline in order to get a timeline of when that will be taken care of.

424

425 Mr. Ward asked if there were any other questions from the Audience; hearing none, he called for a  
426 motion.

427

428 *Ms. Indira Harracsingh: So, [indiscernible] the fact that there is [indiscernible] fees that the HOA pays for*  
429 *and the CDD, but then we have all the [indiscernible]. How does that work? Someone said here there was*  
430 *an agreement between the CDD and the HOA. Specifically, the HOA [indiscernible].*

431

432 *Mr. Ward: I'm sorry, I don't understand what you're saying.*

433

434 *Mr. Earlywine: What she's saying is, she's reading from some Meeting Minutes and she's saying the*  
435 *concept is we would have an HOA/CDD maintenance agreement, where the HOA would do the*  
436 *maintenance on certain CDD improvements and that the CDD would not -- basically, HOA would do it at*  
437 *no charge to the CDD. That's what she's saying. And I think all that's true.*

438

439 *Mr. Ward: That's true.*

440

441 *Mr. Earlywine: We're deciding the scope of the HOA/CDD maintenance agreement now. Right now, it has*  
442 *streetlights in it. And then there's a question about the stormwater ponds and whether the aquatics is*  
443 *going to be handled by the HOA. And I think that's probably how it will end up, but we've got to check our*  
444 *budgets.*

445

446 Mr. Sawyer explained that the budget was adjusted last year; he mentioned the HOA was decreased but  
447 the CDD increased.

448

449 Mr. Ward asked if there were any other questions from the Public.

450

451 *Ms. Indira Harracsingh: [Indiscernible.] Are you saying that [indiscernible]?*

452

453 *Mr. Sawyer: Your fees are going to go up regardless every single year.*

454

455 *Ms. Indira Harracsingh: Okay. I understand that, But [indiscernible], specifically to this.*

456

457 *Mr. Ward: So, I think the answer is, you need to let us take a month and talk and see what -- remember*  
458 *what we did, and then we'll know by the next Board Meeting what the answer is and what we're going to*  
459 *do at that point. So, I don't think you need to interpret anymore into our discussion at this level than that*  
460 *at this point.*

461

462 *Mr. Earlywine: And I think the only question was about who's treating the aquatics and which budget is*  
463 *that in. My guess is it's in one of the budgets.*

464

465 *Mr. Ward: It's one of the budgets.*

466

467 Mr. Ward asked if Ms. Harracsingh had another question.

468

469 *Ms. Christine Rodgers: So, another thing I want to ask, that [indiscernible].*

470

471 *Mr. Sawyer: We allow those homes back there to put up vinyl fences. There's no plan for a wall back there.*

472



## **CDD / HOA MAINTENANCE AGREEMENT**

**THIS CDD / HOA MAINTENANCE AGREEMENT** is made and entered into this 18<sup>th</sup> day of March, 2025, by and between:

**River Landing Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37<sup>th</sup> street, Ft. Lauderdale, Florida 33308 ("**District**"); and

**River Landing Community Association, Inc.**, a Florida not-for-profit corporation, whose address is c/o 10210 Highland Manor Drive, Suite 400-A, Tampa, Florida 33610 ("**Association**").

### **RECITALS**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District presently owns various systems, facilities and infrastructure including, but not limited to, stormwater management improvements and wetlands, and perimeter landscaping, irrigation, hardscape and other improvements; and

**WHEREAS**, the District desires to provide for the routine operation, maintenance and repair (of the improvements described in **Exhibit A** attached hereto ("**Work**"), across the lands owned by the District from time to time ("**Property**"); and

**WHEREAS**, the Association is a not-for-profit corporation owning, operating and maintaining various improvements and facilities for the community that the District serves; and

**WHEREAS**, the residents within the community that are served by both the Association and the District benefit from the improvements and may be required to pay for the cost of the Work, regardless of whether such Work is conducted by the Association or the District; and

**WHEREAS**, for ease of administration, potential cost savings to property owners and residents and the benefits of full-time, on-site operation and maintenance personnel, the District desires to contract with the Association to provide the Work; and

**WHEREAS**, the Association represents that it is qualified, either in its own right or through its officers, employees, contractors and/or affiliates, to provide the Work and desires to contract with the District to do so in accordance with the terms of this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:



**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. SCOPE OF WORK.**

- A. **Work.** Association shall be responsible for providing, or causing to be provided, the Work in an efficient, lawful and satisfactory manner. All Work, including the scope of the Work, shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. Association shall be responsible for all of its contractors or subcontractors that perform the Work as if the Association itself were performing such Work.

NOTE: All major capital repairs and/or replacements of Improvements, as determined by the District in its sole discretion, are outside of the scope of this Agreement, and shall be undertaken by the District. The Association shall consult with the District before undertaking any repairs and/or replacements of Improvements exceeding \$25,000.

- B. **Inspection.** Association shall conduct regular inspections of all Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement.
- C. **Routine Maintenance and Repairs.** Association shall make, or cause to be made, such routine repair work or normal maintenance to the Property as may be required for the operation or physical protection of the Property. Association shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any Work. Association shall immediately notify the District Manager, or a designated representative, concerning the need for emergency repairs.
- D. **Investigation and Report of Accidents/Claims.** Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the improvements or the Work. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. Association shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim. Association shall not file any claims with the District's insurance company without the prior consent of the District's Board of Supervisors.
- E. **Adherence to District Rules, Regulations and Policies.** Association shall ensure that Association's officers, employees, contractors and affiliates are familiar with all District policies and procedures and are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and Association shall ensure that said persons conform therewith. Association assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.
- F. **Care of the District's Improvements.** Association shall use all due care to protect the property of the District, its residents and landowners from damage by Association or its officers, employees, contractors and affiliates. Association agrees to repair any damage resulting from the activities and work of the Association or its officers, employees, contractors and affiliates. The District is not responsible for the cost of repairs from

damage resulting from the acts or omissions of the Association or its officers, employees, contractors and affiliates.

- G. **Billing.** Association, on behalf of the District, shall be solely responsible for the budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the Work.
- H. **Designation of District Representative.** The District shall designate in writing a person to act as the District's representative with respect to the Work. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Work. The District hereby designates the District Manager to act as its representative.
- I. **Reporting.**
- i. The Association agrees to meet with the District's representative at the District's request no less than one time per month to walk the Property to discuss conditions, schedules, and items of concern regarding this Agreement.
  - ii. The Association shall provide to the District copies of all contracts and amendments thereto for the Work (e.g., aquatics maintenance contract, landscape maintenance contract, wetlands maintenance contract, etc.).
  - iii. The Association shall require that contractors provide – and shall provide to the District – periodic reports (at least once per quarter) describing the Work being performed and the status of any items of concern.
  - iv. The Association on an annual basis and prior to February 1 of each year shall provide a report to the District that: (a) describes the Work performed during the past year, (b) identifies all contractors used in the past year to perform the Work, (c) details the amounts spent to perform the Work during the past year, (d) provides the anticipated budget and the projected fee collection to support such budget, subject to the reasonable approval of the District, to perform the Work in the upcoming year, and (e) identifies any items of current or future concern reasonably known to the Association and related to the Work and/or the District's property.

**SECTION 3. COMPENSATION.** The Association shall provide the Work at no cost to the District. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement. The Association agrees that there is sufficient consideration for this Agreement because, among other reasons, the Association benefits from the contracting efficiencies in having all of the public and community infrastructure maintained by a single entity.

**SECTION 4. TERM.** This Agreement commences on the date first written above and continues through September 30, 2025 ("**Initial Term**"). This Agreement shall automatically renew for annual periods thereafter unless terminated pursuant to the terms of this Agreement.

**SECTION 5. INSURANCE.** The Association and its contractors performing any part of the Work shall maintain or cause to be maintained, at its / or their own expense throughout the term of this Agreement, industry standard Worker's Compensation Insurance, Commercial General Liability Insurance and Automobile Liability Insurance. The District shall be an additional insured under all such insurance.

**SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Association shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances relating to the Property, including but not limited to any applicable permits or other regulatory approvals.

**SECTION 8. LIENS AND CLAIMS.** The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

**SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Without intending to limit the foregoing, the District shall have a "self-help" remedy whereby, in the event of a default by the Association, the District may provide the Work and charge the cost of the Work to the Association, provided that the District first provide the Association with a reasonable opportunity to cure any default. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 10. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that each party shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the party seeking to enforce the conditions and agreements in refraining from so doing; and further, that the failure of a party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 11. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 12. TERMINATION.** At any time, either party may terminate this Agreement for any reason in its sole discretion and by providing at least sixty (60) days written notice to the other party of its intent to terminate. In the event of termination by the Association, the Association shall be required to provide the District with sufficient funds to provide for the Work contemplated by this Agreement until the District can complete its next regular budget and assessment cycle to incorporate funding into its budget and collect any necessary assessment revenues. Regardless of which party terminates this Agreement, the Association and the District shall cooperate in effectuating – to the extent the District so elects in its sole discretion – a transfer of the obligations under this Agreement including the assignment

of maintenance contracts and the transfer of all documentation associated with the provision of Work hereunder including warranty documentation.

**SECTION 13. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency for the operation and maintenance of the District's improvements shall be obtained and paid for by the District.

**SECTION 14. ASSIGNMENT.** No party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

**SECTION 15. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District. The Association agrees to assume all liabilities or obligations imposed by any applicable laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

**SECTION 16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 17. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and Association relating to the subject matter of this Agreement.

**SECTION 18. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

**SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 20. NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**SECTION 21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors and assigns.

**SECTION 22. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in the County in which the District is located.

**SECTION 23. PUBLIC RECORDS.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Association acknowledges that the designated public records custodian for the District is its District Manager (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Association’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O JAMES P. WARD, DISTRICT MANAGER, JP WARD & ASSOCIATES, LLC, 2301 NE 37<sup>TH</sup> STREET, FT. LAUDERDALE, FLORIDA 33308, PHONE 954-658-4900, AND E-MAIL JIMWARD@JPWARDASSOCIATES.COM.**

**SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 25. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the parties execute this Agreement to be effective the day and year first written above.

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Michael Piendel, Chairman

**RIVER LANDING COMMUNITY  
ASSOCIATION, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

- EXHIBIT A:** Scope of Work
- EXHIBIT B:** Location of Lighting Improvements

**EXHIBIT A**  
**SCOPE OF WORK**

**DISTRICT IMPROVEMENTS**

The Association shall perform the Work for the following Improvements:

- All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts A-1, B-20A, B-20B, B-21, B-22, B-25A, B-29A, B-33A, D-9, D-10, D-14, D-15B and D-16 (CDD Drainage Area), and D-15A, D-15C and D-15D (Wetland Conservation Area), within all drainage easements areas including those labeled “(CDD) Drainage and Access Easements,” and “(CDD) Side Yard Drainage/Access Easements,” “Drainage and Access Easements,” and “Drainage, Access and Utility Easements,” as identified in the plat entitled *River Landing Phases 1A1-1A2*, as recorded in the Plat Book 84, Pages 15-24, of the Official Records of Pasco County, Florida.
- All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts A-2, A-3, B-1, B-2, B-3, B-5, B-9A, B-9B, B-12, D-1, D-2, D-3, D-4A, D-4B, D-4C, D-5, D-6A, D-7, and D-8 (CDD Drainage Area), D-6B (Wetland Conservation Area), P-3, P-4, and P-5, within all drainage easements areas including those labeled “(CDD) Drainage and Access Easements,” “(CDD) Side Yard Drainage/Access Easements,” “Drainage and Access Easements,” and “Drainage, Access and Utility Easements,” as identified in *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, as recorded in the Official Records of Pasco County, Florida at Plat Book 84, Pages 25-36.
- All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts A-1, A-1A, A-1B (CDD Drainage and Access Easement), Tracts B-33C and B-36 (CDD Drainage and Access Easement), Tract D-11 (Drainage Area) and Tract D-13 (CDD Drainage Area; Wetland Conservation Area), and within all drainage easements areas including those labeled “CDD Drainage and Access Easements” and “CDD Side Yard Drainage/Access Easements” as identified in *River Landing Phase 1B*,” as recorded in the Official Records of Pasco County, Florida at Plat Book 86, Pages 22-28.
- All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts D-1, D-2, D-3, and D-7 (CDD Drainage Area) and Tract M-1 (CDD Mitigation Area), as identified in *River Landing Phase 2A-2B-2C-3A-3B-3C-3D*, as recorded in the Official Records of Pasco County, Florida at Plat Book 89, Pages 67-90.

