

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 17, 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

June 10, 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, June 17, 2025, at 2:00 P.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=m8ec3dfea9fd6b88b522f69071ebb40fe>

Access Code: **2333 748 0093**, Event password: **Jpward**

Or phone: **408-418-9388**, enter the access code **2333 748 0093**, 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

1. Call to order & roll call.
2. Notice of Advertisement of Public Hearings.
3. Consideration of Minutes:
 - I. April 15, 2025 – Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
 - I. **FISCAL YEAR 2026 BUDGET.**
 - a) Public Comment and Testimony.
 - b) Board Comment.
 - c) Consideration of **Resolution 2025-13**, a Resolution of the Board of Supervisors adopting the annual appropriation and budget for Fiscal Year 2026.

- II. **FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
- a) Public Comment and Testimony.
 - b) Board Comment.
 - c) Consideration of **Resolution 2025-14**, a Resolution of the Board of Supervisors imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date.
5. Consideration of **Resolution 2025-15**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisors for Fiscal Year 2026.
6. Consideration of **Resolution 2025-16**, a Resolution of the Board of Supervisors Ratifying, Confirming, and Approving the sale of the River Landing Community Development District Capital Improvement Revenue Bonds, Series 2025; Ratifying, Confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the Bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date.
7. Consideration of **Resolution 2025-17**, a Resolution of the Board of Supervisors confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain River Landing Phases 2 & 3 Improvements and conveyance of River Landing Phases 4 & 5 Utilities to Pasco County, Florida; and addressing severability and an effective date.
8. Staff Reports.
- I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Supervisor of Elections Qualified Elector Report: **700** as of April 15, 2025.
 - b) Special District Reporting: Goals and Objectives for Fiscal Year 2026.
 - c) **Important Board Meeting Dates for Balance of Fiscal Year 2025:**
 - 1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure).
 - d) Financial Statement for the period ending March 31, 2025 (unaudited).
 - e) Financial Statement for the period ending April 30, 2025 (unaudited).
 - f) Financial Statement for the period ending May 31, 2025 (unaudited).
9. Supervisor's Requests and Audience Comments.
10. 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.
11. Adjournment.

Staff Review

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

The second order of business is the Notice of Advertisement of the Public Hearings.

The third order of business is the consideration of the Minutes from the River Landing Community Development District Board of Supervisors Regular Meeting held on April 15, 2025.

The fourth order of business are two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, General Fund Special Assessments. The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes General Fund operations. In the way of background, the Board approved the Fiscal Year 2026 Budget at the April 15, 2025, meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year. There have been no changes to the proposed budget after the proposed budget was approved by the Board. At the conclusion of the first Public Hearing related to the adoption of the Budget, I will ask the Board to consider the adoption of **Resolution 2025-13**, which is the resolution adopting the Fiscal Year 2026 Fiscal Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-14** does essentially two (2) things: (I) first, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Pasco County Tax Collector; (II) secondly, permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-14**.

At the conclusion of the second Public Hearing, I will ask the Board to consider the adoption of **Resolution 2025-14**, which is the resolution imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.

The fifth order of business is the consideration of **Resolution 2025-15**, which sets the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the **third Tuesday** of each month at **2:00 P.M.**, at the **Rivers Edge Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33534**.

The proposed Fiscal Year 2026 meeting schedule is as follows:

October 21, 2025	November 18, 2025
December 16, 2025	January 20, 2026
February 17, 2026	March 17, 2026
April 21, 2026	May 19, 2026
June 16, 2026	July 21, 2026
August 18, 2026	September 15, 2026

The sixth order of business is the consideration of **Resolution 2025-16**, a Resolution of the Board of Supervisors Ratifying, Confirming, and Approving the sale of the River Landing Community Development District Capital Improvement Revenue Bonds, Series 2025; Ratifying, Confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the Bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date.

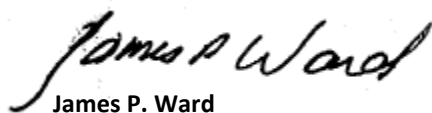
The seventh order of business is the consideration of **Resolution 2025-17**, a Resolution of the Board of Supervisors confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain River Landing Phases 2 & 3 Improvements and conveyance of River Landing Phases 4 & 5 Utilities to Pasco County, Florida; and addressing severability and an effective date.

The eighth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Supervisor of Elections Qualified Elector Report: there are **700** within the District as of April 15, 2025; Goals and Objective Reporting for Fiscal Year 2026; the remainder of the Fiscal Year 2025 meeting schedule, and the Financial Statements (unaudited) for the period ending March 31, 2025, April 30, 2025, and May 31, 2025.

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Notice was published in said newspaper by print in the issues of 06/01/25, 06/08/25 or by publication on the newspaper's website, if authorized.

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

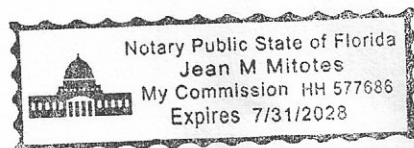
Signature of Affiant

Sworn to and subscribed before me this **06/08/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for River Landing Community Development District will hold two public hearings and a regular meeting on **June 17, 2025 at 2:00 p.m.** at the **River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.RiverLandingcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

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

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

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025.

Proposed FY'2026 Schedule of Assessments

PRODUCT TYPE	FY 2026 RATE
TOWNHOMES	\$229.51
SINGLE FAMILY	\$401.29

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

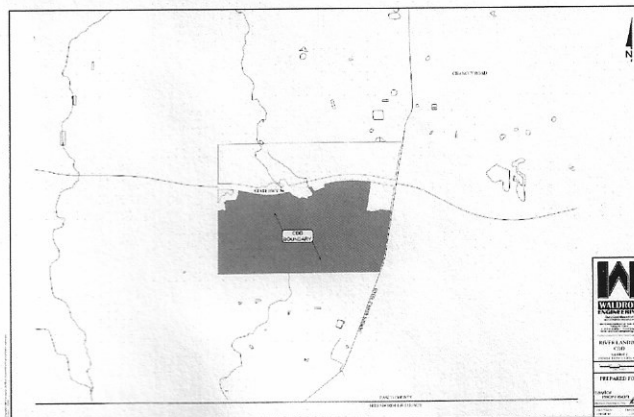
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate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

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

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

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



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

The Regular Meeting of the Board of Supervisors of the River Landing Community Development District was held on Tuesday, April 15, 2025 at 11:00 A.M. at the River Club, 2345 Oxbow Drive, Wesley Chapel, Florida 33534.

Present and constituting a quorum:

Marc Ferlita	Chairperson
Matt Sawyer	Assistant Secretary
Corinn Godlevske	Assistant Secretary

Absent:

Mike Piendel	Vice Chair
David Wilson	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer

Audience:

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, with the exception of Supervisor Piendel and Supervisor Wilson, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 18, 2025 – Regular Meeting Minutes

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

On MOTION made by David Wilson, seconded by Matt Sawyer, and with all in favor, the February 18, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Agreement**

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

Mr. Ward noted this was discussed at the last meeting but was deferred in order to clarify what would not be included. He stated the conservation preserve areas were removed from the Agreement as the CDD was maintaining these assets. He explained the lakes, the stormwater, the stormwater lakes, the drainage pipes, the culvert pipes, etc., and the streetlight system remained in the Agreement to be maintained by the Master HOA, exclusive of any damage done by hurricanes. He indicated there was a revised exhibit included. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, the Agreement between the River Landing Community Development District and the River Landing Community Association, Inc. was approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-8**

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, June 17, 2025, at 2:00 P.M. at the River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33534

Mr. Ward indicated Resolution 2025-8 began the fiscal year 2026 budget process. He stated approval did not bind the Board to anything within the budget. He stated the budget had not changed much since fiscal year 2025; the townhouse assessment rates for fiscal year 2026 would be \$229.51 dollars; the assessment rates for fiscal year 2025 were \$192.47. He indicated the single family assessment rate would be \$401.29 in fiscal year 2026; the single family assessment rate was \$364.29 in fiscal year 2025. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Marc Ferlita, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-9**

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

Mr. Ward asked Jere Earlywine to discuss Resolution 2025-9.

Mr. Earlywine: The developer always puts in more infrastructure than there are bond proceeds for and there are also bond proceeds available at the beginning for construction purposes and there are some which are tucked away in a reserve account that can come available later. In this case, with the 2025 bonds, we've got about \$88,000 dollars in a reserve account. I think it's actually set at 25% of maximum annual debt service and it will reduce down to 10% when certain conditions are met. Which means there will be a release of around \$50,000 dollars or so for construction purposes. Katie, in my office, has tallied about \$400,000 dollars plus that we owe the developer. Obviously, we will have enough money to pay for that and the developer has done more than that as well. This is what we have on the books. But the idea behind this resolution is it approves a promissory note such that when the \$50,000 dollars comes available from the reserve account and goes into the construction account, we can basically pay part of that IOU back and use that money to pay of part of that \$400,000 dollars. The promissory note is going to be in the amount of the reserve release which is roughly \$50,000 dollars and is basically 60% of the \$88,000 dollars. That's what the promissory note is for.

On MOTION made by Marc Ferlita, seconded by Corinn Godlevske, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-10

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

Mr. Ward: This Resolution sets forth the final terms of your series 2025 bonds issued most recently. The final par amount issued was \$4,990,000 dollars. The average coupon is 575. The reserve requirement is 25% of annual debt service. We will be on role for these units in November of this year. We have capitalized interest through November 1 of 2025. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Marc Ferlita, seconded by Matt Sawyer, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-11

Consideration of Resolution 2025-11, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain River Landing Phases 2 & 3 Improvements and conveyance of River Landing Phases 4 & 5 Utilities to Pasco County, Florida; and addressing severability and an effective date

Mr. Ward: This confirms and approves the actions of your Chairman and Staff regarding the acquisition of your Phase 2 and 3 improvements and your Phase 4 and 5 that have been transferred to Pasco County. This is similar to what you have seen for other facilities in the past. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Corinn Godlevske, seconded by Matt Sawyer, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-12

Consideration of Resolution 2025-12, a Resolution of the Board of Supervisors of the River Landing Community Development District Re-Designating Dates, Time, and Location for Regular Meetings of the Board of Supervisors of the District; providing for conflict; providing for severability and providing an effective date

Mr. Ward: This redesignates the regular Board Meeting dates, time, and location for the balance of the fiscal year. The date and location will not change, but the time will change to 2:00 o'clock in the afternoon. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: I was going to ask for a project update. I was curious about the last phases and when you think you might be wrapping up those for project completion purposes.

Mr. Piendel: The package for 4 and 5 is under review for the County, so that should be completed here in the next few weeks. Hopefully, we can get that back by the end of the month and we should have everything we need for 4 and 5, and then that would be everything.

Mr. Earlywine: Have all the permits been turned over and that kind of thing? Have all the water management permits been turned over in the process?

Mr. Piendel: I will have to check.

Mr. Earlywine: Jim, it sounds like we can do this at the next meeting for budget purposes. We can run the project completion at the same time if you think that works.

Mr. Ward: I think that's a great idea.

II. District Engineer

No report.

III. District Manager

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

1) June 17, 2025 – Proposed Fiscal Year 2026 Budget Public Hearings

b) Financial Statement for period ending February 28, 2025 (unaudited)

c) Financial Statement for period ending March 31, 2025 (unaudited)

No report.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

ELEVENTH ORDER OF BUSINESS

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

Mr. Ward asked if there were any public comments. There were no public comments; no members of the public were present.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:09 a.m.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, the meeting was adjourned.

River Landing Community Development District

James P. Ward, Secretary

Mike Piendel, Chairperson

RESOLUTION 2025-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

RECITALS

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

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

WHEREAS, the Board set Tuesday, June 17, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

SECTION 1. BUDGET.

- a. The Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget

RESOLUTION 2025-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for River Landing Community Development District for the Fiscal Year Ending September 30, 2026, as adopted by the Board of Supervisors on June 17, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the River Landing Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$1,425,974.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$306,175.00
DEBT SERVICE FUND – SERIES 2020A	\$542,372.00
DEBT SERVICE FUND – SERIES 2023A	\$288,513.00
DEBT SERVICE FUND – SERIES 2025	<u>\$288,914.00</u>
TOTAL ALL FUNDS	\$1,425,974.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

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

RESOLUTION 2025-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

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

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

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

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of June 2025.

ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Piendel, Chairman

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

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

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

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

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.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 15,507	\$ -	\$ 15,507	\$ 17,331	
Total Appropriations	\$ 273,950	\$ 81,070	\$ 281,785	\$ 306,175	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 170,028	\$ (7,835)	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 209,295		\$ 209,295	\$ 201,460	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 209,295		\$ 201,460	\$ 201,460	
Fund Balance - Allocations					
Extraordinary Capital/Operations	\$ 140,807		\$ 131,014	\$ 124,916	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 68,488		\$ 70,446	\$ 76,544	Required to Meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 209,295		\$ 201,460	\$ 201,460	
	FY 2025			FY 2026	
Townhouse:					
Assessment Rate	\$ 192.47			\$ 229.51	
CAP Rate:	\$ 320.50			\$ 320.50	
Single Family:					
Added Assessment Rate (Preserve)	\$ 171.77			\$ 171.77	
Total Assessment Rate (Single Family)	\$ 364.24			\$ 401.29	
Cap Rate:	\$ 437.09			\$ 481.54	
Total Units Subject to Assessment	870			870	
Single Family Units Subject to Preserve Assessment	620			620	

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

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

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

		FY 2022
Revenues and Other Sources		
Carryforward		\$ -
Interest Income - General Account		\$ -
Appropriations		
Legislative		
Board of Supervisor's Fees		\$ -
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.		
Executive		
Professional - Management		\$ 47,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		
Financial and Administrative		
Audit Services		\$ 5,700
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.		
Accounting Services		\$ 34,000
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation		\$ 34,000
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.		
Arbitrage Rebate Fees		\$ 1,500
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
Other Contractual Services		
Recording and Transcription		\$ -
Legal Advertising		\$ 2,800
Trustee Services		\$ 15,480
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.		
Dissemination Agent Services		\$ 6,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.		
Property Appraiser Fees		\$ 150
Bank Service Fees		\$ 250
Travel and Per Diem		\$ -
Communications and Freight Services		
Telephone		\$ -
Postage, Freight & Messenger		\$ 500
Rentals and Leases		
Miscellaneous Equipment		\$ -
Computer Services (Web Site Maintenance)		\$ 2,400

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

	FY 2022
Insurance	\$ 22,289
Subscriptions and Memberships	\$ 175
Printing and Binding	\$ 100
Office Supplies	\$ -
Legal Services	
General Counsel	\$ 10,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
Other General Government Services	
Engineering Services	\$ 5,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Other Physical Environment	
Repairs and Maintenance	
Naturalized Area Maintenance	\$ -
Road and Street Facilities	
Capital Improvements	\$ -
Street Lights Purchase	\$ -
Street Lights Installation	
Reserves	
Extraordinary Capital or Additional Operations	\$ -
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
Other Fees and Charges	
Discounts and Tax Collector Fees	\$ 17,331
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
Total Appropriations: <u>\$ 204,675</u>	

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

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

Restricted Fund Balance:

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

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	89	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	61	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	52	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	\$ 1,856.57	\$ 1,856.57
Total:	431		

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

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

Restricted Fund Balance:

Reserve Account Requirement (As of 12/31/2022)

\$ -

*Bond Paid off

Restricted for November 1, 2026 Interest Payment

N/A

2/1/25

Total - Restricted Fund Balance:

\$ -

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

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

Restricted Fund Balance:

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

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

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

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

Restricted Fund Balance:

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

The Series 2020B Bonds will be direct billing - the District has been advised that the Developer may prepay the full capital assessment on a lot periodically during the year, as such the amount due for annual debt service, will change as the Series 2020B Bonds are re-amortized during the year.

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

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

Restricted Fund Balance:

Reserve Account Requirement	\$ 88,191
Restricted for November 1, 2026 Interest Payment	\$ 134,946
Total - Restricted Fund Balance:	\$ 223,137

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

RESOLUTION 2025-14

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

RECITALS

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

WHEREAS, the District is located in Pasco County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024; and

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

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

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

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

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

RESOLUTION 2025-14

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

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

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

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

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

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

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

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

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

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

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

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred

RESOLUTION 2025-14

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

payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

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

RESOLUTION 2025-14

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

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of June 2025.

ATTEST:

**RIVER LANDING COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Mike Piendel, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

T: 954-658-4900 E: 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
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash Available to Partially Fund Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interes on General Fund Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 273,950	\$ 251,098	\$ 273,950	\$ 306,175	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	Direct Billing to Property Owners
Contributions - Private Sources					
Taylor Morrison (Street Light Acquisition)	\$ -	\$ -	\$ -	\$ -	Developer Funding of Solar Street Light System
Total Revenue & Other Sources	\$ 273,950	\$ 251,098	\$ 273,950	\$ 306,175	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived By Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 44,000	\$ 18,333	\$ 44,000	\$ 47,000	District Manager
Financial and Administrative					
Audit Services	\$ 8,500	\$ 5,600	\$ 5,600	\$ 5,700	Statutory required audit Yearly
Accounting Services	\$ 28,500	\$ 11,875	\$ 28,500	\$ 34,000	Accounting (Added Series 2025 Bonds)
Assessment Roll Preparation	\$ 28,500	\$ 11,875	\$ 28,500	\$ 34,000	Required Preparation of Rolls - (Added Series 2025 Bonds)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,500	IRS Required Calculation to insure interet on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,800	\$ 534	\$ 2,500	\$ 2,800	Statutory Requied Legal Advertising
Trustee Services	\$ 8,600	\$ 6,988	\$ 11,234	\$ 15,480	Trust Fees for Bonds (Added Series 2025 Bonds)
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Required SEC Reporting for Bonds
Bond Amortization Schedules		\$ 1,000	\$ 1,500	\$ 1,500	Added to Budget
Property Appraiser Fees	\$ 150	\$ -	\$ 150	\$ 150	Annual Fee

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

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.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 15,507	\$ -	\$ 15,507	\$ 17,331	
Total Appropriations	\$ 273,950	\$ 81,070	\$ 281,785	\$ 306,175	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 170,028	\$ (7,835)	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 209,295		\$ 209,295	\$ 201,460	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 209,295		\$ 201,460	\$ 201,460	
Fund Balance - Allocations					
Extraordinary Capital/Operations	\$ 140,807		\$ 131,014	\$ 124,916	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 68,488		\$ 70,446	\$ 76,544	Required to Meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 209,295		\$ 201,460	\$ 201,460	
	FY 2025			FY 2026	
Townhouse:					
Assessment Rate	\$ 192.47			\$ 229.51	
CAP Rate:	\$ 320.50			\$ 320.50	
Single Family:					
Added Assessment Rate (Preserve)	\$ 171.77			\$ 171.77	
Total Assessment Rate (Single Family)	\$ 364.24			\$ 401.29	
Cap Rate:	\$ 437.09			\$ 481.54	
Total Units Subject to Assessment	870			870	
Single Family Units Subject to Preserve Assessment	620			620	

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

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

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

		FY 2022
Revenues and Other Sources		
Carryforward		\$ -
Interest Income - General Account		\$ -
Appropriations		
Legislative		
Board of Supervisor's Fees		\$ -
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.		
Executive		
Professional - Management		\$ 47,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		
Financial and Administrative		
Audit Services		\$ 5,700
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.		
Accounting Services		\$ 34,000
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation		\$ 34,000
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.		
Arbitrage Rebate Fees		\$ 1,500
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
Other Contractual Services		
Recording and Transcription		\$ -
Legal Advertising		\$ 2,800
Trustee Services		\$ 15,480
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.		
Dissemination Agent Services		\$ 6,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.		
Property Appraiser Fees		\$ 150
Bank Service Fees		\$ 250
Travel and Per Diem		\$ -
Communications and Freight Services		
Telephone		\$ -
Postage, Freight & Messenger		\$ 500
Rentals and Leases		
Miscellaneous Equipment		\$ -
Computer Services (Web Site Maintenance)		\$ 2,400

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

	FY 2022
Insurance	\$ 22,289
Subscriptions and Memberships	\$ 175
Printing and Binding	\$ 100
Office Supplies	\$ -
Legal Services	
General Counsel	\$ 10,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
Other General Government Services	
Engineering Services	\$ 5,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Other Physical Environment	
Repairs and Maintenance	
Naturalized Area Maintenance	\$ -
Road and Street Facilities	
Capital Improvements	\$ -
Street Lights Purchase	\$ -
Street Lights Installation	
Reserves	
Extraordinary Capital or Additional Operations	\$ -
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
Other Fees and Charges	
Discounts and Tax Collector Fees	\$ 17,331
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
Total Appropriations:	<u>\$ 204,675</u>

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

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

Restricted Fund Balance:

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

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	89	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	61	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	52	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	\$ 1,856.57	\$ 1,856.57
Total:	431		

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

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

Restricted Fund Balance:

Reserve Account Requirement (As of 12/31/2022)

\$ -

*Bond Paid off

Restricted for November 1, 2026 Interest Payment

N/A

2/1/25

Total - Restricted Fund Balance:

\$ -

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

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

Restricted Fund Balance:

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

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

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

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

Restricted Fund Balance:

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

The Series 2020B Bonds will be direct billing - the District has been advised that the Developer may prepay the full capital assessment on a lot periodically during the year, as such the amount due for annual debt service, will change as the Series 2020B Bonds are re-amortized during the year.