- All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract A-3 (CDD Right-of-Way), and Tracts B-34 and B-38 (CDD Drainage and Access Easement), and within all drainage easement areas including those labeled “CDD Drainage and Access Easements,” and “CDD Side Yard Drainage/Access Easements,” as identified in *River Landing Phase 2E-2F-3E*, as recorded in the Official Records of Pasco County, Florida at Plat Book 88, Pages 143-149.
- All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within those rights-of-way designated as Barrelman Boulevard and Oldswoods Avenue, Tract A-1 (HOA Right-of-Way, Utility Easement; CDD Drainage and Access Easement), Tract A-4 (CDD Right-of-Way), Tract A-5 (HOA Right-of-Way, Utility Easement, CDD Drainage and Access Easement), Tracts B-1, B-2, B-3, B-4, B-5, and B-6 (HOA Open Space; CDD Drainage and Access Easement), Tracts D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11 and D-12 (CDD Drainage Area), Tract L-2 (HOA Landscape Area, HOA Open Space, CDD Drainage and Access Easement), Tract L-3 (HOA Landscape Area and Open Space, CDD Drainage and Access Easement), Tracts L-4, L-5, L-8, L-9 and L-10 (HOA Landscape Area, CDD Drainage and Access Easement), Tract L-12 (TH-HOA Landscape, Wall and Signage Area; CDD Drainage and Access Easement), Tracts W-1 and W-3 (Wetland Conservation Area), the “CDD Drainage and Access Easements,” the “CDD Access Easements,” the “CDD Side Yard Drainage/Access Easements,” and any other drainage easements located within the plat titled *River Landing Phases 4 and 5*, as recorded in the Official Records of Pasco County, Florida at Plat Book 93, Pages 113 - 128, and the “CDD Drainage and Access Easements,” the “CDD Access Easements,” the “CDD Side Yard Drainage/Access Easements,” and any other drainage easements located as identified in *River Landing Phases 4 and 5 – Partial Replat*, as recorded in the Official Records of Pasco County, Florida at Plat Book 97, Pages 136 – 137.
- Lighting located on utility easements throughout the District as depicted in **Exhibit B**.

## MAINTENANCE PROGRAM

- **Lighting** - On an annual or more frequent basis, HOA will conduct a visual inspection of lighting improvements and to ensure that no dangerous conditions exist and that the system is operating properly. HOA shall maintain and repair the improvements as needed.
- **Aquatics** - On a monthly basis, HOA shall conduct any monitoring, treatment and maintenance of the stormwater ponds to meet permit requirements and ensure that the ponds are maintained in a manner consistent with community standards.
- **Stormwater Structures** - On an annual or more frequent basis, HOA will hire a licensed engineer to conduct a visual inspection of stormwater improvements and to ensure that no dangerous conditions exist and that the system is operating in accordance with permit conditions. HOA shall maintain and repair the improvements as needed.



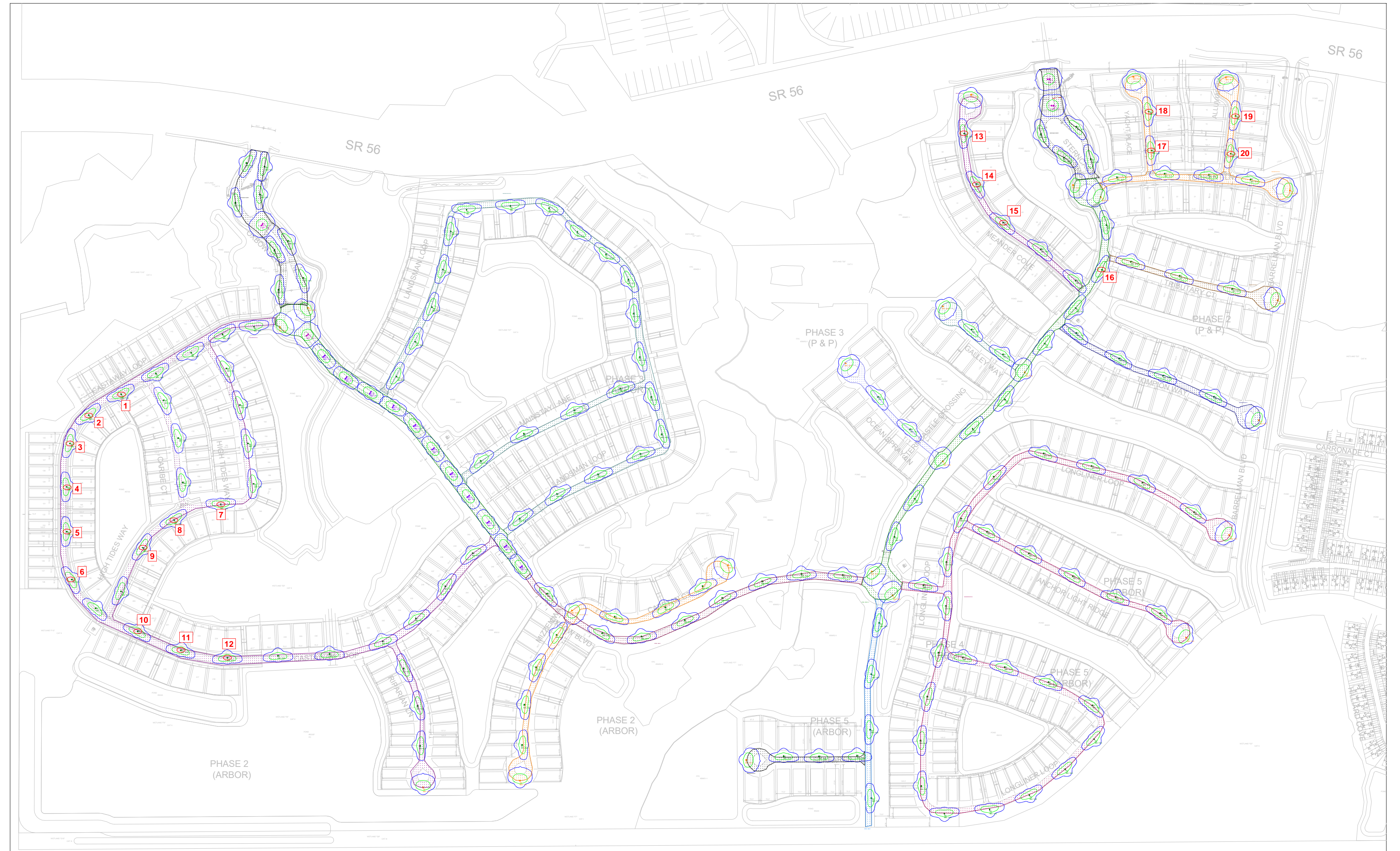
**EXHIBIT B**  
**LIGHTING IMPROVEMENTS**

TARGETING: (PER CLIENT)  
 .75 FC AVERAGE AT GRADE

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	23	A4	SINGLE	9336	1.000	RFS-72W32LED4K-G2-4	RFS-72W32LED4K-G2-4.ies
	4	A4-2	BACK-BACK	9336	0.500	2@180_RFS-32W32LED4K-G2-4 (source file modified to simulate 32W as specified by the client)	RFS-72W32LED4K-G2-4.ies
	150	B2	SINGLE	9408	1.000	RFS-72W32LED4K-G2-R2M	RFS-72W32LED4K-G2-R2M.ies
	11	B2-2	BACK-BACK	9408	0.500	2@180_RFS-72W32LED4K-G2-R2M(source file modified to simulate 32W as specified by the client)	RFS-72W32LED4K-G2-R2M.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
NEIGHBORHOOD A	Illuminance	Fc	0.75	12.1	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD B	Illuminance	Fc	0.76	10.5	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD C	Illuminance	Fc	0.75	9.2	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD D	Illuminance	Fc	0.76	6.3	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD E	Illuminance	Fc	0.76	10.9	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD F	Illuminance	Fc	0.75	10.3	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD G	Illuminance	Fc	0.75	6.7	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD H	Illuminance	Fc	0.75	10.5	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD I	Illuminance	Fc	0.75	9.8	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD J	Illuminance	Fc	0.76	7.9	0.0	N.A.	N.A.	readings taken at grade
NEIGHBORHOOD K	Illuminance	Fc	0.76	7.8	0.0	N.A.	N.A.	readings taken at grade
NORTHEAST ENTRY	Illuminance	Fc	0.78	8.9	0.0	N.A.	N.A.	readings taken at grade
NORTHWEST ENTRY	Illuminance	Fc	0.80	9.3	0.0	N.A.	N.A.	readings taken at grade
SPINE - NBH A & B	Illuminance	Fc	0.77	6.3	0.0	N.A.	N.A.	readings taken at grade
SPINE - NBH C	Illuminance	Fc	0.79	10.5	0.0	N.A.	N.A.	readings taken at grade
SPINE - NBH D	Illuminance	Fc	0.77	8.9	0.0	N.A.	N.A.	readings taken at grade
SPINE - NBH E- K	Illuminance	Fc	0.80	10.5	0.0	N.A.	N.A.	readings taken at grade

- NOTES:  
 - IES FILES PROVIDED BY THE CLIENT  
 - ALL LUMINAIRE LOCATIONS MOUNTED AT 14.5 AFF  
 - INITIAL OUTPUT USED AS SPECIFIED BY THE CLIENT  
 - LUMINAIRE SYMBOLS ARE MAGNIFIED FOR LEGIBILITY



View\_1:FULL SITE  
 Scale: 1 inch= 350 Ft.

# EXHIBIT B

Project:  
 RIVER LANDING  
 SOLAR SITE

Date: 6/30/2020  
 Scale: SEE VIEWPORT

REVISIONS	#	Date	Comments



Figure 1. Site map for the River Landing community showing locations of the proposed work areas.

**RESOLUTION 2025-8**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of River Landing Community Development District (the “Board”) prior to June 15, 2025, a proposed Budget for Fiscal Year 2026; and

**WHEREAS**, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

**SECTION 1.** That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 2.** The proposed Budget submitted by the District Manager for Fiscal Year 2026 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 3.** A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

**DATE: Tuesday, May 20, 2025**  
**HOOR: 11:00 A.M.**  
**LOCATION: Rivers Edge Club**  
**2345 Oxbow Boulevard**  
**Wesley Chapel, Florida 33534**

**SECTION 4.** The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is directed to post the proposed budget on the District’s website at least two days before the Public Hearing date.

**SECTION 5.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**RESOLUTION 2025-8**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 6.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 7.** 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 8.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 18<sup>th</sup> day of March 2025.

**ATTEST:**

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

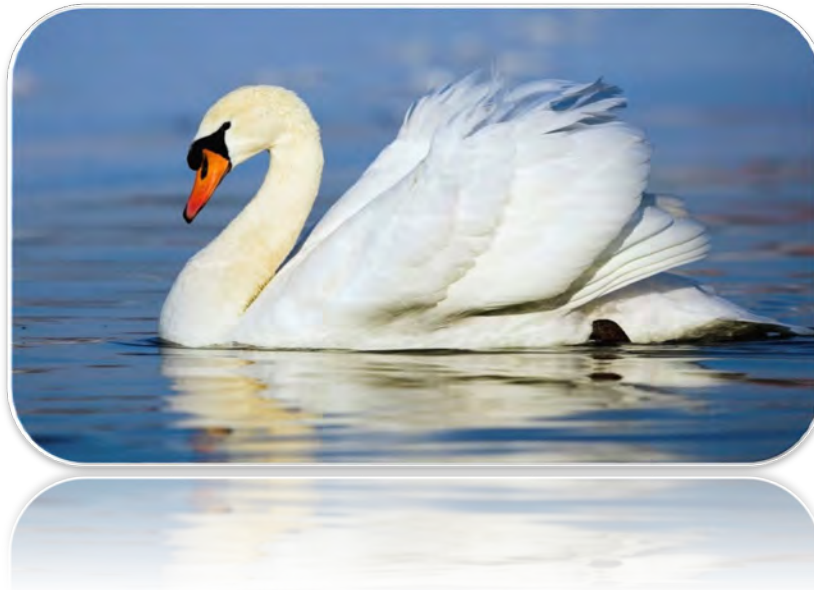
\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Mike Piendel, Chairperson