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

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

Restricted Fund Balance:

Reserve Account Requirement	\$ 88,191
Restricted for November 1, 2026 Interest Payment	\$ 134,946
Total - Restricted Fund Balance:	\$ 223,137

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

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semi-annually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semi-annually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a. **Dates:** The third Tuesday of each month during the Fiscal Year 2026, which covers the period October 1, 2025, through September 30, 2026

Fiscal Year 2026 Board Meeting Dates

October 21, 2025	November 18, 2025
December 16, 2025	January 20, 2026
February 17, 2026	March 17, 2026
April 21, 2026	May 19, 2026
June 16, 2026	July 21, 2026
August 18, 2026	September 15, 2026

- b. **Time:** 2:00 P.M.
- c. **Location:** River’s Edge Club
2345 Oxbow Boulevard
Wesley Chapel, Florida 33543

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of June 2025.

ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Piendel, Chairperson

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Capital Improvement Revenue Bonds, Series 2025, in the par amount of \$5,245,000 (“Series 2025 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on March 21, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-4 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2025-16 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2025-4 and 2025-16 on file with the District Manager and as included in the transcript for the Series 2025 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of June 2025.

ATTEST:

**RIVER LANDING COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Mike Piendel, Chairperson

RESOLUTION 2025-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN RIVER LANDING PHASES 2 & 3 IMPROVEMENTS AND CONVEYANCE OF RIVER LANDING PHASES 4 & 5 UTILITIES TO PASCO COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate, and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District and specifically relating to the area known as River Landing Phases 4 & 5, which plan is detailed in the *Master Engineer's Report*, dated July 2020, as supplemented by the *Third Supplemental Engineer's Report*, dated February 18, 2025 ("Capital Improvement Program"); and

WHEREAS, the District has authorized an *Acquisition Agreement*, dated July 28, 2020, as amended by the *First Amendment to the Acquisition Agreement*, dated September 29, 2020, and the *Second Amendment to the Acquisition Agreement*, dated November 18, 2020, with Taylor Morrison of Florida, Inc. ("Developer") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed certain Phases 4 & 5 improvements ("Improvements"), including but not limited to utilities ("Utilities"), located within the plats known as "*River Landing Phases 4 and 5*", recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any "Utility Easements" located within the plat titled *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 ("**Utilities**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements and subsequent conveyance of the Utilities to the County.

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

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED this 17th day of June 2025.

ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Mike Piendel, Chairperson

Exhibit A: River Landing Phases 4 & 5 Improvements Acquisition Package

River Landing Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 NE 37th Street
Ft. Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements
River Landing Phases 4 and 5 Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement*, dated July 28, 2020 ("**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the River Landing Community Development District ("**District**") certain utilities improvements ("**Improvements**"), related to what is known as River Landing Phases 4 and 5 and all as described in **Exhibit A** attached hereto. Subject to and without intending to alter the terms of the Acquisition Agreement, and subject to the availability of bond proceeds, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. This amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. With respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees and acknowledges it is solely responsible for completing, or causing to be completed, any or all items necessary to achieve final completion of the Improvements. Unless directed otherwise by the District, the Developer agrees and acknowledges it shall facilities, at Developer's sole cost and expense, the turnover from the District to the County of all the District's rights, title and interest in the utilities improvements, including but not limited to the Developer completing, or causing to be completed, any punch list items, warranting any such improvements to the extent required by the County, and/or posting and maintaining any required maintenance bonds, and receipt from the County the certificate of completion, if any.

[CONTINUED ON FOLLOWING PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

TAYLOR MORRISON OF FLORIDA, INC., a
Florida corporation

Agreed to by:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors



Name: Michael Picard
Title: Land Development Director

EXHIBIT A

Description of Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Reclaimed Water Improvements — All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Drainage & Surface Water Management — All master 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* recorded in Plat Book 93, Pages 113 - 128, of

the Official Records of Pasco County, Florida, and 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 – Partial Replat*, as recorded in Plat Book 97, Pages 136 – 137, of the Official Records of Pasco County, Florida.

Roadway - All public roads, pavement, curbing and other physical improvements within or upon rights-of-way designated as Barrelman Boulevard and Oldswoods Avenue, and Tract A-4 (CDD Right-of-Way), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

Hardscape Improvements – All perimeter wall improvements, located within or upon Tract L-1 (HOA Landscape Area), Tracts L-9 and L-10 (HOA Landscape Area; CDD Drainage and Access Easement), and Tract B-5 (HOA Open Space, CDD Drainage and Access Easement), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)
Hardscape (Perimeter Wall)	\$220,062.25	\$220,062.25
Earthwork	\$432,614.71	\$432,614.71
Roadway (Public)	\$636,635.88	\$636,635.88
Roadway (TH)	\$146,936.15	\$146,936.15
Water	\$757,113.55	\$757,113.55
Sanitary	\$812,078.96	\$812,078.96
Reclaimed Water	\$401,836.76	\$401,836.76
Drainage	\$734,001.51	\$734,001.51
Engineering	\$321,000.00	\$321,000.00
Survey	\$179,992.00	\$179,992.00
Material Testing	\$127,113.01	\$127,113.01
TOTAL:	\$4,769,384.78	\$4,769,384.78

CORPORATE DECLARATION REGARDING COSTS PAID
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation ("**Developer**"), does hereby certify to the River Landing Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. The Developer is the developer of certain lands within the District.
2. The District's *Master Engineer's Report*, dated July 2020, as supplemented by the *Third Supplemental Engineer's Report*, dated February 18, 2025 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION REGARDING COSTS PAID
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 24 day of March, 2025.

TAYLOR MORRISON OF FLORIDA, INC.



Name: Michael Piendel

Title: Land Development Director

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 24 day of March, 2025, by Michael Piendel as Land Development Director of Taylor Morrison of Florida, Inc., a Florida corporation, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)





NOTARY PUBLIC, STATE OF FL

Name: Corrin Godlevske

(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

EXHIBIT A

Description of Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

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Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)
Hardscape (Perimeter Wall)	\$220,062.25	\$220,062.25
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Roadway (Public)	\$636,635.88	\$636,635.88
Roadway (TH)	\$146,936.15	\$146,936.15
Water	\$757,113.55	\$757,113.55
Sanitary	\$812,078.96	\$812,078.96
Reclaimed Water	\$401,836.76	\$401,836.76
Drainage	\$734,001.51	\$734,001.51
Engineering	\$321,000.00	\$321,000.00
Survey	\$179,992.00	\$179,992.00
Material Testing	\$127,113.01	\$127,113.01
TOTAL:	\$4,769,384.78	\$4,769,384.78

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 24th day of March, 2025, by **The Kearney Companies, LLC**, having offices located at 9625 Wes Kearney Way, Riverview, Florida 33578 ("**Contractor**"), in favor of the **River Landing Community Development District ("District")**, which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated 7/25/2023, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.


SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

THE KEARNEY COMPANIES, LLC

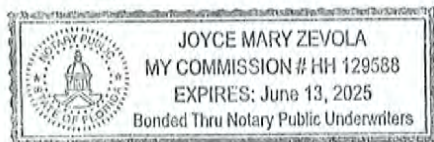

By: April Pearson
Its: CFO

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of March, 2025, by April Pearson as CFO of The Kearney Companies, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Joyce Mary Zevola
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Reclaimed Water Improvements — All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Drainage & Surface Water Management — All master 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* recorded in Plat Book 93, Pages 113 - 128, of

the Official Records of Pasco County, Florida, and 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 – Partial Replat*, as recorded in Plat Book 97, Pages 136 – 137, of the Official Records of Pasco County, Florida.

Roadway - All public roads, pavement, curbing and other physical improvements within or upon rights-of-way designated as Barrelman Boulevard and Oldswoods Avenue, and Tract A-4 (CDD Right-of-Way), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)
Earthwork	\$432,614.71	\$432,614.71
Roadway (Public)	\$636,635.88	\$636,635.88
Roadway (TH)	\$146,936.15	\$146,936.15
Water	\$757,113.55	\$757,113.55
Sanitary	\$812,078.96	\$812,078.96
Reclaimed Water	\$401,836.76	\$401,836.76
Drainage	\$734,001.51	\$734,001.51
TOTAL:	\$3,921,217.52	\$3,921,217.52

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 25th day of March, 2025, by Permacast, LLC, having offices located at 6015 21st Street East, Bradenton, Florida 34203 ("Contractor"), in favor of the River Landing Community Development District ("District"), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("Contract") dated _____, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

PERMACAST, LLC

Shannon Rhew

By: Shannon Rhew

Its: Contract Coordinator

3-25-25

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25TH day of MARCH, 2025, by SHANNON RHEW as CONTRACT COORDINATOR of PERMACAST, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Jason Downs
NOTARY PUBLIC, STATE OF FLORIDA

Name: JASON DOWNS
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)



EXHIBIT A

Description of Improvements

Hardscape Improvements – All perimeter wall improvements, located within or upon Tract L-1 (HOA Landscape Area), Tracts L-9 and L-10 (HOA Landscape Area; CDD Drainage and Access Easement), and Tract B-5 (HOA Open Space, CDD Drainage and Access Easement), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)
Hardscape (Perimeter Wall)	\$220,062.25	\$220,062.25

DISTRICT ENGINEER'S CERTIFICATE
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

March 27, 2025

Board of Supervisors
River Landing Community Development District

Re: Acquisition of Improvements
River Landing Phases 4 and 5 Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC, ("**District Engineer**"), as engineer for River Landing Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the *Master Engineer's Report*, dated July 2020, as supplemented by the *Third Supplemental Engineer's Report*, dated February 18, 2025, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

ATWELL, LLC



VICTOR BARBOSA, P.E.
Florida Registration No. 58548
District Engineer

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of March, 2025, by Victor Barbosa as District Engineer of Atwell, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Amy He
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

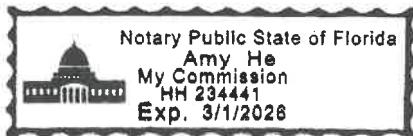


EXHIBIT A

Description of Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Reclaimed Water Improvements — All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Drainage & Surface Water Management — All master 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* recorded in Plat Book 93, Pages 113 - 128, of

the Official Records of Pasco County, Florida, and 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 – Partial Replat*, as recorded in Plat Book 97, Pages 136 – 137, of the Official Records of Pasco County, Florida.

Roadway - All public roads, pavement, curbing and other physical improvements within or upon rights-of-way designated as Barrelman Boulevard and Oldswoods Avenue, and Tract A-4 (CDD Right-of-Way), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

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Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)
Hardscape (Perimeter Wall)	\$220,062.25	\$220,062.25
Earthwork	\$432,614.71	\$432,614.71
Roadway (Public)	\$636,635.88	\$636,635.88
Roadway (TH)	\$146,936.15	\$146,936.15
Water	\$757,113.55	\$757,113.55
Sanitary	\$812,078.96	\$812,078.96
Reclaimed Water	\$401,836.76	\$401,836.76
Drainage	\$734,001.51	\$734,001.51
Engineering	\$321,000.00	\$321,000.00
Survey	\$179,992.00	\$179,992.00
Material Testing	\$127,113.01	\$127,113.01
TOTAL:	\$4,769,384.78	\$4,769,384.78

BILL OF SALE AND LIMITED ASSIGNMENT
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 24th day of March, 2025, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **River Landing Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**"), whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all

claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Marc Ferlita

[Signature]
Name: Michael Picendel
Title: Land Development Director

By: [Signature]
Name: Josh Pepper

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of March, 2025, by Michael Picendel as Director of Land Development of _____, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF FL

Name: Corrin Godlevske
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Reclaimed Water Improvements — All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Drainage & Surface Water Management — All master 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* recorded in Plat Book 93, Pages 113 - 128, of

the Official Records of Pasco County, Florida, and 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 – Partial Replat*, as recorded in Plat Book 97, Pages 136 – 137, of the Official Records of Pasco County, Florida.

Roadway - All public roads, pavement, curbing and other physical improvements within or upon rights-of-way designated as Barrelman Boulevard and Oldswoods Avenue, and Tract A-4 (CDD Right-of-Way), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

Hardscape Improvements – All perimeter wall improvements, located within or upon Tract L-1 (HOA Landscape Area), Tracts L-9 and L-10 (HOA Landscape Area; CDD Drainage and Access Easement), and Tract B-5 (HOA Open Space, CDD Drainage and Access Easement), as identified in the plat known as *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)
Hardscape (Perimeter Wall)	\$220,062.25	\$220,062.25
Earthwork	\$432,614.71	\$432,614.71
Roadway (Public)	\$636,635.88	\$636,635.88
Roadway (TH)	\$146,936.15	\$146,936.15
Water	\$757,113.55	\$757,113.55
Sanitary	\$812,078.96	\$812,078.96
Reclaimed Water	\$401,836.76	\$401,836.76
Drainage	\$734,001.51	\$734,001.51
Engineering	\$321,000.00	\$321,000.00
Survey	\$179,992.00	\$179,992.00
Material Testing	\$127,113.01	\$127,113.01
TOTAL:	\$4,769,384.78	\$4,769,384.78

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Jere Earlywine, Esq.
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
[RIVER LANDING PHASES 4 AND 5]

THIS SPECIAL WARRANTY DEED is made as of the 24 day of March, 2025, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation ("**Grantor**"), whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619, and **River Landing Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pasco, State of Florida, and more particularly below ("**Property**"):

Tract A-4 (CDD Right-of-Way), 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), and Tracts W-1 and W-3 (Wetland Conservation Area), *River Landing Phases 4 and 5* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements

now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
 Name: Marc Ferlita
 Address: 10210 Highland Manor Dr. Suite 400A
Tampa, FL 33610

By: [Signature]
 Name: Michael Pende
 Title: Land Development Director

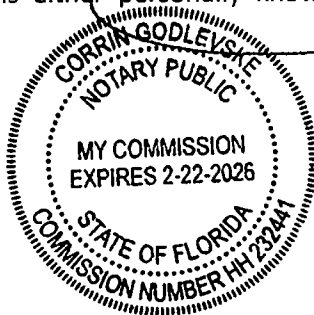
By: [Signature]
 Name: Josh Teller
 Address: 10210 Highland Manor Dr. Suite 400A
Tampa, FL 33610

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of March, 2025, by Michael Pende as Land Development Director of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA

Name: Corrin Godlewski
 (Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Jere Earlywine, Esq.
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT
[RIVER LANDING PHASES 4 AND 5]

This **EASEMENT AGREEMENT** ("**Agreement**") is made and entered into this 24 day of March, 2025, by and among:

Taylor Morrison of Florida, Inc., a Florida corporation, whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Developer**", and together with the Community Association and Townhome Association (both defined herein), "**Grantor**"); and

River Landing Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308 ("**District**" or "**Grantee**"); and

River Landing Community Association, Inc., a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Community Association**"); and

River Landing Townhomes Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Townhome Association**").

WITNESSETH

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 Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the Easement Areas (herein defined) for the purposes more particularly described herein; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. Grantor hereby grants – to the extent of the Developer’s and the Community Association’s respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

- a) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of master drainage and other District facilities located within **Tract A-1 (HOA Right-of-Way, Utility Easement; CDD Drainage and Access Easement), 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), 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), 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* recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida; and**
- b) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of master drainage and other District facilities located within **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 – Partial Replat*, as recorded in Plat Book 97, Pages 136 – 137, of the Official Records of Pasco County, Florida.**

The parties agree that, absent a separate agreement between the Association and District, the District shall be responsible for the ownership, ownership, operation, maintenance, repair and replacement of the master stormwater system within the District.

3. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **DEFAULT.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

5. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or any owner of property upon which the Easement Areas are located seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. **CONTROLLING LAW.** This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

7. **PUBLIC RECORDS.** Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

9. **BINDING EFFECT; RUNS WITH THE LAND.** This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

10. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

12. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

13. **COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESSES

TAYLOR MORRISON OF FLORIDA, INC.

By: *M. Fertita*
 Name: Marc Fertita
 Address: 10210 Highland Manor Dr. Suite 400A
Tampa, FL 33610

By: *M. Pindel*
 Name: Michael Pindel
 Title: Land Development Director

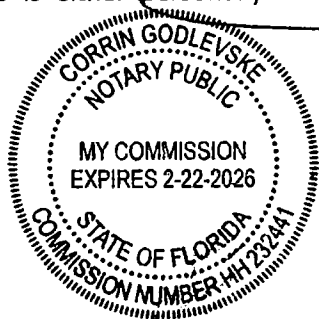
By: *Josh Tepper*
 Name: Josh Tepper
 Address: 10210 Highland Manor Dr. Suite 400A
Tampa FL 33610

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March, 2025, by Michael Pindel as Land Development Director of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me or produced _____ as identification.

(NOTARY SEAL)



Corrin Godlevske
 NOTARY PUBLIC, STATE OF FLORIDA

Name: Corrin Godlevske
 (Name of Notary Public, Printed, Stamped or
 Typed as Commissioned)

CONTINUED ON FOLLOWING PAGE]

WITNESSES

RIVER LANDING COMMUNITY DEVELOPMENT
DISTRICT

By: [Signature]
 Name: Leera Johnson
 Address: 10210 Highland Manor Drive, Ste 400A
Tampa, Florida 33610

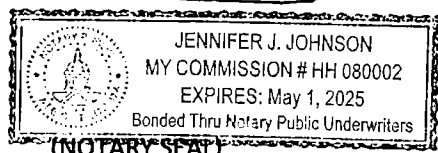
[Signature]
 Name: Marc Ferlita
 Title: Chair person

By: [Signature]
 Name: Jennifer J. Johnson
 Address: 10210 Highland Manor Drive, Ste 400A
Tampa, Florida 33610

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March, 2025, by Marc ferlita, as Chairperson of River Landing Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA

Name: Jennifer J. Johnson
 (Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

RIVER LANDING COMMUNITY ASSOCIATION, INC.

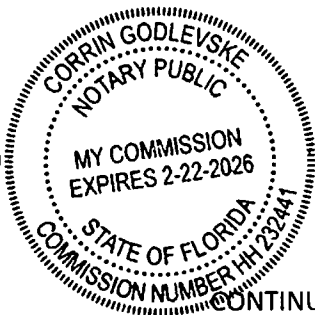
By: [Signature]Name: Corrin GodlevskeAddress: 10210 Highland Manor
Tampa FL 33610Name: [Signature]Name: Matt SawyerTitle: PresidentBy: [Signature]Name: Kiera CalhounAddress: 10210 Highland Manor
Tampa FL 33610

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March 2025, by Matt Sawyer as President of River Landing Community Association Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)


[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA

 Name: Corrin Godlevske
 (Name of Notary Public, Printed, Stamped or Typed as
 Commissioned)

CONTINUED ON FOLLOWING PAGE]

WITNESSES

RIVER LANDING TOWNHOMES HOMEOWNERS
ASSOCIATION, INC.

By: [Signature]
 Name: Corrin Godlevske
 Address: 10210 Highland
Tampa FL 33610

[Signature]
 Name: Matt Sawyer
 Title: President

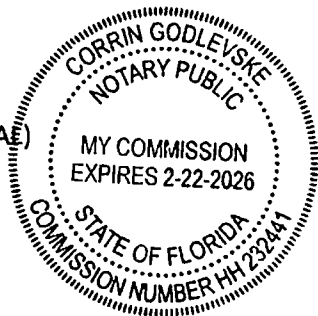
By: [Signature]
 Name: Kiera Calhoun
 Address: 10216 Highland
Tampa FL 33610

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March 2025, by Matt Sawyer as President of River Landing Townhomes Homeowners Association, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA

Name: Corrin Godlevske
 (Name of Notary Public, Printed, Stamped or Typed as
 Commissioned)

BILL OF SALE
[RIVER LANDING PHASES 4 AND 5 IMPROVEMENTS]

PROJECT: RIVER LANDING PHASES 4 AND 5

PCU PROJECT NO.:

PROJECT LOCATION: South of SR-56

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (Grantor), in the County of Pasco, State of Florida, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto **PASCO COUNTY, FLORIDA** (Grantee) the following:

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

Reclaimed Water Improvements — All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, 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) and any “Utility Easements” located within the plat titled *River Landing Phases 4 and 5*, recorded in Plat Book 93, Pages 113 - 128, of the Official Records of Pasco County, Florida, and any “Utility Easements” located within the plat titled *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.