**Exhibit A:** Proposed Fiscal Year 2026 Budget

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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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 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/17/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	- Cash Available to Partially Fund Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interes on General Fund Bank Account
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 273,950	\$ 251,098	\$ 273,950	\$ 306,175	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Direct Billing to Property Owners
<b>Contributions - Private Sources</b>					
Taylor Morrison (Street Light Acquisition)	\$ -	\$ -	\$ -	\$ -	- Developer Funding of Solar Street Light System
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 273,950</b>	<b>\$ 251,098</b>	<b>\$ 273,950</b>	<b>\$ 306,175</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived By Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 44,000	\$ 18,333	\$ 44,000	\$ 47,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 8,500	\$ 5,600	\$ 5,600	\$ 5,700	Statutory required audit Yearly
Accounting Services	\$ 28,500	\$ 11,875	\$ 28,500	\$ 34,000	Accounting (Added Series 2025 Bonds)
Assessment Roll Preparation	\$ 28,500	\$ 11,875	\$ 28,500	\$ 34,000	Required Preparation of Rolls - (Added Series 2025 Bonds)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,500	IRS Required Calculation to insure interet on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 2,800	\$ 534	\$ 2,500	\$ 2,800	Statutory Required Legal Advertising
Trustee Services	\$ 8,600	\$ 6,988	\$ 11,234	\$ 15,480	Trust Fees for Bonds (Added Series 2025 Bonds)
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required SEC Reporting for Bonds
Bond Amortization Schedules		\$ 1,000	\$ 1,500	\$ 1,500	Added to Budget
Property Appraiser Fees	\$ 150	\$ -	\$ 150	\$ 150	Annual Fee

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

Description	Fiscal Year		Anticipated		Fiscal Year	Description
	2025 Budget	Actual at 2/17/2025	Year End 09/30/2025	2026 Budget		
Bank Service Fees	\$ 100	\$ -	\$ 250	\$ 250		Bank Fees - Governmental Accounts
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -		
<b>Communications and Freight Services</b>						
Telephone	\$ -	\$ -	\$ -	\$ -		
Postage, Freight & Messenger	\$ 200	\$ 143	\$ 430	\$ 500		Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>						
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -		
Computer Services (Web Site)	\$ 1,500	\$ 300	\$ 1,800	\$ 2,400		Statutory Maintenance of District Web Sites
<b>Insurance</b>	\$ 13,318	\$ 21,589	\$ 21,589	\$ 22,289		General Liability, D&O Liability, Street Lights Property/Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175		Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 100	\$ -	\$ 50	\$ 100		Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -		
<b>Legal Services</b>						
General Counsel	\$ 10,000	\$ 1,212	\$ 8,000	\$ 10,000		District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -		
<b>Other General Government Services</b>						
Engineering Services	\$ 5,000	\$ 946	\$ 5,000	\$ 5,000		District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -		
Capital Outlay	\$ -	\$ -	\$ -	\$ -		
<b>Other Physical Environment</b>						
Repairs and Maintenance						
Naturalized Area Maintenance	\$ -	\$ -	\$ -	\$ -		Removed from CDD - to be moved to HOA in FY 2025
Wetland Maintenance	\$ 100,000	\$ -	\$ 100,000	\$ 100,000		Added Wetland Maintenance for FY 2025
<b>Road and Street Facilities</b>						
Capital Improvements						
Street Lights Purchase	\$ -	\$ -	\$ -	\$ -		Additions of Solar Lights to Existing System
Street Lights Installation	\$ -	\$ -	\$ -	\$ -		Installation of New Solar Lights to Existing System
<b>Reserves</b>						



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

Description	Fiscal Year 2025 Budget	Actual at 2/17/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Extraordinary Capital or Additional Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset additions or renewal for operations expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 15,507	\$ -	\$ 15,507	\$ 17,331	
<b>Total Appropriations</b>	<b>\$ 273,950</b>	<b>\$ 81,070</b>	<b>\$ 281,785</b>	<b>\$ 306,175</b>	

**Fund Balances:**

<b>Change from Current Year Operations</b>	\$ -	\$ 170,028	\$ (7,835)	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 209,295</b>		<b>\$ 209,295</b>	<b>\$ 201,460</b>	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ 209,295</b>		<b>\$ 201,460</b>	<b>\$ 201,460</b>	

**Fund Balance - Allocations**

Extraordinary Capital/Operations	\$ 140,807		\$ 131,014	\$ 124,916	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 68,488		\$ 70,446	\$ 76,544	Required to Meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ 209,295</b>		<b>\$ 201,460</b>	<b>\$ 201,460</b>	

**FY 2025**

**FY 2026**

**Townhouse:**

Assessment Rate	\$ 192.47	\$ 229.51
CAP Rate:	\$ 320.50	\$ 320.50

**Single Family:**

Added Assessment Rate (Preserve)	\$ 171.77	\$ 171.77
Total Assessment Rate (Single Family)	\$ 364.24	\$ 401.29
Cap Rate:	\$ 437.09	\$ 481.54

<b>Total Units Subject to Assessment</b>	870	870
<b>Single Family Units Subject to Preserve Assessment</b>	620	620

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

Description	Fiscal Year 2025 Budget	Actual at 2/17/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Townhome Units - Total</b>	250			250	

**RESOLUTION NO. 2025-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE EXECUTION OF SUCH PROMISSORY NOTE; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, River Landing Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes (the “Act”), and situated within Pasco County, Florida; and

**WHEREAS**, the District is organized for the purposes of providing community development services and facilities benefiting the development known as the River Landing community; and

**WHEREAS**, the District desires to enter into a promissory note (“Promissory Note”), attached hereto in substantial form as Exhibit “A,” promising to pay Taylor Morrison of Florida, Inc. (“Developer”) the monies transferred from the District’s Series 2023A Reserve Account and into the Series 2023A Acquisition and Construction Account upon satisfaction of the Release Conditions as defined in the *Third Supplemental Trust Indenture* entered into by the District in connection with its Series 2023A Bonds for the District’s acquisition of Phases 1A, 2, and 3 hardscape, landscape and roadway improvements, which were acquired pursuant to the *Acquisition Agreement*, dated July 28, 2020, as amended by the *Second Amendment to the Acquisition Agreement*, dated November 18, 2020, both between the District and Developer.

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

**SECTION 1. Incorporation of Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. Approval of Promissory Note.** The Board hereby approves the Promissory Note, attached hereto as Exhibit A in substantial form, and delegates authority to the Chairman to finalize and execute the Promissory Note on behalf of the District.

**SECTION 3. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 4. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

[CONTINUED ON FOLLOWING PAGE]

**SECTION 5. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 18<sup>th</sup> day of March 2025.

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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James P. Ward, Secretary

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Mike Piendel, Chairperson

Exhibit A: Promissory Note

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT  
PROMISSORY NOTE (“Note”)  
DEBT SERVICE RESERVE RELEASE FUNDS FOR  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023A (“Series 2023A Bonds”)**

**Developer:** Taylor Morrison of Florida, Inc.

**Principal Amount:** \$108,005.00, Anticipated First Debt Service Reserve Release for 2023A Bonds  
\$27,001.25, Anticipated Final Debt Service Reserve Release for 2023A Bonds

**Date:** \_\_\_\_\_, 2025

**Interest Rate:** 0.00%

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “**District**”), for value received, hereby promises to pay to the Developer set forth above, or its successors or assigns, the amount shown above upon satisfaction of the Release Conditions as defined in the *Third Supplemental Trust Indenture* entered into by the District in connection with its Series 2023A Bonds, and resulting transfer of monies from the District’s Series 2023A Reserve Account and into the Series 2023A Acquisition and Construction Account, and in order to finance a portion of the cost of the District’s acquisition of Phases 1A, 2, and 3 hardscape, landscape and roadway improvements<sup>1</sup>, which were acquired pursuant to the *Acquisition Agreement*, dated July 28, 2020, as amended by the *Second Amendment to the Acquisition Agreement*, dated November 18, 2020, both between the District and Developer; provided however, that such payment is contingent upon a determination by the District’s bond counsel that the acquisition is properly compensable from the proceeds of the Series 2023A Bonds. The District is under no obligation to ensure the availability of funding from the Series 2023A Bonds at any time and the Developer shall have no right to compel the District to pay such amount(s) from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, *Florida Statutes*. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Developer without the consent of the District or any party.

All acts and conditions required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

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<sup>1</sup> The District previously acquired the Phases 1A, 2, and 3 Hardscape, Landscape and Roadway Improvements from the Developer in the amount of \$1,782,629.52. As of the date of this Note, the District has paid to Developer a total of \$1,368,741.21, leaving an amount owed to Developer of \$413,888.31 (“**Unpaid Amount**”), a portion of which may be paid to the Developer from the released reserve funds.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Developer bear interest at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Developer that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Developer has taken, charged or reserved interest in excess of that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Developer hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

**THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE DEVELOPER OF THIS NOTE THAT SUCH DEVELOPER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE AMOUNTS ON THIS NOTE.**

**IN WITNESS WHEREOF**, the River Landing Community Development District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

**Attest:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: Chair of the Board of Supervisors

Title: Secretary/Assistant Secretary

**RESOLUTION 2025-10**

**RIVER LANDING CDD**

**[SUPPLEMENTAL ASSESSMENT RESOLUTION]**

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; DELEGATING AUTHORITY TO PREPARE FINAL REPORTS AND UPDATE THIS RESOLUTION; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE BONDS; ADDRESSING PREPAYMENTS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the River Landing Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") has previously adopted, after proper notice and public hearing, Resolution Nos. 2020-19 and 2020-24 ("**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of such special assessments, and establishing a master lien over the property within the District, which lien remains inchoate until the District issues bonds, as provided in the Master Assessment Resolution; and

**WHEREAS**, the Master Assessment Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution may be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up proceeds; and

**WHEREAS**, on February 18, 2025, and in order to finance all or a portion of what is known as the "2025 Project" ("**Project**"), the District adopted Resolution 2025-4 ("**Delegated Award Resolution**"), which authorized the District to enter into a *Bond Purchase Contract* and sell its Capital Improvement Revenue Bonds, Series 2025 ("**Bonds**") within certain parameters set forth in the Delegated Award Resolution; and

**WHEREAS**, the District intends to secure the Bonds by levying debt service special assessments ("**Assessments**") pursuant to the terms of the Master Assessment Resolution, in accordance with the supplemental trust indenture applicable to the Bonds and associated financing documents; and

**WHEREAS**, pursuant to and consistent with the Master Assessment Resolution and Delegated Award Resolution, the District desires to authorize the finalization of its Assessments, among other actions.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Master Assessment Resolution.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. The *Second Supplemental Engineer's Report*, as further amended and supplemented from time to time, attached to this Resolution as **Exhibit A ("Engineer's Report")**, identifies and describes, among other things, the presently expected components and estimated costs of the Project. The District hereby confirms that the Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Bonds, subject to any changes deemed necessary under Section 4.a herein.
- b. The *Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2025*, attached to this Resolution as **Exhibit B ("Supplemental Assessment Report")**, applies the *Master Special Assessment Methodology*, dated July 28, 2020 ("**Master Assessment Report**") to the Project and the actual terms of the Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Bonds, subject to any changes deemed necessary under Section 4.a. herein.
- c. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the Project benefits all developable property that will be subject to the Assessments (defined below), as further described in **Exhibit C** attached hereto ("**Assessment Area**"). Moreover, the benefits from the Project funded by the Bonds equal or exceed the amount of the special assessments ("**Assessments**"), as described in **Exhibit B**, and such the Assessments are fairly and reasonably allocated across the Assessment Area. It is reasonable, proper, just and right to assess the portion of the costs of the Project to be financed with the Bonds to the specially benefited properties within the Assessment Area as set forth in Master Assessment Resolution and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; DELEGATION OF AUTHORITY FOR DISTRICT STAFF TO ISSUE FINAL REPORTS AND UPDATE THIS RESOLUTION.** As



provided in the Master Assessment Resolution, this Resolution is intended to set forth the terms of the Bonds and the final amount of the lien of the Assessments. In connection with the closing on the sale of the Bonds, District Staff is authorized to:

- a. Prepare final versions of the Engineer's Report and Supplemental Assessment Report attached hereto as **Exhibit A** and **Exhibit B**, respectively, to incorporate final pricing terms and make such other revisions as may be deemed necessary, provided however that:
  - i. the Assessments shall be levied and imposed within the parameters of the Master Assessment Resolution and Delegated Award Resolution,
  - ii. the final versions shall be approved by the Chairperson or, in the Chairperson's absence, the Vice Chairperson, and in the absence or unavailability of the Vice Chairperson, any other member of the Board, which approval shall be conclusively evidenced by execution of the Bond Purchase Contract and closing on the Bonds, and
  - iii. the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of assessments pledged to the issuance of the Bonds, which amount shall be consistent with the lien imposed by the Master Assessment Resolution, shall all be as set forth in the final Supplemental Assessment Report.
- b. After pricing, the District Manager is directed to attach a **Composite Exhibit D** to this Resolution showing: (i) Maturities and Coupon of Bonds, (ii) Sources and Uses of Funds for Bonds, and (iii) Annual Debt Service Payment Due on Bonds; and
- c. Upon closing on the District's Bonds, the District's Secretary is hereby authorized and directed to record a Notice of Assessments in the Official Records of the County in which the District is located, or such other instrument evidencing the actions taken by the District. The lien of the Assessments shall be the principal amount due on the Bonds, together with interest and collection costs, and other pledged revenues as set forth in the applicable indenture(s), and shall cover all developable acreage within the Assessment Area, as further provided in the Assessment Roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage.