River Landing Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 NE 37th Street
Ft. Lauderdale, Florida 33308

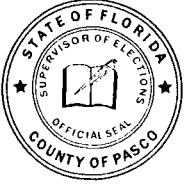
RE: Letter Agreement for Acquisition of Public Infrastructure Improvements
River Landing Phases 4 and 5 Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement*, dated July 28, 2020 ("**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the River Landing Community Development District ("**District**") certain utilities improvements ("**Improvements**"), related to what is known as River Landing Phases 4 and 5 and all as described in **Exhibit A** attached hereto. Subject to and without intending to alter the terms of the Acquisition Agreement, and subject to the availability of bond proceeds, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. This amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. With respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees and acknowledges it is solely responsible for completing, or causing to be completed, any or all items necessary to achieve final completion of the Improvements. Unless directed otherwise by the District, the Developer agrees and acknowledges it shall facilities, at Developer's sole cost and expense, the turnover from the District to the County of all the District's rights, title and interest in the utilities improvements, including but not limited to the Developer completing, or causing to be completed, any punch list items, warranting any such improvements to the extent required by the County, and/or posting and maintaining any required maintenance bonds, and receipt from the County the certificate of completion, if any.

[CONTINUED ON FOLLOWING PAGE]



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Cori Dissinger, Administrative Assistant
JPWard & Associates, LLC
2301 Northeast 37th St
Ft Lauderdale FL 33308

Dear Cori Dissinger:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

- River Landing Community Development District 700

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

June 17, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

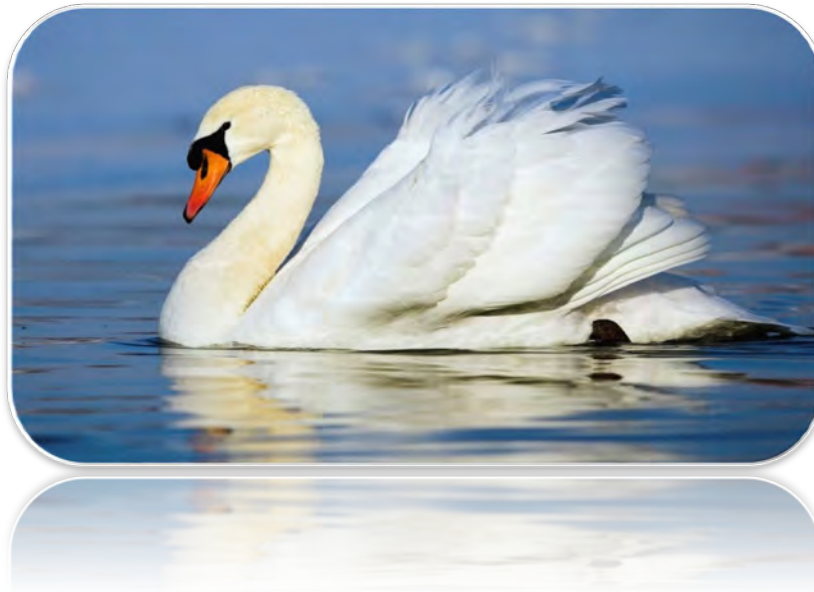
James P. Ward, District Manager

Mike Piendel, Chairperson

Date

Date

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: 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 March 31, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025					
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 360,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,814
Debt Service Fund													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	-	135,006	-	88,191	-	-	-	-	-	-	476,743
Revenue Account	-	585,905	143	305,326	-	-	-	-	-	-	-	-	891,374
Capitalized Interest	-	-	-	16	-	166,988	-	-	-	-	-	-	167,004
Prepayment Account	-	286	-	-	-	-	-	-	-	-	-	-	286
Construction Account	-	-	-	-	-	-	13,178	4,653,457	-	-	-	-	4,666,635
Cost of Issuance Account	-	-	-	-	-	-	-	6,400	-	-	-	-	6,400
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	1,280,228	-	-	1,280,228
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	15,874,772	-	-	15,874,772
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	11,263,440	-	11,263,440
Total Assets	\$ 360,814	\$ 839,736	\$ 143	\$ 440,349	\$ -	\$ 255,178	\$ 13,178	\$ 4,659,857	\$ 17,155,000	\$ 11,263,440	-	-	\$ 34,987,695

**River Landing Community Development District
Balance Sheet
for the Period Ending March 31, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025					
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	413,888	-	-	-	-	-	413,888
Due to Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2020A	-	-	-	-	-	-	-	-	-	170,000	-	-	170,000
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	-	-	-	55,000	-	-	55,000
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2025	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term													
Series 2020A	-	-	-	-	-	-	-	-	-	7,925,000	-	-	7,925,000
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	-	-	-	3,760,000	-	-	3,760,000
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2025	-	-	-	-	-	-	-	-	-	5,245,000	-	-	5,245,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,888	\$ -	\$ -	\$ 17,155,000	\$ -	\$ -	\$ 17,568,888
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-							-	11,263,440		11,263,440
Fund Balance													
Restricted													
Beginning: October 1, 2024 (Unaudited)	-	495,739	184,213	241,133	3,113,873	-	(406,887)	-	-	-	-	-	3,628,071
Results from Current Operations	-	343,997	(184,071)	199,216	(3,113,873)	255,178	6,177	4,659,857	-	-	-	-	2,166,482
Unassigned													
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	-	-	-	-	209,295
Results from Current Operations	151,519	-	-	-	-	-	-	-	-	-	-	-	151,519
Total Fund Equity and Other Credits	\$ 360,814	\$ 839,736	\$ 143	\$ 440,349	\$ (0)	\$ 255,178	\$ (400,710)	\$ 4,659,857	\$ -	\$ 11,263,440	\$ -	\$ -	\$ 17,418,806
Total Liabilities, Fund Equity and Other Credits	\$ 360,814	\$ 839,736	\$ 143	\$ 440,349	\$ (0)	\$ 255,178	\$ 13,178	\$ 4,659,857	\$ 17,155,000	\$ 11,263,440	\$ -	\$ -	\$ 34,987,695

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	1,207	27,244	213,748	4,927	3,972	2,019	253,116	273,950	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts/Collection Fees	-	-	-	-	-	-	-	(15,507)	0%
Developer Contribution	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,207	\$ 27,244	\$ 213,748	\$ 4,927	\$ 3,972	\$ 2,019	\$ 253,116	\$ 258,443	98%
Expenditures and Other Uses									
Executive									
Professional Management	3,667	3,667	3,667	3,667	3,667	3,667	22,000	44,000	50%
Financial and Administrative									
Audit Services	-	-	-	5,600	-	-	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	14,250	28,500	50%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	14,250	28,500	50%
Arbitrage Rebate Services	-	-	-	-	500	-	500	1,000	50%
Other Contractual Services									
Legal Advertising	-	534	-	-	-	188	722	2,800	26%
Trustee Services	-	-	-	6,988	-	-	6,988	8,600	81%
Dissemination Agent Services	-	-	-	-	-	7,000	7,000	6,000	117%
Bond Amortization Schedules	-	1,000	-	-	-	-	1,000	-	0%
Property Appraiser Fees	-	-	-	-	-	150	150	150	100%
Bank Service Fees	-	-	-	-	-	-	-	100	0%
Communications & Freight Services									
Postage, Freight & Messenger	23	50	-	70	-	97	240	200	120%

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	300	-	-	300	1,500	20%
Insurance	13,021	-	-	8,568	-	-	21,589	13,318	162%
Printing & Binding	-	-	-	-	-	-	-	100	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	413	799	-	494	1,706	10,000	17%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services	-	-	226	-	720	4,183	5,128.50	5,000	103%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	0%
Other Physical Environment									
Repairs and Maintenance									
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	0%
Wetland Maintenance	-	-	-	-	-	-	-	100,000	0%
Road & Street Facilities									
Capital Improvements	-	-	-	-	-	-	-	-	0%
Street Lights Purchase	-	-	-	-	-	-	-	-	0%
Street Lights Installation	-	-	-	-	-	-	-	-	0%
Reserves	-	-	-	-	-	-	-	-	0%
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	0%
Sub-Total:	21,461	10,176	9,055	30,741	9,637	20,528	101,597	258,443	39%
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 9,055	\$ 30,741	\$ 9,637	\$ 20,528	\$ 101,597	\$ 258,443	39%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	(18,509)	151,519	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	379,323	209,295	209,295	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 410,802	\$ 384,988	\$ 379,323	\$ 360,814	\$ 360,814	\$ 209,295	

Prepared by:

Unaudited

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	1,049	1,019	947	943	914	826	5,699	10,000	57%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	1,000	981	311	1,189	2,026	1,869	7,375	7,600	97%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	3,983	499,419	545,459	92%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	(35,517)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,429	\$ 55,755	\$ 423,000	\$ 11,854	\$ 10,776	\$ 6,677	\$ 512,492	\$ 527,542	97%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2020A	-	-	-	-	-	-	-	170,000	0%
Principal Debt Service - Early Redemptions									
Series 2020A	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2020A	-	168,495	-	-	-	-	168,495	337,388	50%
Underwriter's Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,495	\$ -	\$ -	\$ -	\$ -	\$ 168,495	\$ 507,388	33%
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	10,776	6,677	343,997	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	833,059	495,739	495,739	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 810,428	\$ 822,282	\$ 833,059	\$ 839,736	\$ 839,736	\$ 515,893	

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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	84	65	60	54	47	3	313	2,600	12%
Prepayment Account	486	981	551	1,387	2,158	139	5,703	13,750	41%
Revenue Account	77	78	16	19	29	-	219	650	34%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	85,000	-	-	-	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	-	-	-	322,933	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	0%
Contribution from Taylor Morrison	-	-	182,981	-	(3,693)	-	179,288	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 417,069	\$ 1,460	\$ (1,460)	\$ 143	\$ 593,454	\$ 102,000	582%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2020B	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions									
Series 2020B	-	145,000	-	-	610,000	-	755,000	-	0%
Interest Expense									
Series 2020B	-	16,044	-	-	6,481	-	22,525	85,000	27%
Underwriters Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 161,044	\$ -	\$ -	\$ 616,481	\$ -	\$ 777,525	\$ 85,000	915%
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	(617,941)	143	(184,071)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	-	184,213	184,213	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 616,481	\$ 617,941	\$ -	\$ 143	\$ 143	\$ 201,213	