5. **ALLOCATION AND COLLECTION OF THE ASSESSMENTS.**

- a. The Assessments shall be allocated in accordance with **Exhibit B** and the Master Assessment Report. The final Supplemental Assessment Report shall reflect the actual terms of the issuance of the Bonds. The Assessments shall be paid in not more than thirty (30) years of installments of principal and interest.
- b. The District hereby certifies the Assessments for collection and authorizes and directs District staff to take all actions necessary to meet the time and other deadlines imposed for collection by the County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Assessments shall be collected for

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

6. **IMPACT FEE CREDITS.** [RESERVED.]

7. **PREPAYMENT OF ASSESSMENTS.** Any owner of property subject to the Assessments may, at its option, pre-pay the entire amount of the Assessments any time, or a portion of the amount of the Assessments up to two (2) times (or as otherwise provided by the Supplemental Indenture for the Bonds), plus any applicable interest (as provided for in the Supplemental Indenture for the Bonds), attributable to the property subject to the Assessments owned by such owner. In connection with any prepayment of Assessments, the District may grant a discount equal to all or part of the payee’s proportionate share of financing costs (e.g., reserves) to the extent such discounts are provided for under the applicable trust indenture. Except as otherwise set forth herein, the terms of the Master Assessment Resolution addressing prepayment of assessments shall continue to apply in full force and effect.

8. **APPLICATION OF TRUE-UP PAYMENTS.** The terms of the Master Assessment Resolution, Master Assessment Report and Supplemental Assessment Report addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect, and in the event that the platted lots subject to the Assessments are re-platted.

9. **IMPROVEMENT LIEN BOOK.** Immediately following the closing on the District’s Bonds, the Assessments as reflected herein shall be recorded by the Secretary of the Board in the District’s Improvement Lien Book. The Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

10. **ADDITIONAL AUTHORIZATION.** The Chairperson, the Secretary, and all other Supervisors, officers and staff of the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Bonds, and final levy of the Assessments, and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, notices, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by this Resolution. The Vice Chairperson is hereby authorized to act in the stead of the Chairperson in any undertaking authorized or required of the Chairperson hereunder, and in the absence of the Chairperson and Vice Chairperson, any other member of the District’s Board of Supervisors is so authorized, and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

11. **CONFLICTS.** This Resolution is intended to supplement the Master Assessment Resolution, which remains in full force and effect and is applicable to the Bonds except as modified herein. This Resolution and the Master Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this Resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

**APPROVED** and **ADOPTED** this 18<sup>th</sup> day of March, 2025.

ATTEST:

**RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Michael Piendel, Chairperson

**Exhibit A:** *Third Supplemental Engineer's Report*  
**Exhibit B:** *Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2025*  
**Exhibit C:** Legal Description of the Assessment Area  
**Comp. Exhibit D:** Maturities and Coupon of Bonds  
Sources and Uses of Funds for Bonds  
Annual Debt Service Payment Due on Bonds

River Landing  
Community Development District  
Third Supplemental  
Engineer's Report  
February 18, 2025

*Prepared for:*

River Landing  
Community Development District  
Pasco County, Florida

*prepared by:*

Victor Barbosa, P.E.  
Atwell, LLC  
Tampa, Florida

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**PURPOSE AND SCOPE**

This report is a third supplement to the Master Engineer’s Report dated July 2020 (the “Master Engineer’s Report”). The Master Engineer’s Report described the public capital improvement plan approved by the River Landing Community Development District (the “District”). This report updates certain information in the Master Engineer’s Report regarding the public capital improvement plan (as updated, the “CIP”). The CIP was originally planned to provide public infrastructure and related improvements for approximately 870 total lots; the updated lot count is currently estimated at 866. The Master Engineer’s Report estimated the CIP to have a total cost of \$37,372,345. Since the date of the Master Engineer’s Report, cost estimates changed within categories (greater and lesser) and the overall cost of the CIP increased. As of the date hereof, the CIP is substantially complete.

The CIP functions as a system of improvements benefitting all the existing and planned residential development in the District, which is being developed in phases. The CIP was and continues to be implemented over time to correspond to the phases of residential development in the District. Table 1 reflects the current development plan for the District:

**TABLE 1: PRODUCT TYPES**

**MASTER DEVELOPMENT**

<u>Product Type</u>	<u>Phases 1A, 1B and 2</u>	<u>Phase 3 (A-E)</u>	<u>Phases 4 and 5</u>	<u>Total Units</u>
<b>52'</b>	<b><u>88</u></b>	<b><u>78</u></b>	<b><u>51</u></b>	<b><u>217</u></b>
<b>62'</b>	<b><u>63</u></b>	<b><u>27</u></b>	<b><u>60</u></b>	<b><u>150</u></b>
<b>65'</b>	<b><u>41</u></b>	<b><u>15</u></b>	<b><u>0</u></b>	<b><u>56</u></b>
<b>70'</b>	<b><u>12</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>12</u></b>
<b>75'</b>	<b><u>102</u></b>	<b><u>36</u></b>	<b><u>43</u></b>	<b><u>181</u></b>
<b><u>Townhome</u></b>	<b><u>126</u></b>	<b><u>68</u></b>	<b><u>56</u></b>	<b><u>250</u></b>
<b><u>TOTAL</u></b>	<b><u>432</u></b>	<b><u>224</u></b>	<b><u>210</u></b>	<b><u>866</u></b>

**2025 CIP**

<u>Product Type</u>	<u>Phase 4</u>	<u>Phase 5</u>	<u>Total Units</u>
<b>52'</b>	<b><u>38</u></b>	<b><u>13</u></b>	<b><u>51</u></b>
<b>62'</b>	<b><u>13</u></b>	<b><u>47</u></b>	<b><u>60</u></b>
<b>65'</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>70'</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>75'</b>	<b><u>27</u></b>	<b><u>16</u></b>	<b><u>43</u></b>
<b><u>Townhome</u></b>	<b><u>56</u></b>	<b><u>0</u></b>	<b><u>56</u></b>
<b><u>TOTAL</u></b>	<b><u>134</u></b>	<b><u>76</u></b>	<b><u>210</u></b>

The first component of the District’s CIP is known as the “2020 Project.” The 2020 Project is more fully described in the Supplemental Engineer’s Report dated October 2020 (the “First Supplemental Engineer’s Report”) and was previously funded, in part, with proceeds of the District’s Capital Improvement Revenue

Bonds, Series 2020A and Capital Improvement Revenue Bonds, Series 2020B (collectively, the “2020 Bonds”), together with investment earnings thereon, in the total amount of \$11,880,944.06. The 2020 Project was, generally, intended to correspond to the development of Phases 1A, 1 B and 2 of the residential development in the District (432 lots).

The second component of the District’s CIP is known as the “2023 Project.” The 2023 Project is more fully described in the Supplemental Engineer’s Report dated May 2023 and was previously funded in part with proceeds of the District’s Capital Improvement Revenue Bonds, Series 2023A and Capital Improvement Revenue Bonds, Series 2023B (collectively, the “2023 Bonds”), together with investment earnings thereon, in the amount of \$10,200,840.23. The 2023 Project was generally intended to correspond to the development of Phase 3 of the residential development in the District (224 lots).

The District is now proposing the issuance of its Capital Improvement Revenue Bonds, Series 2025 (the “2025 Bonds”) to (i) pay the purchase price for completed portions of the 2023 Project previously acquired from Taylor Morrison of Florida, Inc., the developer of the residential development in the District (the “Developer”), and not paid for with proceeds of the 2023 Bonds or other funds of the District and (ii) acquire from the Developer additional portions of the CIP (collectively, the “2025 Project”).

The portion of the 2025 Project not previously acquired by the District generally corresponds to the development of Phase 4 and 5 of the residential development in the District (210 lots).

Any portion of the CIP acquired from the Developer by the District and not paid for by the District with proceeds of the 2020 Bonds, 2023 Bonds or 2025 Bonds may be funded by bonds issued by the District in the future (the “Future Bonds”), although the District does not currently anticipate issuing Future Bonds.

The Developer has funded and constructed, and will fund and construct, the portions of the CIP not funded by proceeds of the 2020 Bonds, the 2023 Bonds, the 2025 Bonds and any Future Bonds, as well as the other the infrastructure improvements needed for the development within the District.

The purpose of this third Supplemental Engineer’s Report is to describe the District’s “2025 Project.”

The 2025 Project, as outlined herein, is necessary for the functional development of the residential development in the District as required by Pasco County, Florida (“Pasco County”), the Southwest Florida Water Management District (“SWFWMD”), and the United States Army Corps of Engineers.

The 2025 Project described in this report is substantially complete at this time. Cost estimates for components of the 2025 Project not yet completed contained in this report have been prepared based on current contract unit prices and pay requests where available. These estimates may not reflect final payment amounts. Actual costs will vary based upon the final contract amount. Nevertheless, all costs contained herein, are reasonably expected to adequately fund the improvements described, and any contingency costs as included are reasonable.



## **2025 Project**

The 2025 Project includes substantially completed infrastructure improvements that will provide special benefit to all assessable land within the District. In particular, the 2025 Project includes public CIP improvements inside and outside the boundaries of the District, contingency and soft costs such as allocable professional fees and permitting costs. Said improvements are within the categories of public improvements initially described in the Master Engineer's Report. With proper operation and maintenance, the reasonably expected average life of the 2025 Project is at least 20 years.

The estimated total cost of the 2025 Project is \$7,744,160.89. Refer to **Table 3** for a summary of the costs by infrastructure category for information regarding the 2025 Project. The 2025 Project does not include improvements that give rise to impact fee credits or that are subject to oversizing arrangements required by Pasco County. All proceeds of the 2025 Bonds are anticipated to be fully expended by the second quarter of 2025, but not later than three years from the date of issuance of the 2025 Bonds, on a portion or all of the costs of the 2025 Project.

The CIP infrastructure in the 2025 Project is summarized and described as follows:

### **Landscaping and Walls**

Entry landscaping, irrigation, perimeter walls for sound abatement and related lighting within what is identified as a CDD Landscape Buffer will be owned and maintained by the District. Walls for sound abatement will be located in a buffer easement and/or tract adjacent to CDD Roadways. Such infrastructure, to the extent that it is located in right-of-ways owned by the County, will be maintained pursuant to a right-of-way agreement to be entered into with the County. All other landscaping, hardscape, screen walls, and lighting is to be considered private and shall be funded by the Developer and maintained by the Homeowner's Association. CDD landscape buffers will either be in a tract to be quitclaimed to the District and/or a perpetual easement will be provided for the District to own, install, operate, maintain, repair, and replace the District's improvements.

### **Water Distribution System**

The District lies within the Pasco County service area with potable water service to be provided by the Pasco County Public Works Department and its existing infrastructure in the area.

The water distribution systems constructed and to be constructed as part of the 2025 Project lie within the boundaries of the District and consist of 12", 8", 6" and 4" water mains with appurtenant fittings, valves and fire hydrants. The water distribution system included in the 2025 Project will be dedicated to Pasco County for ownership, operation, and maintenance.

### **Wastewater System**

The District falls within the Pasco County utility service area with wastewater treatment service to be provided by the Pasco County Public Works Department and its existing infrastructure in the area. The

portion of the District's onsite sanitary sewer system included in the 2025 Project lie within the boundaries of the District and consists of 8" gravity sewer collection lines with appurtenant manholes.

The wastewater collection systems included in the 2025 Project will be dedicated to Pasco County for ownership, operation and maintenance.

### **Reclaimed Water Distribution System**

The District lies within the Pasco County service area with reclaimed water service to be provided by the Pasco County Public Works Department and its existing infrastructure in the area.

The reclaimed water distribution systems constructed and to be constructed as part of the 2025 Project lie within the boundaries of the District and consist of 8", 6" and 4" reclaimed water mains with appurtenant fittings and valves. The reclaimed water distribution system included in the 2025 Project will be dedicated to Pasco County for ownership, operation and maintenance.

### **Stormwater Management**

Pasco County and SWFWMD regulate the design criterion for the stormwater management system within the District. The pre-development site runoff and water management conditions have been developed by Pasco County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD and the Pasco County Environmental Resources Department.

The stormwater collection and outfall systems included in the 2025 Project will be a combination of drainage inlets, pipes/culverts, and control structures.

The District will finance, own, operate and maintain the portion of the stormwater system included in the 2025 Project, with the exception that Pasco County and the Florida Department of Transportation will own, operate and maintain the inlets and storm sewer systems within Pasco County and State rights-of-way, respectively.

NOTE: None of the stormwater collection and outfall systems included in the CIP will be located within the above ground portions of private roadways. No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the CIP includes only the portion from the normal water level to the depth required to meet water quality criteria set forth by the SWFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on publicly owned land or within public easements or public rights-of-way. Finally, it is less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

## **Environmental Preservation & Mitigation**

Environmental Preservation and Mitigation included as part of the 2025 Project includes excavation and planting of floodplain compensation areas adjacent to wetlands. In addition to providing floodplain compensation, these areas are intended to function as extensions of wetland preservation areas.

## **CDD Roadways**

The roadways identified as "CDD Roadways" included in the 2025 Project are (i) internal to the development and will either provide cross connection between public roads and or provide access from public roads to District as well as adjacent properties (outside the District) or located outside the boundaries of the District on public roads or (ii) consist of turn lanes on public roads (that provide access to public roads and do not lead into gates in the development). All roadways considered "CDD" which are included in the CIP are not access restricted or gated.

The CDD Roadways included in the 2025 Project specifically provide access to the District from Morris Bridge Road via Oldwoods Avenue connecting to existing Barrelman Blvd (open to the public) which lies within the District and connects S.R. 56 to Oldwoods Avenue. The construction of Oldwoods Avenue, extension of Barrelman Blvd and all roadways not behind gates are included in the CIP.

The District will own and maintain the CDD Roadways within the District. Turn lane improvements on County or State roads will be owned and maintained by the respective entity. All roads will be designed and constructed in accordance with Pasco County and/or FDOT standards.

## **CIP Components Acquired Remaining to be Funded**

The District has previously acquired completed components of the CIP from the Developer that was described in the Second Supplemental Engineer's Report as part of the 2023 Project but which have not been paid for by the District with proceeds of the 2023 Bonds or other funds of the District, consisting of CDD roadways, stormwater management and potable water, reclaimed water and wastewater improvements within the Phase 3 portion of the development in the District. The descriptions of these improvements in the Second Supplemental Engineer's Report are unchanged since the date of that report. See **Table 3**.

## **Contingency**

The estimated costs of the 2025 Project include a contingency for those components of the 2025 Project described above for which contracts have not yet been finalized, to accommodate for potential cost increases. See **Table 3**.

## **Professional Fees**

Professional fees allocable to the 2025 Project include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain

analysis and construction testing and landscape architecture costs. Also included in this category are fees associated with environmental consultation and permitting and legal fees.

**Capital Improvement Plan**

Please refer to Table 1. The cost estimates set forth herein for portions of the CIP not yet completed are estimates based on current plans and market conditions, which are subject to change. Accordingly, the CIP as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of the District. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

**PERMITS/PLATS**

All necessary permits for the construction of CIP have been obtained and include the following:

**TABLE 2: PERMIT REFERENCE**

Permit Name	Agency	Reference ID	Status
Phase 1B Plans	Pasco / SWFWMD	PDD21-0288 / 43007934.013	Approved
Phase 1B Plat	Pasco	PB 86, PG 22-28	Recorded
Phases 2&3 Plans	Pasco / SWFWMD	PDD22-0052 / 43007934.015	Approved
Phases 2A-2B-2C-2D-3A-3B-3C-3D Plat	Pasco	PB 88, PG 143-149	Recorded
Phases 2E-2F-3E Plat	Pasco	PB 86, PG 22-28	Recorded
Phases 4&5 Mass Grading	Pasco / SWFWMD	PDD22-0159 / 43007934.019	Approved
Phases 4&5 Plans	Pasco / SWFWMD	PCU06-241.20.A.1/ 43007934.019	Approved
Phases 4&5 Plat	Pasco	PB 93, PG 113	Approved
Morris Bridge Roadway Improvements	FDOT / Pasco	ROW-2022-00425	Approved

**SUMMARY AND CONCLUSION**

The public infrastructure and improvements included in the 2025 Project, as outlined above, are necessary for the functional development of the residential development planned for the District as required by the applicable independent units of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design

and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current contract unit prices and current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Atwell, LLC that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the CIP, including the 2020 Project, the 2023 Project, the 2025 Project and any portion of the CIP funded by Future Bonds, functions as a system of improvements benefitting all existing and planned residential development within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The labor market, costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

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*Victor Barbosa, P.E.*

*District Engineer*

*FL Registration No.: 58548*

**Table 3: CIP Estimated Cost**

No.	Facility	District Previously Acquired but not Reimbursed (from 2023 Project)	2025 Project Not yet Acquired		2025 Project
			Phase 4	Phase 5	
1	Exterior Landscaping & Hardscape	\$ -	\$ 439,900.00	\$ 312,712.62	\$ 752,612.62
2	Subdivision Potable Water System	\$ -	\$ 345,024.83	\$ 225,349.63	\$ 570,374.46
3	Subdivision Wastewater System	\$ -	\$ 549,987.29	\$ 351,566.49	\$ 901,553.78
4	Irrigation Facilities	\$ -	\$ 202,131.18	\$ 110,341.72	\$ 312,472.90
5	Storm Water Facilities	\$ -	\$ 1,831,894.24	\$ 493,508.43	\$ 2,325,402.67
6	Environmental Preservation & Mitigation	\$ -	\$ 274,450.00	\$ -	\$ 274,450.00
7	Off-Site Utilities	\$ -	\$ -	\$ -	\$ -
8	Off-Site Road Construction	\$ -	\$ 950,984.00	\$ -	\$ 950,984.00
9	CDD Roadways	\$ -	\$ 164,614.74	\$ 443,783.58	\$ 608,398.32
10	Electrical / Street Lights	\$ -	\$ -	\$ -	\$ -
11	Municipal Fees & Permits	\$ -	\$ -	\$ -	\$ -
12	<b>Subtotal (Improvements Benefiting All Units)</b>	\$ -	\$ <b>4,758,986.28</b>	\$ <b>1,937,262.47</b>	\$ <b>6,696,248.75</b>
13	<b>Balance of Series 2023 to be funded from 2025 Bonds (Includes Phases 1A, 2 &amp; 3 Hardscape, Landscape &amp; Roadway Improvements described in Supplemental Engineer's Report dated May 2023)</b>	\$ <b>304,024.02</b>			\$ <b>304,024.02</b>
14	Contingency	\$ -	\$ 237,949.31	\$ 96,863.12	\$ 334,812.44
15	Professional Fees	\$ -	\$ 213,500.00	\$ 195,575.68	\$ 409,075.68
16	<b>Total Improvements</b>	\$ <b>304,024.02</b>	\$ <b>5,210,435.60</b>	\$ <b>2,229,701.27</b>	\$ <b>7,744,160.89</b>

RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT

Preliminary Supplemental Special Assessment Methodology for  
Capital Improvement Revenue Bonds, Series 2025

Prepared by:

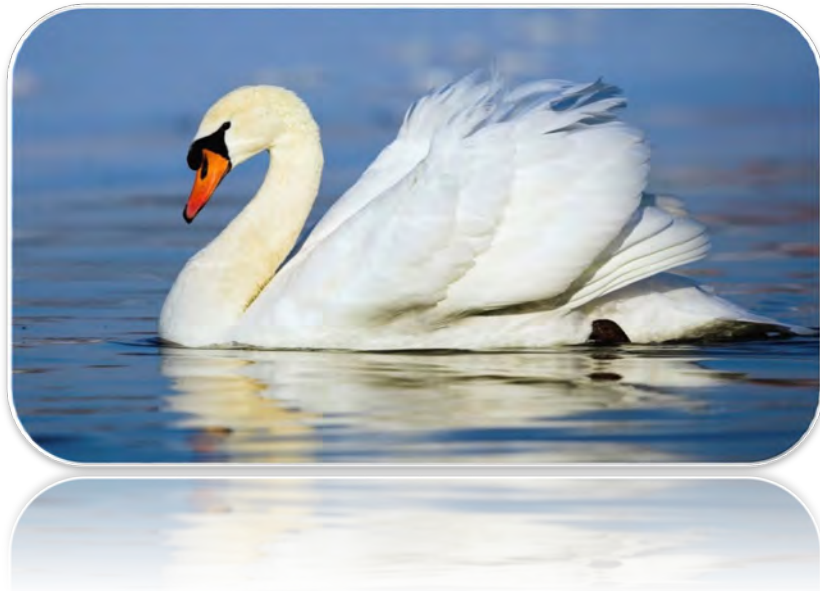
2/18/2025

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2301 NORTHEAST 37<sup>TH</sup> STREET  
FOR LAUDERDALE  
FLORIDA 33308

## 1.0 INTRODUCTION

This preliminary supplemental assessment methodology report (“**Report**”) supplements the Master Special Assessment Methodology report dated July 28, 2020 (“**Master Methodology**”) prepared by JPWard and Associates, LLC and adopted by the Board of Supervisors (“**Board**”) of the River Landing Community Development District (“**District**”) on July 28, 2020. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Master Methodology. The information in this report relating to the details of the Series 2025 Bonds (hereinafter defined) and the details of the Series 2025 Assessments (hereinafter defined) are preliminary and subject to change based on the final pricing details of the Series 2025 Bonds.

This Report is prepared in connection with the proposed issuance by the District of its Capital Improvement Revenue Bonds, Series 2025 (“**Series 2025 Bonds**”) to finance a portion of the project costs (“**Series 2025 Project**”) included in the District’s public infrastructure capital improvement program (“**CIP**”) and for the other purposes described in Table III.

The CIP is described in the Master Engineer’s Report, July, 2020 (“**Master Engineer’s Report**”) prepared by Waldrop Engineering and approved by the District, dated July, 2020, as amended, supplemented and updated by the Third Supplemental Engineer’s Report prepared by Atwell, LLC dated February 18, 2025 (“**Supplemental Engineer’s Report**” and together with the Master Engineer’s Report, the “**Engineer’s Report**”).

The District has levied Assessments on all of the developable and assessable lands in the District to finance all or a portion of the costs of the CIP. The District has previously issued its Capital Improvement Revenue Bonds, Series 2020A (the “**Series 2020A Bonds**”) and its Capital Improvement Revenue Bonds, Series 2020B (the “**Series 2020B Bonds**”) to finance a portion of the costs of the public components of the CIP (the “**Series 2020 Project**”).

The District has also previously issued its Capital Improvement Revenue Bonds, Series 2023A (the “**Series 2023A Bonds**”) and its Capital Improvement Revenue Bonds, Series 2023B (the “**Series 2023B Bonds**”) to finance a portion of the costs of the public components of the CIP (the “**Series 2023 Project**”).

The 2020B Bonds and the 2023B Bonds are no longer outstanding.

The District is now proposing the issuance of its Capital Improvement Revenue Bonds, Series 2025 (the “**2025 Bonds**”) to (i) pay the purchase price for completed portions of the 2023 Project previously acquired from Taylor Morrison of Florida, Inc., the developer of the residential development in the District (the “**Developer**”), and not paid for with proceeds of the 2023 Bonds or other funds of the District and (ii) acquire from the Developer additional portions of the CIP



(collectively, the “**Series 2025 Project**”). The portions of the CIP to comprise the Series 2025 Project are shown in the Supplemental Engineer’s Report and summarized on Table II.

The Master Engineer’s Report reflects that all of the CIP, which includes the Series 2020 Project, the Series 2023 Project and the Series 2025 Project, functions as a system of improvements benefitting all developable and assessable lands with the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived from the collection of Assessments on any assessable lands within the District, provided of course that, among other requirements, a supplemental engineer’s report (like the Supplemental Engineer’s Report) are produced for each bond issuance identifying what eligible specific improvements are being financed from that particular series of bonds.

This Report illustrates the portion of the Assessments to be levied in connection with the Series 2025 Bonds (the “**Series 2025 Assessments**”). The Series 2025 Bonds will be issued pursuant to the previously executed master trust indenture (“**Master Indenture**”) between the District and the trustee named therein, as such Master Indenture is supplemented in connection with the Series 2025 Bonds.

On September 30, 2020, the Circuit Court in and for Pasco County, Florida validated the issuance of the District’s Capital Improvement Revenue Bonds (“**Bonds**”) in an amount not to exceed \$50,000,000.00. In connection with the Bonds, of which the Series 2025 Bonds are a part, the District adopted Resolution 2020-24 on September 1, 2020, which adopted, equalized, and levied master special assessments on developable and assessable lands within the District (the “**Assessments**”).

This Report applies the methodology (“**Methodology**”) set forth in the Master Methodology in order to allocate to the assessable property shown in the assessment roll attached hereto the costs associated with the financing of the Series 2025 Project.

The Series 2025 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Methodology. Accordingly, and based on the determinations made in the Engineer’s Report, it is our opinion that the Series 2025 Assessments are supported by sufficient benefit from the Series 2025 Project and are fairly and reasonably allocated as described herein, in a manner consistent with Florida Law.