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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	558	543	504	502	487	440	3,034	6,700	45%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	29	458	66	391	702	663	2,309	2,900	80%
Capitalized Interest Account	16	16	-	-	-	-	32	1,800	2%
Special Assessments - Prepayments									
Special Assessments - On Roll	1,260	28,459	223,280	5,147	4,149	2,109	264,404	288,914	92%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	(18,901)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	53,255	506	84,019	-	0%
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 226,226	\$ 11,317	\$ 58,593	\$ 3,717	\$ 353,799	\$ 281,413	126%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2023A	-	-	-	-	-	-	-	55,000	0%
Principal Debt Service - Early Redemptions									
Series 2023A	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2023A	-	106,126	-	-	-	-	106,126	212,253	50%
Underwriters Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	558	543	504	502	45,909	440	48,456	-	0%
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 504	\$ 502	\$ 45,909	\$ 440	\$ 154,582	\$ 267,253	58%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	3,277	199,216	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	437,071	241,133	241,133	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 413,573	\$ 424,387	\$ 437,071	\$ 440,349	\$ 440,349	\$ 255,293	

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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income							-		
Interest Account	-	-					-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	775	678	630	491	328	21	2,922	9,900	30%
Prepayment Account	6,318	9,559	2,375	5,277	7,833	506	31,869	-	0%
Revenue Account	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	28	27	-	-	-	-	55	3,600	2%
Special Assessments - Prepayments							-		
Special Assessments - On Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	409,781	-	-	-	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	-	-	-	1,633,686	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	1,058,365	-	-	-	1,058,365	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	45,422	-	45,422	-	0%
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,993,960	\$ 5,768	\$ 53,583	\$ 527	\$ 3,182,099	\$ 423,281	752%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2023B	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions									
Series 2023B	-	2,765,000	-	-	3,230,000	-	5,995,000	-	0%
Interest Expense									
Series 2023B	-	168,609	-	-	45,422	-	214,031	409,781	52%
Underwriters Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	7,093	16,966	3,005	5,768	53,583	527	86,941	-	0%
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 3,005	\$ 5,768	\$ 3,329,005	\$ 527	\$ 6,295,973	\$ 409,781	1536%
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	
Fund Balance - Ending	\$ 3,874,894	\$ 1,284,467	\$ 3,275,422	\$ 3,275,422	\$ -	\$ -	\$ -	\$ 3,127,373	

Prepared by:

JPWARD and Associates, LLC

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	0%
Interest Income		-		
Interest Account		-	-	0%
Sinking Fund Account	-	-	-	0%
Reserve Account	-	-	-	0%
Prepayment Account	-	-	-	0%
Revenue Account	-	-	-	0%
Capitalized Interest Account	-	-	-	0%
Special Assessments - Prepayments		-		
Special Assessments - On Roll	-	-	-	0%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	0%
Contributions from Taylor Morrison	-	-	-	0%
Debt Proceeds	255,178	255,178	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 255,178	\$ 255,178	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	-	0%
Principal Debt Service - Early Redemptions				
Series 2025	-	-	-	0%
Interest Expense				
Series 2025	-	-	-	0%
Underwriters Discount	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	255,178	255,178	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 255,178	\$ 255,178	\$ -	

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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	28	33	35	40	42	41	220	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	993	815	461	5,957	-	0%
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 6,177	\$ -	0%
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	0%
Capital Outlay									
Irrigation	-	-	-	-	-	-	-	-	
Water-Sewer Combination	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	0%
Cost of Issuance									
Legal - Series 2023 Bonds	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 \$ 1,362	 \$ 1,254	 \$ 1,169	 \$ 1,033	 \$ 857	 \$ 502	 \$ 6,177	 -	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,710)	\$ -	

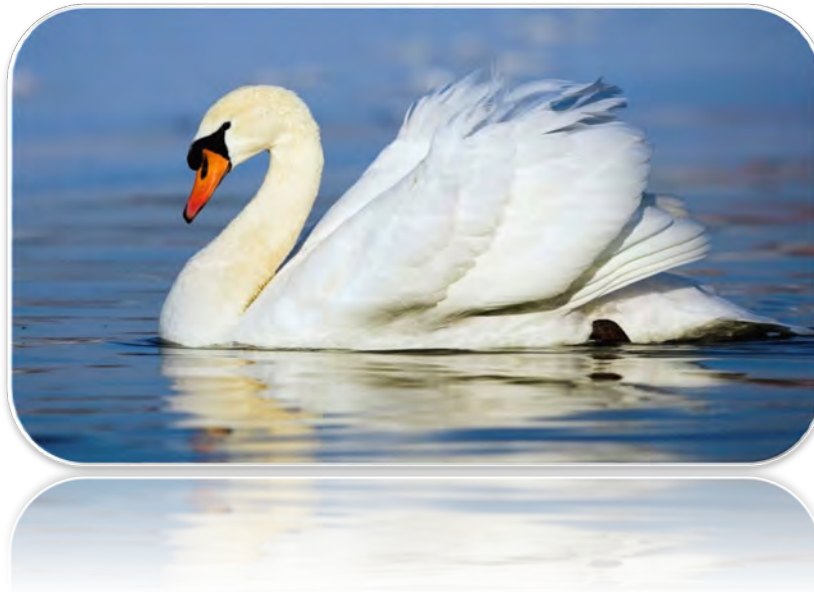
River Landing Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	-	-	0%
Cost of Issuance	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	(2,490)	(2,490)	-	0%
Debt Proceeds	4,989,822	4,989,822	-	0%
Developer Contributions	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	<u>\$ 4,987,332</u>	<u>\$ 4,987,332</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Executive				
Professional Management	25,000	25,000	-	0%
Financial and Administrative				
Assessment Roll Services	25,000	25,000	-	0%
Other Contractual Services				
Trustee Services	6,075	6,075	-	0%
Other General Government Services				
Engineering Services	15,000	15,000	-	0%
Printing & Binding	2,250	2,250	-	0%
Capital Outlay				
Irrigation	-	-	-	
Water-Sewer Combination	-	-	-	0%
Stormwater Management	-	-	-	0%
Landscaping	-	-	-	0%
Roadway Improvement	-	-	-	0%
Cost of Issuance				
Legal - Series 2025 Bonds	149,250	149,250	-	0%
Underwriter's Discount	104,900	104,900	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ 327,475</u>	<u>\$ 327,475</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	\$ 4,659,857	\$ 4,659,857	-	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	<u><u>\$ 4,659,857</u></u>	<u><u>\$ 4,659,857</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JPWARD and Associates, LLC

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: 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 April 30, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025					
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 337,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,774
Debt Service Fund													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	-	135,006	-	88,191	-	-	-	-	-	-	476,743
Revenue Account	-	598,676	-	311,238	-	-	-	-	-	-	-	-	909,914
Capitalized Interest	-	-	-	16	-	167,210	-	-	-	-	-	-	167,227
Prepayment Account	-	286	-	-	-	-	-	-	-	-	-	-	286
Construction Account	-	-	-	-	-	-	13,712	-	-	-	-	-	13,712
Cost of Issuance Account	-	-	-	-	-	-	-	6,406	-	-	-	-	6,406
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	1,298,768	-	-	1,298,768
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	15,856,232	-	-	15,856,232
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	11,263,440	-	11,263,440
Total Assets	\$ 337,774	\$ 852,508	\$ -	\$ 446,260	\$ -	\$ 255,401	\$ 13,712	\$ 6,406	\$ 17,155,000	\$ 11,263,440	-	-	\$ 30,330,501

River Landing Community Development District
Balance Sheet
for the Period Ending April 30, 2025

	Governmental Funds										Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	Debt Service Funds										General Long Term Debt	General Fixed Assets			
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025							
Liabilities															
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	413,888	111,866	-	-	-	-	525,755	
Due to Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable															
Current Portion (Due Within 12 Months)															
Series 2020A	-	-	-	-	-	-	-	-	-	170,000	-	-	-	170,000	
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Series 2023A	-	-	-	-	-	-	-	-	-	55,000	-	-	-	55,000	
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Series 2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Long Term															
Series 2020A	-	-	-	-	-	-	-	-	-	7,925,000	-	-	-	7,925,000	
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Series 2023A	-	-	-	-	-	-	-	-	-	3,760,000	-	-	-	3,760,000	
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Series 2025	-	-	-	-	-	-	-	-	-	5,245,000	-	-	-	5,245,000	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,888	\$ 111,866	\$ 17,155,000	\$ -	\$ -	\$ -	\$ 17,680,755	
Fund Equity and Other Credits															
Investment in General Fixed Assets	-	-	-								-	11,263,440		11,263,440	
Fund Balance															
Restricted															
Beginning: October 1, 2024 (Unaudited)	-	495,739	184,213	241,133	3,113,873	-	(406,887)	-	-	-	-	-	-	3,628,071	
Results from Current Operations	-	356,769	(184,213)	205,128	(3,113,873)	255,401	6,711	(105,461)	-	-	-	-	-	(2,579,538)	
Unassigned															
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	-	-	-	-	-	209,295	
Results from Current Operations	128,479	-	-	-	-	-	-	-	-	-	-	-	-	128,479	
Total Fund Equity and Other Credits	\$ 337,774	\$ 852,508	\$ (0)	\$ 446,260	\$ (0)	\$ 255,401	\$ (400,176)	\$ (105,461)	\$ -	\$ -	\$ 11,263,440	\$ -	\$ -	\$ 12,649,746	
Total Liabilities, Fund Equity and Other Credits															
	\$ 337,774	\$ 852,508	\$ (0)	\$ 446,260	\$ (0)	\$ 255,401	\$ 13,712	\$ 6,406	\$ 17,155,000	\$ 11,263,440	\$ -	\$ -	\$ -	\$ 30,330,501	

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	1,207	27,244	213,748	4,927	3,972	2,019	4,943	258,059	273,950	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	(15,507)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,207	\$ 27,244	\$ 213,748	\$ 4,927	\$ 3,972	\$ 2,019	\$ 4,943	\$ 258,059	\$ 258,443	100%
Expenditures and Other Uses										
Executive										
Professional Management	3,667	3,667	3,667	3,667	3,667	3,667	3,667	25,667	44,000	58%
Financial and Administrative										
Audit Services	-	-	-	5,600	-	-	-	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	16,625	28,500	58%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	16,625	28,500	58%
Arbitrage Rebate Services	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services										
Legal Advertising	-	534	-	-	-	188	-	722	2,800	26%
Trustee Services	-	-	-	6,988	-	-	-	6,988	8,600	81%
Dissemination Agent Services	-	-	-	-	-	7,000	-	7,000	6,000	117%
Bond Amortization Schedules	-	1,000	-	-	-	-	-	1,000	-	0%
Property Appraiser Fees	-	-	-	-	-	150	-	150	150	100%
Bank Service Fees	-	-	-	-	-	-	-	-	100	0%
Communications & Freight Services										
Postage, Freight & Messenger	23	50	-	70	-	97	130	370	200	185%