## **2.0 LAND USE PLAN**

The anticipated Land Use Plan for the District is identified in Table I and reflects the expected number of residential units to be constructed by type of unit by the Developer (which Land Use Plan has been updated from that shown in the Master Methodology). Table 1 and Table IV also identify the Land Use Plan and expected number of residential units to be constructed by type of unit by the Developer and to be subject to the Series 2025 Assessments. As with any Land Use Plan, this may change during development; however, the District anticipates this in the Master Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit in the Land Use Plan.

## **3.0 CAPITAL REQUIREMENTS**

The District Engineer has identified portions of the CIP that are eligible to be financed by the Series 2025 Bonds, as described in Table II. Table III reflects the cost of the portion of the CIP eligible to be funded by the Series 2025 Bonds and that will comprise the Series 2025 Project (which is preliminary and subject to change).

## **4.0 BOND REQUIREMENTS**

The principal amount of the Series 2025 Bonds is shown in Table III. The Series 2025 Bonds are structured as amortizing current-interest bonds, with repayment requiring thirty (30) substantially equal annual installments of Series 2025 Assessments. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity. The first scheduled payment of interest will be on May 1, 2025, including the capitalized interest period with respect to the Series 2025 Bonds. The general terms of the Series 2025 Bonds are fully summarized in Table III attached hereto.

## **5.0 ALLOCATION AND ASSIGNMENT METHODOLOGY**

Consistent with the Master Methodology wherein Assessments are assigned on a first platted, first assigned basis, the Series 2025 Assessments are assignable to planned unit types are shown in Table IV, applying the Methodology. All of these planned units have been platted. The Series 2025 Assessments are not allocated to assessable property that has been allocated Assessments in connection with the 2020A Bonds and the 2023A Bonds. Although it is not anticipated, if any bonds are issued subsequent to the issuance of the Series 2025 Bonds, Assessments relating to such bonds will be assigned in the manner provided in the Master Methodology and shall not be allocated to assessable property that has been allocated Series 2025 Assessments.

To ensure that Assessments are fairly and reasonably allocated across phases of development in the District, the Assessments relating to the Series 2020 Bonds, the Series 2023 Bonds and the Series 2025 Bonds have been based on the number of units anticipated to be developed in the District.

In addition, any lands related to the amenities and common areas not owned by the District and generally owned by a homeowners'/property owners association(s) for the benefit of the District landowners and are considered a common element for the benefit of residents and landowners and planned for the development within the District, as discussed in the Master Methodology, are not assessable and will not be subject to the Assessments, including the Series 2025 Assessments.

Similarly, real property owned by units of local, state and the federal government, or similarly exempt entities, shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed, is sold or otherwise transferred to a unit of local, state or federal government, or similarly exempt entity, all future unpaid Assessments for such parcel shall become due and payable immediately prior to such transfer without any further action of the District.

## **6.0 PREPAYMENT OF SERIES 2025 ASSESSMENTS**

As will be further provided in the assessment proceedings relating to the Series 2025 Assessments, notwithstanding anything to the contrary in the Master Methodology, such Series 2025 Assessments may be prepaid, at such times and in such manner as will be more fully described in the related assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency.

## **7.0 ASSESSMENT ROLLS**

Exhibit I provides the Assessment Roll for the lands within the District to be initially subject to the Series 2025 Assessments.

*JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.*

**River Landing Community Development District**  
**Land Use Type - Series 2025 Project**  
**Table I**

Product Type							
Description	TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'	Total
Phase 4	56	38	13	0	0	27	134
Phase 5	0	13	47	0	0	16	76
<b>Total</b>	56	51	60	0	0	43	210

**River Landing Community Development District  
Capital Improvement Program Cost Estimate - Series 2025 CIP  
Table II**

No.	Facility	District's Master Capital Improvement Plan	District Previously Acquired but not Reimbursed (from 2023 CIP; eligible for future Bond Issuance)	Phase 4	Phase 5	Total Series 2025 Capital Improvement Plan	Estimated Future Project Costs
1	Exterior Landscaping & Hardscape	\$2,025,000.00	\$ -	\$ 439,900.00	\$ 312,712.62	\$ 752,612.62	\$ 752,612.62
2	Subdivision Potable Water System	\$1,700,000.00	\$ -	\$ 345,024.83	\$ 225,349.63	\$ 570,374.46	\$ 570,374.46
3	Subdivision WasteWater System	\$3,390,000.00	\$ -	\$ 549,987.29	\$ 351,566.49	\$ 901,553.78	\$ 901,553.78
4	Irrigation Facilities	\$1,350,000.00	\$ -	\$ 202,131.18	\$ 110,341.72	\$ 312,472.90	\$ 312,472.90
5	Storm Water Facilities(1)(2)(3)	\$8,050,000.00	\$ -	\$ 1,831,894.24	\$ 493,508.43	\$ 2,325,402.67	\$ 2,325,402.67
6	Environmental Preservation & Mitigation	\$3,130,750.00	\$ -	\$ 274,450.00		\$ 274,450.00	\$ 274,450.00
7	Off-Site Utilities	\$9,260,000.00	\$ -			\$ -	\$ -
8	Private Streets	\$0.00	\$ -			\$ -	\$ -
9	Off-Site Roads	\$1,275,000.00	\$ -	\$ 950,984.00		\$ 950,984.00	\$ 950,984.00
10	District Roadways	\$1,250,000.00	\$ -	\$ 164,614.74	\$ 443,783.58	\$ 608,398.32	\$ 608,398.32
11	Amenities	\$0.00	\$ -			\$ -	\$ -
12	Electrical/Street Lights	\$1,203,200.00	\$ -			\$ -	\$ -
13	Miscellaneous Structures	\$0.00	\$ -			\$ -	\$ -
14	Municipal Fees & Permits	\$0.00	\$ -			\$ -	\$ -
15	<b>Subtotal (Improvements Benefiting All Units)</b>	<b>\$32,633,950.00</b>	<b>\$ -</b>	<b>\$ 4,758,986.28</b>	<b>\$ 1,937,262.47</b>	<b>\$ 6,696,248.75</b>	<b>\$ 6,696,248.75</b>
16	<b>Balance of Series 2023 to be funded From Series 2025 Bonds (Includes Phases 1A, 2 &amp; 3 hardscape, Landscape &amp; Roadway improvements described in the Supplemental Engineer's Report dated May, 2023</b>		\$ 304,024.02			\$ 304,024.02	\$304,024.02
17	<b>Contingency</b>	<b>\$3,263,395.00</b>	<b>\$ -</b>	<b>\$ 237,949.31</b>	<b>\$ 96,863.12</b>	<b>\$ 334,812.44</b>	<b>\$ 334,812.44</b>
18	<b>Professional Fees</b>	<b>\$1,475,000.00</b>		<b>\$ 213,500.00</b>	<b>\$ 195,575.68</b>	<b>\$ 409,075.68</b>	<b>\$ 409,075.68</b>
18	<b>Total Improvements</b>	<b>\$37,372,345.00</b>	<b>\$ 304,024.02</b>	<b>\$ 5,210,435.59</b>	<b>\$ 2,229,701.27</b>	<b>\$ 7,744,160.89</b>	<b>\$7,744,160.89</b>

Amount to Be Financed from the Series 2025 Bonds \$4,398,772.29

**River Landing Community Development District  
Capital Improvement Revenue Bonds  
PLOM - Source and Use of Funds - Series 2025**

Table III	
<b>Sources:</b>	<b>Series 2025</b>
Bond Proceeds	
Par Amount	\$ 4,990,000.00
<b>Total Source of Funds:</b>	
	<b>\$ 4,990,000.00</b>
<b>Uses:</b>	
Project Funds Deposit	
Const of Construction	\$ 4,398,772.29
Rounding Proceeds	\$ 286.29
	<b>\$ 4,399,058.58</b>
Other Funds Deposits:	
Capitalized Interest	\$167,372.92
Debt Service Reserve	\$ 88,218.51
	<b>\$255,591.42</b>
Delivery Date Expenses	
Cost of Issuance	\$ 235,550.00
Underwriter's Discount	\$ 99,800.00
	<b>\$ 335,350.00</b>
<b>Total Use of Funds:</b>	
	<b>\$ 4,990,000.00</b>
<b>Average Coupon:</b>	
	<b>5.750%</b>
<b>Reserve Requirement</b>	
	<b>25% of MADS</b>
<b>Anticipated Issuance Date</b>	
	<b>4/1/2025</b>
<b>Capitalized Interest (Through 11/01/2024)</b>	
	<b>11/1/2025</b>
<b>Max Annual Debt Service</b>	
	<b>\$352,874.03</b>

**River Landing Community Development District**  
**Assessment Allocation - Series 2025 Project (PHASE 4 AND PHASE 5)**  
**Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Percent of Apportioned Costs Funded	Net Apportioned Costs (4)	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Annual Debt Service (1) (Principal and Interest)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (3)
Townhomes (20')	0.3846	56	21.5385	\$ 501,632.92	69.5820%	\$ 349,046.22	\$ 395,960.63	\$ 7,070.73	\$ 500.02	\$ 35.00	\$ 535.02	\$ 28,000.85	\$ 29,960.91
50' - 55'	1.0000	51	51.0000	\$ 1,187,795.09	96.3423%	\$ 1,144,349.11	\$ 1,298,158.14	\$ 25,454.08	\$ 1,800.02	\$ 126.00	\$ 1,926.02	\$ 91,800.86	\$ 98,226.92
60' - 64'	1.1923	60	71.5385	\$ 1,666,137.91	94.2705%	\$ 1,570,676.54	\$ 1,781,787.15	\$ 29,696.45	\$ 2,100.02	\$ 147.00	\$ 2,247.02	\$ 126,001.29	\$ 134,821.38
65' - 69'	1.2500	0	0.0000	\$ -	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70' - 74'	1.3462	0	0.0000	\$ -	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
75' - 79'	1.4423	43	62.0192	\$ 1,444,434.08	92.4030%	\$ 1,334,700.42	\$ 1,514,094.08	\$ 35,211.49	\$ 2,490.02	\$ 174.30	\$ 2,664.33	\$ 107,071.04	\$ 114,566.01
<b>Totals:</b>		<b>210</b>	<b>206.0962</b>	<b>\$ 4,800,000.00</b>		<b>\$ 4,398,772.29</b>	<b>\$ 4,990,000.00</b>					<b>\$ 352,874.03</b>	<b>\$ 377,575.21</b>

**Estimated Max Annual Debt Service: \$ 352,874.03**

**Rounding: \$ -**

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(3) Includes Discounts and Collection Costs

(4) All Assessments are limited to Estimated Annual Debt Service noted above. Instead, the Developer will make or has made a contribution of infrastructure, work product, land or other consideration in order to offset any capital assessment on these lots, as more fully identified in the Master Assessment Methodology, dated, July 28, 2020

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
30-26-21-0110-00000-6570	LOT 657	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6580	LOT 658	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6590	LOT 659	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6600	LOT 660	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6610	LOT 661	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6620	LOT 662	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6630	LOT 663	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6640	LOT 664	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6650	LOT 665	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6660	LOT 666	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6670	LOT 667	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6680	LOT 668	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6690	LOT 669	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6700	LOT 670	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6710	LOT 671	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					



**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
30-26-21-0110-00000-6720	LOT 672	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6730	LOT 673	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6740	LOT 674	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6750	LOT 675	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6760	LOT 676	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6770	LOT 677	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6780	LOT 678	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6790	LOT 679	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6800	LOT 680	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6810	LOT 681	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6820	LOT 682	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6830	LOT 683	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6840	LOT 684	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6850	LOT 685	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6860	LOT 686	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
30-26-21-0110-00000-6870	LOT 687	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6880	LOT 688	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6890	LOT 689	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6900	LOT 690	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6910	LOT 691	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6920	LOT 692	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6930	LOT 693	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6940	LOT 694	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6950	LOT 695	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6960	LOT 696	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6970	LOT 697	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6980	LOT 698	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-6990	LOT 699	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7000	LOT 700	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7010	LOT 701	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
30-26-21-0110-00000-7020	LOT 702	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7030	LOT 703	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7040	LOT 704	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7050	LOT 705	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7060	LOT 706	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7070	LOT 707	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7080	LOT 708	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7090	LOT 709	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7100	LOT 710	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7110	LOT 711	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
30-26-21-0110-00000-7120	LOT 712	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 7,070.73	1					
25-26-20-0110-00000-7130	LOT 713	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7140	LOT 714	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7150	LOT 715	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7160	LOT 716	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-7170	LOT 717	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7180	LOT 718	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7190	LOT 719	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7200	LOT 720	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7210	LOT 721	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7220	LOT 722	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7230	LOT 723	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7240	LOT 724	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7250	LOT 725	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7260	LOT 726	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7270	LOT 727	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7280	LOT 728	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7290	LOT 729	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7300	LOT 730	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-7310	LOT 731	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-7320	LOT 732	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7330	LOT 733	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7340	LOT 734	1	VASRAM BHARAT & PATEL VASRAM ROSHNI MAHENDRA 2263 OVERFALLS PL WESLEY CHAPEL, FL 33543	\$ 29,696.45			1			
25-26-20-0110-00000-7350	LOT 735	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7360	LOT 736	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7370	LOT 737	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7380	LOT 738	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7390	LOT 739	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7400	LOT 740	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7410	LOT 741	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7420	LOT 742	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7430	LOT 743	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7440	LOT 744	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7450	LOT 745	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7460	LOT 746	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-7470	LOT 747	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7480	LOT 748	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7490	LOT 749	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7500	LOT 750	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7510	LOT 751	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7520	LOT 752	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7530	LOT 753	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7540	LOT 754	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7550	LOT 755	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7560	LOT 756	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7570	LOT 757	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7580	LOT 758	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7590	LOT 759	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7600	LOT 760	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7610	LOT 761	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1

River Landing Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-7620	LOT 762	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7630	LOT 763	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7640	LOT 764	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7650	LOT 765	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7660	LOT 766	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7670	LOT 767	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7680	LOT 768	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7690	LOT 769	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7700	LOT 770	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7710	LOT 771	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-7720	LOT 772	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7730	LOT 773	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7740	LOT 774	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7750	LOT 775	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7760	LOT 776	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-7770	LOT 777	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7780	LOT 778	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7790	LOT 779	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7800	LOT 780	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7810	LOT 781	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7820	LOT 782	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7830	LOT 783	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7840	LOT 784	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7850	LOT 785	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7860	LOT 786	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7870	LOT 787	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7880	LOT 788	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7890	LOT 789	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7900	LOT 790	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7910	LOT 791	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			



**River Landing Community Development District**  
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					TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-7920	LOT 792	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7930	LOT 793	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7940	LOT 794	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7950	LOT 795	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7960	LOT 796	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7970	LOT 797	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7980	LOT 798	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-7990	LOT 799	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8000	LOT 800	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8010	LOT 801	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8020	LOT 802	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8030	LOT 803	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8040	LOT 804	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8050	LOT 805	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8110	LOT 811	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				

River Landing Community Development District  
 EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025

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					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-8120	LOT 812	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8130	LOT 813	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8140	LOT 814	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8150	LOT 815	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8160	LOT 816	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8170	LOT 817	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8180	LOT 818	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8190	LOT 819	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8200	LOT 820	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8210	LOT 821	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8220	LOT 822	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8230	LOT 823	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8240	LOT 824	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8250	LOT 825	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8260	LOT 826	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

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					TWH (20')	50' - 55'	60' - 64'	65' - 69'	70' - 74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-8270	LOT 827	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8280	LOT 828	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8290	LOT 829	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8300	LOT 830	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8310	LOT 831	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8320	LOT 832	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8330	LOT 833	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8340	LOT 834	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8350	LOT 835	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8360	LOT 836	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8370	LOT 837	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8380	LOT 838	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8390	LOT 839	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8400	LOT 840	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8410	LOT 841	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-8420	LOT 842	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 25,454.08		1				
25-26-20-0110-00000-8430	LOT 843	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8440	LOT 844	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8450	LOT 845	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8460	LOT 846	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8470	LOT 847	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8480	LOT 848	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8490	LOT 849	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8500	LOT 850	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8510	LOT 851	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8520	LOT 852	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8530	LOT 853	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8540	LOT 854	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8550	LOT 855	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 29,696.45			1			
25-26-20-0110-00000-8590	LOT 859	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1

**River Landing Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program Series 2025**

PID Number	Lot Number	Platted Units	Property Owner	Total Assessment by Folio	Planned Units by Folio Number					
					TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'
					\$ 7,070.73	\$ 25,454.08	\$ 29,696.45	\$ -	\$ -	\$ 35,211.49
25-26-20-0110-00000-8600	LOT 860	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8610	LOT 861	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8620	LOT 862	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8630	LOT 863	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8640	LOT 864	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8650	LOT 865	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8660	LOT 866	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8670	LOT 867	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8680	LOT 868	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8690	LOT 869	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8700	LOT 870	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8710	LOT 871	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8720	LOT 872	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8730	LOT 873	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
25-26-20-0110-00000-8740	LOT 874	1	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 100 TAMPA, FL 33619	\$ 35,211.49						1
<b>Totals:</b>		<b>210</b>		<b>\$ 4,990,000.00</b>	<b>56</b>	<b>51</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>43</b>

**Exhibit C:**  
Legal Description of the Assessment Area

**ASSESSMENT AREA THREE LEGAL DESCRIPTION**

LOTS 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, AND 874, RIVER LANDING PHASES 4 AND 5, AS RECORDED IN PLAT BOOK 93, PAGES 113 – 128, OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA.

LOTS 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, AND 855, RIVER LANDING PHASES 4 AND 5 – PARTIAL REPLAT, AS RECORDED IN PLAT BOOK 97, PAGES 136 – 137, OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA.

**Comp. Exhibit D:**  
Maturities and Coupon of Bonds  
Sources and Uses of Funds for Bonds  
Annual Debt Service Payment Due on Bonds





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## SOURCES AND USES OF FUNDS

River Landing Community Development District  
(Pasco County, Florida)  
Capital Improvement Revenue Bonds, Series 2025  
Pricing Date: March 5, 2025  
Final Pricing Numbers

Sources:

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Bond Proceeds:	
Par Amount	5,245,000.00
Original Issue Discount	-2,489.50
	<hr/>
	5,242,510.50
	<hr/> <hr/>

Uses:

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Project Fund Deposits:	
Project Fund	4,653,457.23
Other Fund Deposits:	
Debt Service Reserve Fund   25% of MADs	88,190.63
Capitalized Interest Fund   Thru 11/1/2025	<hr/> 166,987.64
	255,178.27
Delivery Date Expenses:	
Cost of Issuance	228,975.00
Underwriter's Discount	<hr/> 104,900.00
	333,875.00
	<hr/>
	5,242,510.50
	<hr/> <hr/>

Note: Call Date: May 1, 2035 @ 100%

## BOND DEBT SERVICE

River Landing Community Development District  
(Pasco County, Florida)  
Capital Improvement Revenue Bonds, Series 2025  
Pricing Date: March 5, 2025  
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2025			166,987.64	166,987.64
11/01/2026	80,000	4.200%	271,572.50	351,572.50
11/01/2027	80,000	4.200%	268,212.50	348,212.50
11/01/2028	85,000	4.200%	264,747.50	349,747.50
11/01/2029	90,000	4.200%	261,072.50	351,072.50
11/01/2030	95,000	4.200%	257,187.50	352,187.50
11/01/2031	95,000	4.200%	253,197.50	348,197.50
11/01/2032	100,000	4.200%	249,102.50	349,102.50
11/01/2033	105,000	5.200%	244,272.50	349,272.50
11/01/2034	110,000	5.200%	238,682.50	348,682.50
11/01/2035	115,000	5.200%	232,832.50	347,832.50
11/01/2036	125,000	5.200%	226,592.50	351,592.50
11/01/2037	130,000	5.200%	219,962.50	349,962.50
11/01/2038	135,000	5.200%	213,072.50	348,072.50
11/01/2039	145,000	5.200%	205,792.50	350,792.50
11/01/2040	150,000	5.200%	198,122.50	348,122.50
11/01/2041	160,000	5.200%	190,062.50	350,062.50
11/01/2042	170,000	5.200%	181,482.50	351,482.50
11/01/2043	180,000	5.200%	172,382.50	352,382.50
11/01/2044	190,000	5.200%	162,762.50	352,762.50
11/01/2045	200,000	5.200%	152,622.50	352,622.50
11/01/2046	210,000	5.450%	141,700.00	351,700.00
11/01/2047	220,000	5.450%	129,982.50	349,982.50
11/01/2048	235,000	5.450%	117,583.75	352,583.75
11/01/2049	245,000	5.450%	104,503.75	349,503.75
11/01/2050	260,000	5.450%	90,742.50	350,742.50
11/01/2051	275,000	5.450%	76,163.75	351,163.75
11/01/2052	290,000	5.450%	60,767.50	350,767.50
11/01/2053	305,000	5.450%	44,553.75	349,553.75
11/01/2054	325,000	5.450%	27,386.25	352,386.25
11/01/2055	340,000	5.450%	9,265.00	349,265.00
	5,245,000		5,433,371.39	10,678,371.39

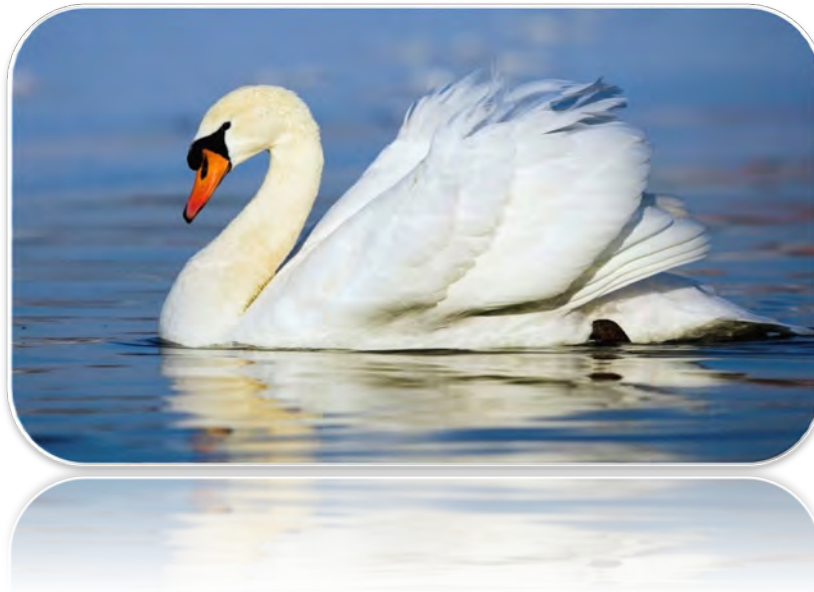
## BOND DEBT SERVICE

River Landing Community Development District  
(Pasco County, Florida)  
Capital Improvement Revenue Bonds, Series 2025  
Pricing Date: March 5, 2025  
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2025			30,361.39	30,361.39	
11/01/2025			136,626.25	136,626.25	166,987.64
05/01/2026	80,000	4.200%	136,626.25	216,626.25	
11/01/2026			134,946.25	134,946.25	351,572.50
05/01/2027	80,000	4.200%	134,946.25	214,946.25	
11/01/2027			133,266.25	133,266.25	348,212.50
05/01/2028	85,000	4.200%	133,266.25	218,266.25	
11/01/2028			131,481.25	131,481.25	349,747.50
05/01/2029	90,000	4.200%	131,481.25	221,481.25	
11/01/2029			129,591.25	129,591.25	351,072.50
05/01/2030	95,000	4.200%	129,591.25	224,591.25	
11/01/2030			127,596.25	127,596.25	352,187.50
05/01/2031	95,000	4.200%	127,596.25	222,596.25	
11/01/2031			125,601.25	125,601.25	348,197.50
05/01/2032	100,000	4.200%	125,601.25	225,601.25	
11/01/2032			123,501.25	123,501.25	349,102.50
05/01/2033	105,000	5.200%	123,501.25	228,501.25	
11/01/2033			120,771.25	120,771.25	349,272.50
05/01/2034	110,000	5.200%	120,771.25	230,771.25	
11/01/2034			117,911.25	117,911.25	348,682.50
05/01/2035	115,000	5.200%	117,911.25	232,911.25	
11/01/2035			114,921.25	114,921.25	347,832.50
05/01/2036	125,000	5.200%	114,921.25	239,921.25	
11/01/2036			111,671.25	111,671.25	351,592.50
05/01/2037	130,000	5.200%	111,671.25	241,671.25	
11/01/2037			108,291.25	108,291.25	349,962.50
05/01/2038	135,000	5.200%	108,291.25	243,291.25	
11/01/2038			104,781.25	104,781.25	348,072.50
05/01/2039	145,000	5.200%	104,781.25	249,781.25	
11/01/2039			101,011.25	101,011.25	350,792.50
05/01/2040	150,000	5.200%	101,011.25	251,011.25	
11/01/2040			97,111.25	97,111.25	348,122.50
05/01/2041	160,000	5.200%	97,111.25	257,111.25	
11/01/2041			92,951.25	92,951.25	350,062.50
05/01/2042	170,000	5.200%	92,951.25	262,951.25	
11/01/2042			88,531.25	88,531.25	351,482.50
05/01/2043	180,000	5.200%	88,531.25	268,531.25	
11/01/2043			83,851.25	83,851.25	352,382.50
05/01/2044	190,000	5.200%	83,851.25	273,851.25	
11/01/2044			78,911.25	78,911.25	352,762.50
05/01/2045	200,000	5.200%	78,911.25	278,911.25	
11/01/2045			73,711.25	73,711.25	352,622.50
05/01/2046	210,000	5.450%	73,711.25	283,711.25	
11/01/2046			67,988.75	67,988.75	351,700.00
05/01/2047	220,000	5.450%	67,988.75	287,988.75	
11/01/2047			61,993.75	61,993.75	349,982.50
05/01/2048	235,000	5.450%	61,993.75	296,993.75	
11/01/2048			55,590.00	55,590.00	352,583.75
05/01/2049	245,000	5.450%	55,590.00	300,590.00	
11/01/2049			48,913.75	48,913.75	349,503.75
05/01/2050	260,000	5.450%	48,913.75	308,913.75	
11/01/2050			41,828.75	41,828.75	350,742.50
05/01/2051	275,000	5.450%	41,828.75	316,828.75	
11/01/2051			34,335.00	34,335.00	351,163.75
05/01/2052	290,000	5.450%	34,335.00	324,335.00	
11/01/2052			26,432.50	26,432.50	350,767.50
05/01/2053	305,000	5.450%	26,432.50	331,432.50	
11/01/2053			18,121.25	18,121.25	349,553.75
05/01/2054	325,000	5.450%	18,121.25	343,121.25	
11/01/2054			9,265.00	9,265.00	352,386.25
05/01/2055	340,000	5.450%	9,265.00	349,265.00	
11/01/2055					349,265.00
	5,245,000		5,433,371.39	10,678,371.39	10,678,371.39