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	300	-	-	-	300	1,500	20%
Insurance	13,021	-	-	8,568	-	-	-	21,589	13,318	162%
Printing & Binding	-	-	-	-	-	-	-	-	100	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	413	799	-	494	5,924	7,630	10,000	76%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Engineering Services	-	-	226	-	720	4,183	1,588	6,716.00	5,000	134%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	0%
Other Physical Environment										
Repairs and Maintenance										
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	-	0%
Wetland Maintenance	-	-	-	-	-	-	-	-	100,000	0%
Road & Street Facilities										
Capital Improvements	-	-	-	-	-	-	-	-	-	0%
Street Lights	-	-	-	-	-	-	11,925	11,925	-	0%
Reserves	-	-	-	-	-	-	-	-	-	0%
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	21,461	10,176	9,055	30,741	9,637	20,528	27,983	129,581	258,443	50%
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 9,055	\$ 30,741	\$ 9,637	\$ 20,528	\$ 27,983	\$ 129,581	\$ 258,443	50%
 Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	(18,509)	(23,040)	128,479	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	379,323	360,814	209,295	209,295	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 410,802	\$ 384,988	\$ 379,323	\$ 360,814	\$ 337,774	\$ 337,774	\$ 209,295	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,049	1,019	947	943	914	826	914	6,613	10,000	66%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,000	981	311	1,189	2,026	1,869	2,103	9,478	7,600	125%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	3,983	9,754	509,172	545,459	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	(35,517)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,429	\$ 55,755	\$ 423,000	\$ 11,854	\$ 10,776	\$ 6,677	\$ 12,771	\$ 525,264	\$ 527,542	100%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020A	-	-	-	-	-	-	-	-	170,000	0%
Principal Debt Service - Early Redemptions										
Series 2020A	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2020A	-	168,495	-	-	-	-	-	168,495	337,388	50%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,495	\$ 507,388	33%
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	10,776	6,677	12,771	356,769	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	833,059	839,736	495,739	495,739	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 810,428	\$ 822,282	\$ 833,059	\$ 839,736	\$ 852,508	\$ 852,508	\$ 515,893	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	84	65	60	54	47	3	-	313	2,600	12%
Prepayment Account	486	981	551	1,387	2,158	139	-	5,703	13,750	41%
Revenue Account	77	78	16	19	29	-	-	219	650	34%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	85,000	-	-	-	-	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	-	-	-	-	322,933	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	0%
Contribution from Taylor Morrison	-	-	182,981	-	(3,693)	-	(143)	179,145	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 417,069	\$ 1,460	\$ (1,460)	\$ 143	\$ (143)	\$ 593,312	\$ 102,000	582%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020B	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions										
Series 2020B	-	145,000	-	-	610,000	-	-	755,000	-	0%
Interest Expense										
Series 2020B	-	16,044	-	-	6,481	-	-	22,525	85,000	27%
Underwriters Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 161,044	\$ -	\$ -	\$ 616,481	\$ -	\$ -	\$ 777,525	\$ 85,000	915%
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	(617,941)	143	(143)	(184,213)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	-	143	184,213	184,213	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 616,481	\$ 617,941	\$ -	\$ 143	\$ -	\$ -	\$ 201,213	

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	558	543	504	502	487	440	487	3,521	6,700	53%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	29	458	66	391	702	663	748	3,056	2,900	105%
Capitalized Interest Account	16	16	-	-	-	-	-	32	1,800	2%
Special Assessments - Prepayments										
Special Assessments - On Roll	1,260	28,459	223,280	5,147	4,149	2,109	5,164	269,568	288,914	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	(18,901)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	53,255	506	-	84,019	-	0%
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 226,226	\$ 11,317	\$ 58,593	\$ 3,717	\$ 6,398	\$ 360,197	\$ 281,413	128%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2023A	-	-	-	-	-	-	-	-	55,000	0%
Principal Debt Service - Early Redemptions										
Series 2023A	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2023A	-	106,126	-	-	-	-	-	106,126	212,253	50%
Underwriters Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	558	543	504	502	45,909	440	487	48,943	-	0%
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 504	\$ 502	\$ 45,909	\$ 440	\$ 487	\$ 155,069	\$ 267,253	58%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	3,277	5,911	205,128	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	437,071	440,349	241,133	241,133	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 413,573	\$ 424,387	\$ 437,071	\$ 440,349	\$ 446,260	\$ 446,260	\$ 255,293	

River Landing Community Development District
Debt Service Fund - Series 2023B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income										
Interest Account	-	-						-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	775	678	630	491	328	21	-	2,922	9,900	30%
Prepayment Account	6,318	9,559	2,375	5,277	7,833	506	-	31,869	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	28	27	-	-	-	-	-	55	3,600	2%
Special Assessments - Prepayments										
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	409,781	-	-	-	-	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	-	-	-	-	1,633,686	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	1,058,365	-	-	-	-	1,058,365	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	45,422	-	-	45,422	-	0%
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,993,960	\$ 5,768	\$ 53,583	\$ 527	\$ -	\$ 3,182,099	\$ 423,281	752%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2023B	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions										
Series 2023B	-	2,765,000	-	-	3,230,000	-	-	5,995,000	-	0%
Interest Expense										
Series 2023B	-	168,609	-	-	45,422	-	-	214,031	409,781	52%
Underwriters Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	7,093	16,966	3,005	5,768	53,583	527	-	86,941	-	0%
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 3,005	\$ 5,768	\$ 3,329,005	\$ 527	\$ -	\$ 6,295,973	\$ 409,781	1536%
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	
Fund Balance - Ending	\$ 3,874,894	\$ 1,284,467	\$ 3,275,422	\$ 3,275,422	\$ -	\$ -	\$ -	\$ -	\$ 3,127,373	

River Landing Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	0%
Interest Income			-		
Interest Account			-	-	0%
Sinking Fund Account	-	-	-	-	0%
Reserve Account	-	77	77	-	0%
Prepayment Account	-	-	-	-	0%
Revenue Account	-	-	-	-	0%
Capitalized Interest Account	-	146	146	-	0%
Special Assessments - Prepayments			-		
Special Assessments - On Roll	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	-	-	0%
Debt Proceeds	255,178	-	255,178	-	0%
Intragovernmental Transfer In	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 255,178	\$ 223	\$ 255,401	\$ -	0%
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2025	-	-	-	-	0%
Principal Debt Service - Early Redemptions					
Series 2025	-	-	-	-	0%
Interest Expense					
Series 2025	-	-	-	-	0%
Underwriters Discount	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	255,178	223	255,401	-	
Fund Balance - Beginning	-	255,178	-	-	
Fund Balance - Ending	\$ 255,178	\$ 255,401	\$ 255,401	\$ -	

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 April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Construction Account	28	33	35	40	42	41	47	268	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	993	815	461	487	6,444	-	0%
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 6,711	\$ -	0%
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	0%
Capital Outlay										
Irrigation	-	-	-	-	-	-	-	-	-	
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance										
Legal - Series 2023 Bonds	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 6,711	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (400,176)	\$ -	

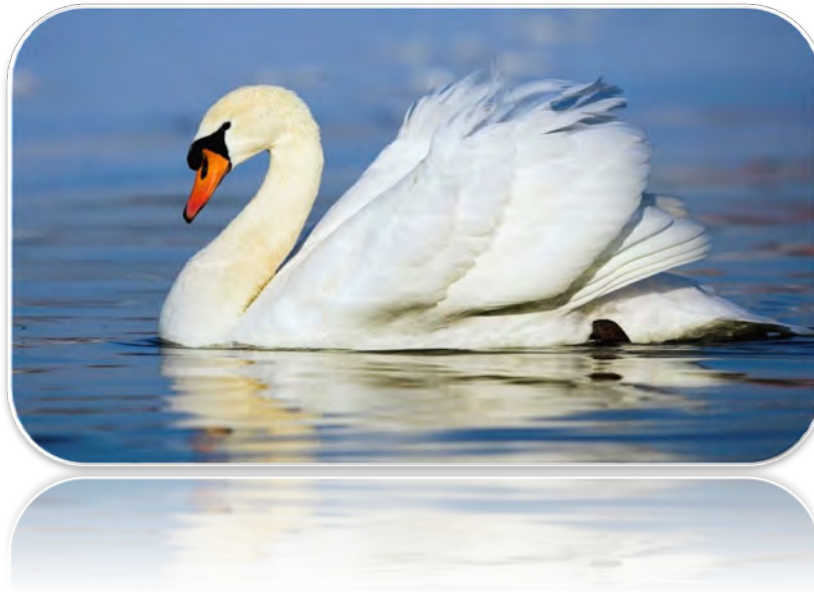
River Landing Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	0%
Interest Income					
Construction Account	-	4,061	4,061	-	0%
Cost of Issuance	-	6	6	-	0%
Unamortized Premium/Discount on Bonds Payable	(2,490)	-	(2,490)	-	0%
Debt Proceeds	4,989,822	-	4,989,822	-	0%
Developer Contributions	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,987,332	\$ 4,067	\$ 4,991,399	\$ -	0%
Expenditures and Other Uses					
Executive					
Professional Management	25,000	-	25,000	-	0%
Financial and Administrative					
Assessment Roll Services	25,000	-	25,000	-	0%
Other Contractual Services					
Trustee Services	6,075	-	6,075	-	0%
Other General Government Services					
Engineering Services	15,000	-	15,000	-	0%
Printing & Binding	2,250	-	2,250	-	0%
Capital Outlay					
Irrigation	-	-	-	-	
Water-Sewer Combination	-	1,971,029	1,971,029	-	0%
Stormwater Management	-	1,794,721	1,794,721	-	0%
Landscaping	-	-	-	-	0%
Roadway Improvement	-	1,003,634	1,003,634	-	0%
Cost of Issuance					
Legal - Series 2025 Bonds	149,250	-	149,250	-	0%
Underwriter's Discount	104,900	-	104,900	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 327,475	\$ 4,769,385	\$ 5,096,860	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 4,659,857	\$ (4,765,318)	\$ (105,461)	-	
Fund Balance - Beginning	\$ -	\$ 4,659,857	\$ -	\$ -	
Fund Balance - Ending	\$ 4,659,857	\$ (105,461)	\$ (105,461)	\$ -	