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS – FEBRUARY 2025

FISCAL YEAR 2025

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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 February 28, 2025**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds	General Long	General Fixed	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2023A&B	Term Debt	Assets	
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 379,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,323
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	-	135,006	-	-	-	-	388,552
Revenue Account	-	579,228	-	302,049	-	-	-	-	881,277
Capitalized Interest	-	-	-	16	-	-	-	-	16
Prepayment Account	-	286	-	-	-	-	-	-	286
Construction Account	-	-	-	-	-	12,676	-	-	12,676
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	1,270,130	-	1,270,130
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	10,639,870	-	10,639,870
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	11,263,440	11,263,440
<b>Total Assets</b>	<b>\$ 379,323</b>	<b>\$ 833,059</b>	<b>\$ -</b>	<b>\$ 437,071</b>	<b>\$ -</b>	<b>\$ 12,676</b>	<b>\$ 11,910,000</b>	<b>\$ 11,263,440</b>	<b>\$ 24,835,569</b>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending February 28, 2025**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds						General Long	General Fixed	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2023A&B	Term Debt	Assets	
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	-	-	-	-	-	-	-
<b>Developer Advance</b>	-	-	-	-	-	413,888	-	-	413,888
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									
Current Portion (Due Within 12 Months)									
Series 2020A	-	-	-	-	-	-	170,000	-	170,000
Series 2020B	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	55,000	-	55,000
Series 2023B	-	-	-	-	-	-	-	-	-
Long Term									
Series 2020A	-	-	-	-	-	-	7,925,000	-	7,925,000
Series 2020B	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	3,760,000	-	3,760,000
Series 2023B	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 11,910,000</u>	<u>\$ -</u>	<u>\$ 12,323,888</u>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	11,263,440	11,263,440
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2024 (Unaudited)	-	495,739	184,213	241,133	3,113,873	(406,887)	-	-	3,628,071
Results from Current Operations	-	337,320	(184,213)	195,939	(3,113,873)	5,675	-	-	(2,759,153)
<b>Unassigned</b>									
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	209,295
Results from Current Operations	170,028	-	-	-	-	-	-	-	170,028
<b>Total Fund Equity and Other Credits</b>	<u>\$ 379,323</u>	<u>\$ 833,059</u>	<u>\$ (0)</u>	<u>\$ 437,071</u>	<u>\$ (0)</u>	<u>\$ (401,212)</u>	<u>\$ -</u>	<u>\$ 11,263,440</u>	<u>\$ 12,511,681</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 379,323</u>	<u>\$ 833,059</u>	<u>\$ (0)</u>	<u>\$ 437,071</u>	<u>\$ (0)</u>	<u>\$ 12,676</u>	<u>\$ 11,910,000</u>	<u>\$ 11,263,440</u>	<u>\$ 24,835,569</u>



**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	1,207	27,244	213,748	4,927	3,972	251,098	273,950	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,207</b>	<b>\$ 27,244</b>	<b>\$ 213,748</b>	<b>\$ 4,927</b>	<b>\$ 3,972</b>	<b>\$ 251,098</b>	<b>\$ 273,950</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	3,667	3,667	3,667	3,667	3,667	18,333	44,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	5,600	-	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	2,375	11,875	28,500	42%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	11,875	28,500	42%
Arbitrage Rebate Services	-	-	-	-	500	500	1,000	50%
<b>Other Contractual Services</b>								
Legal Advertising	-	534	-	-	-	534	2,800	19%
Trustee Services	-	-	-	6,988	-	6,988	8,600	81%
Dissemination Agent Services	-	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	1,000	-	-	-	1,000	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	150	0%
Bank Service Fees	-	-	-	-	-	-	100	0%
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	23	50	-	70	-	143	200	72%

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	300	-	300	1,500	20%
<b>Insurance</b>	13,021	-	-	8,568	-	21,589	13,318	162%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	100	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	413	799	-	1,212	10,000	12%
Legal - 2020 Bonds	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering Services	-	-	226	-	720	946.00	5,000	19%
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
<b>Other Physical Environment</b>								
Repairs and Maintenance								
Naturalized Area Maintenance	-	-	-	-	-	-	-	N/A
Wetland Maintenance	-	-	-	-	-	-	100,000	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	-	-	-	-	-	-	15,507	0%
<b>Sub-Total:</b>	<b>21,461</b>	<b>10,176</b>	<b>9,055</b>	<b>30,741</b>	<b>9,637</b>	<b>81,070</b>	<b>273,950</b>	<b>N/A</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 21,461</b>	<b>\$ 10,176</b>	<b>\$ 9,055</b>	<b>\$ 30,741</b>	<b>\$ 9,637</b>	<b>\$ 81,070</b>	<b>\$ 273,950</b>	<b>30%</b>
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	170,028	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	209,295	209,295	
<b>Fund Balance - Ending</b>	<b>\$ 189,041</b>	<b>\$ 206,109</b>	<b>\$ 410,802</b>	<b>\$ 384,988</b>	<b>\$ 379,323</b>	<b>\$ 379,323</b>	<b>\$ 209,295</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1,049	1,019	947	943	914	4,873	10,000	49%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1,000	981	311	1,189	2,026	5,506	7,600	72%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	495,436	545,459	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,429</b>	<b>\$ 55,755</b>	<b>\$ 423,000</b>	<b>\$ 11,854</b>	<b>\$ 10,776</b>	<b>\$ 505,815</b>	<b>\$ 563,059</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2020A	-	-	-	-	-	-	170,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2020A	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2020A	-	168,495	-	-	-	168,495	337,388	50%
<b>Unamortized Premium/Discount on Bonds Payable</b>								
	-	-	-	-	-	-	35,517	0%
<b>Underwriter's Discount</b>								
	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 168,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 168,495</b>	<b>\$ 542,905</b>	<b>31%</b>
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	10,776	337,320	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	495,739	495,739	
<b>Fund Balance - Ending</b>	<b>\$ 500,169</b>	<b>\$ 387,428</b>	<b>\$ 810,428</b>	<b>\$ 822,282</b>	<b>\$ 833,059</b>	<b>\$ 833,059</b>	<b>\$ 515,893</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 February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	84	65	60	54	47	310	2,600	12%
Prepayment Account	486	981	551	1,387	2,158	5,563	13,750	40%
Revenue Account	77	78	16	19	29	219	650	34%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	85,000	-	-	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	-	-	322,933	-	N/A
Contribution from Taylor Morrison	-	-	182,981	-	(3,693)	179,288	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 123,307</b>	<b>\$ 52,936</b>	<b>\$ 417,069</b>	<b>\$ 1,460</b>	<b>\$ (1,460)</b>	<b>\$ 593,312</b>	<b>\$ 102,000</b>	<b>582%</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	-	145,000	-	-	610,000	755,000	-	N/A
<b>Interest Expense</b>								
Series 2020B	-	16,044	-	-	6,481	22,525	85,000	27%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 161,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 616,481</b>	<b>\$ 777,525</b>	<b>\$ 85,000</b>	<b>915%</b>
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	(617,941)	(184,213)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	184,213	184,213	
<b>Fund Balance - Ending</b>	<b>\$ 307,520</b>	<b>\$ 199,413</b>	<b>\$ 616,481</b>	<b>\$ 617,941</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 201,213</b>	

Prepared by:

**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**Debt Service Fund - Series 2023A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	558	543	504	502	487	2,595	6,700	39%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	29	458	66	391	702	1,646	2,900	57%
Capitalized Interest Account	16	16	-	-	-	32	1,800	2%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	1,260	28,459	223,280	5,147	4,149	262,296	288,914	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	53,255	83,513	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 8,182</b>	<b>\$ 45,764</b>	<b>\$ 226,226</b>	<b>\$ 11,317</b>	<b>\$ 58,593</b>	<b>\$ 350,082</b>	<b>\$ 300,314</b>	<b>117%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2023A	-	-	-	-	-	-	55,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2023A	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2023A	-	106,126	-	-	-	106,126	212,253	50%
<b>Unamortized Premium/Discount on Bonds Payable</b>								
	-	-	-	-	-	-	18,901	0%
<b>Underwriters Discount</b>								
	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	558	543	504	502	45,909	48,016	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 558</b>	<b>\$ 106,669</b>	<b>\$ 504</b>	<b>\$ 502</b>	<b>\$ 45,909</b>	<b>\$ 154,143</b>	<b>\$ 286,154</b>	<b>54%</b>
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	195,939	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	241,133	241,133	
<b>Fund Balance - Ending</b>	<b>\$ 248,756</b>	<b>\$ 187,851</b>	<b>\$ 413,573</b>	<b>\$ 424,387</b>	<b>\$ 437,071</b>	<b>\$ 437,071</b>	<b>\$ 255,293</b>	

Prepared by:

**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**Debt Service Fund - Series 2023B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	775	678	630	491	328	2,901	9,900	29%
Prepayment Account	6,318	9,559	2,375	5,277	7,833	31,363	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	28	27	-	-	-	55	3,600	2%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	409,781	-	-	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	-	-	1,633,686	-	N/A
Contributions from Taylor Morrison	-	-	1,058,365	-	-	1,058,365	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	45,422	45,422	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 768,114</b>	<b>\$ 360,148</b>	<b>\$ 1,993,960</b>	<b>\$ 5,768</b>	<b>\$ 53,583</b>	<b>\$ 3,181,572</b>	<b>\$ 423,281</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2023B	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>								
Series 2023B	-	2,765,000	-	-	3,230,000	5,995,000	-	N/A
<b>Interest Expense</b>								
Series 2023B	-	168,609	-	-	45,422	214,031	409,781	52%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	7,093	16,966	3,005	5,768	53,583	86,414	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,093</b>	<b>\$ 2,950,575</b>	<b>\$ 3,005</b>	<b>\$ 5,768</b>	<b>\$ 3,329,005</b>	<b>\$ 6,295,446</b>	<b>\$ 409,781</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	761,021	(2,590,427)	1,990,955	0	(3,275,422)	(3,113,873)	13,500	
Fund Balance - Beginning	3,113,873	3,874,894	1,284,467	3,275,422	3,275,422	3,113,873	3,113,873	
<b>Fund Balance - Ending</b>	<b>\$ 3,874,894</b>	<b>\$ 1,284,467</b>	<b>\$ 3,275,422</b>	<b>\$ 3,275,422</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,127,373</b>	

Prepared by:

**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**Capital Projects Fund - Series 2023AB**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Construction Account	28	33	35	40	42	179	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Developer Contributions	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	993	815	5,496	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,362</b>	<b>\$ 1,254</b>	<b>\$ 1,169</b>	<b>\$ 1,033</b>	<b>\$ 857</b>	<b>\$ 5,675</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>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>								
Capital Outlay	-	-	-	-	-	-	-	N/A
Irrigation	-	-	-	-	-	-	-	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>								
Legal - Series 2023 Bonds	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>								
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>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 5,675	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (406,887)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (405,526)</b>	<b>\$ (404,272)</b>	<b>\$ (403,102)</b>	<b>\$ (402,069)</b>	<b>\$ (401,212)</b>	<b>\$ (401,212)</b>	<b>\$ -</b>	