Prepared by:

JPWARD and Associates, LLC

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MAY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: 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 May 31, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds							
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets			
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 329,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,964
Debt Service Fund													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	-	135,006	-	88,191	-	-	-	-	-	-	476,743
Revenue Account	-	264,343	-	151,483	-	210	-	-	-	-	-	-	416,035
Capitalized Interest	-	-	-	16	-	137,247	-	-	-	-	-	-	137,263
Prepayment Account	-	286	-	-	-	-	-	-	-	-	-	-	286
Construction Account	-	-	-	-	-	-	14,231	370	-	-	-	-	14,601
Cost of Issuance Account	-	-	-	-	-	-	-	6,421	-	-	-	-	6,421
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	804,679	-	-	-	804,679
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	16,125,321	-	-	-	16,125,321
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	11,263,440	-	-	11,263,440
Total Assets	\$ 329,964	\$ 518,174	\$ -	\$ 286,505	\$ -	\$ 225,648	\$ 14,231	\$ 6,790	\$ 16,930,000	\$ 11,263,440	-	-	\$ 29,574,752

River Landing Community Development District
Balance Sheet
for the Period Ending May 31, 2025

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds							
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	413,888	111,866	-	-	-	-	525,755
Due to Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2020A	-	-	-	-	-	-	-	-	175,000	-	-	-	175,000
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	-	-	60,000	-	-	-	60,000
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2025	-	-	-	-	-	-	-	-	80,000	-	-	-	80,000
Long Term													
Series 2020A	-	-	-	-	-	-	-	-	7,750,000	-	-	-	7,750,000
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	-	-	3,700,000	-	-	-	3,700,000
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2025	-	-	-	-	-	-	-	-	5,165,000	-	-	-	5,165,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,888	\$ 111,866	\$ 16,930,000	\$ -	\$ -	\$ -	\$ 17,455,755
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-						-	11,263,440			11,263,440
Fund Balance													
Restricted													
Beginning: October 1, 2024 (Unaudited)	-	495,739	184,213	241,133	3,113,873	-	(406,887)	-	-	-	-	-	3,628,071
Results from Current Operations	-	22,435	(184,213)	45,373	(3,113,873)	225,648	7,230	(105,076)	-	-	-	-	(3,102,477)
Unassigned													
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	-	-	-	-	209,295
Results from Current Operations	120,669	-	-	-	-	-	-	-	-	-	-	-	120,669
Total Fund Equity and Other Credits	\$ 329,964	\$ 518,174	\$ (0)	\$ 286,505	\$ (0)	\$ 225,648	\$ (399,657)	\$ (105,076)	\$ -	\$ 11,263,440	\$ -	\$ -	\$ 12,118,998
Total Liabilities, Fund Equity and Other Credits	\$ 329,964	\$ 518,174	\$ (0)	\$ 286,505	\$ (0)	\$ 225,648	\$ 14,231	\$ 6,790	\$ 16,930,000	\$ 11,263,440	\$ -	\$ -	\$ 29,574,752

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	1,207	27,244	213,748	4,927	3,972	2,019	4,943	607	258,666	273,950	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(15,507)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,207	\$ 27,244	\$ 213,748	\$ 4,927	\$ 3,972	\$ 2,019	\$ 4,943	\$ 607	\$ 258,666	\$ 258,443	100%
Expenditures and Other Uses											
Executive											
Professional Management	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	29,333	44,000	67%
Financial and Administrative											
Audit Services	-	-	-	5,600	-	-	-	-	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	19,000	28,500	67%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	19,000	28,500	67%
Arbitrage Rebate Services	-	-	-	-	500	-	-	-	500	1,000	50%
Other Contractual Services											
Legal Advertising	-	534	-	-	-	188	-	-	722	2,800	26%
Trustee Services	-	-	-	6,988	-	-	-	-	6,988	8,600	81%
Dissemination Agent Services	-	-	-	-	-	7,000	-	-	7,000	6,000	117%
Bond Amortization Schedules	-	1,000	-	-	-	-	-	-	1,000	-	0%
Property Appraiser Fees	-	-	-	-	-	150	-	-	150	150	100%
Bank Service Fees	-	-	-	-	-	-	-	-	-	100	0%
Communications & Freight Services											
Postage, Freight & Messenger	23	50	-	70	-	97	130	-	370	200	185%

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	300	-	-	-	-	300	1,500	20%
Insurance	13,021	-	-	8,568	-	-	-	-	21,589	13,318	162%
Printing & Binding	-	-	-	-	-	-	-	-	-	100	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	413	799	-	494	5,924	-	7,630	10,000	76%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services	-	-	226	-	720	4,183	1,588	-	6,716.00	5,000	134%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	0%
Other Physical Environment											
Repairs and Maintenance											
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Wetland Maitenance	-	-	-	-	-	-	-	-	-	100,000	0%
Road & Street Facilities											
Capital Improvements	-	-	-	-	-	-	-	-	-	-	0%
Street Lights	-	-	-	-	-	-	11,925	-	11,925	-	0%
Reserves	-	-	-	-	-	-	-	-	-	-	0%
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	21,461	10,176	9,055	30,741	9,637	20,528	27,983	8,417	137,997	258,443	53%
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 9,055	\$ 30,741	\$ 9,637	\$ 20,528	\$ 27,983	\$ 8,417	\$ 137,997	\$ 258,443	53%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	(18,509)	(23,040)	(7,810)	120,669	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	379,323	360,814	337,774	209,295	209,295	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 410,802	\$ 384,988	\$ 379,323	\$ 360,814	\$ 337,774	\$ 329,964	\$ 329,964	\$ 209,295	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,049	1,019	947	943	914	826	914	885	7,498	10,000	75%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,000	981	311	1,189	2,026	1,869	2,103	2,079	11,557	7,600	152%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments											
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	3,983	9,754	1,197	510,370	545,459	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	(35,517)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,429	\$ 55,755	\$ 423,000	\$ 11,854	\$ 10,776	\$ 6,677	\$ 12,771	\$ 4,161	\$ 529,425	\$ 527,542	100%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020A	-	-	-	-	-	-	-	170,000	170,000	170,000	100%
Principal Debt Service - Early Redemptions											
Series 2020A	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2020A	-	168,495	-	-	-	-	-	168,495	336,990	337,388	100%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,495	\$ 506,990	\$ 507,388	100%
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	10,776	6,677	12,771	(334,334)	22,435	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	833,059	839,736	852,508	495,739	495,739	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 810,428	\$ 822,282	\$ 833,059	\$ 839,736	\$ 852,508	\$ 518,174	\$ 518,174	\$ 515,893	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	84	65	60	54	47	3	-	-	313	2,600	12%
Prepayment Account	486	981	551	1,387	2,158	139	-	-	5,703	13,750	41%
Revenue Account	77	78	16	19	29	-	-	-	219	650	34%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	85,000	-	-	-	-	-	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	-	-	-	-	-	322,933	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	0%
Contribution from Taylor Morrison	-	-	182,981	-	(3,693)	-	(143)	-	179,145	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 417,069	\$ 1,460	\$ (1,460)	\$ 143	\$ (143)	\$ -	\$ 593,312	\$ 102,000	582%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020B	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions											
Series 2020B	-	145,000	-	-	610,000	-	-	-	755,000	-	0%
Interest Expense											
Series 2020B	-	16,044	-	-	6,481	-	-	-	22,525	85,000	27%
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 161,044	\$ -	\$ -	\$ 616,481	\$ -	\$ -	\$ -	\$ 777,525	\$ 85,000	915%
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	(617,941)	143	(143)	-	(184,213)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	-	143	-	184,213	184,213	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 616,481	\$ 617,941	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ 201,213	

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	558	543	504	502	487	440	487	471	3,993	6,700	60%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	29	458	66	391	702	663	748	737	3,794	2,900	131%
Capitalized Interest Account	16	16	-	-	-	-	-	-	32	1,800	2%
Special Assessments - Prepayments											
Special Assessments - On Roll	1,260	28,459	223,280	5,147	4,149	2,109	5,164	634	270,202	288,914	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	(18,901)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	53,255	506	-	-	84,019	-	0%
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 226,226	\$ 11,317	\$ 58,593	\$ 3,717	\$ 6,398	\$ 1,842	\$ 362,039	\$ 281,413	129%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2023A	-	-	-	-	-	-	-	55,000	55,000	55,000	100%
Principal Debt Service - Early Redemptions											
Series 2023A	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2023A	-	106,126	-	-	-	-	-	106,126	212,253	212,253	100%
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	558	543	504	502	45,909	440	487	471	49,414	-	0%
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 504	\$ 502	\$ 45,909	\$ 440	\$ 487	\$ 161,597	\$ 316,667	\$ 267,253	118%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	3,277	5,911	(159,755)	45,373	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	437,071	440,349	446,260	241,133	241,133	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 413,573	\$ 424,387	\$ 437,071	\$ 440,349	\$ 446,260	\$ 286,505	\$ 286,505	\$ 255,293	

River Landing Community Development District
Debt Service Fund - Series 2023B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	775	678	630	491	328	21	-	-	2,922	9,900	30%
Prepayment Account	6,318	9,559	2,375	5,277	7,833	506	-	-	31,869	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	28	27	-	-	-	-	-	-	55	3,600	2%
Special Assessments - Prepayments											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	409,781	-	-	-	-	-	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	-	-	-	-	-	1,633,686	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	1,058,365	-	-	-	-	-	1,058,365	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	45,422	-	-	-	45,422	-	0%
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,993,960	\$ 5,768	\$ 53,583	\$ 527	\$ -	\$ -	\$ 3,182,099	\$ 423,281	752%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2023B	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions											
Series 2023B	-	2,765,000	-	-	3,230,000	-	-	-	5,995,000	-	0%
Interest Expense											
Series 2023B	-	168,609	-	-	45,422	-	-	-	214,031	409,781	52%
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	7,093	16,966	3,005	5,768	53,583	527	-	-	86,941	-	0%
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 3,005	\$ 5,768	\$ 3,329,005	\$ 527	\$ -	\$ -	\$ 6,295,973	\$ 409,781	1536%
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	
Fund Balance - Ending	\$ 3,874,894	\$ 1,284,467	\$ 3,275,422	\$ 3,275,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,127,373	

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

Description	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income				-		
Interest Account			-	-	-	0%
Sinking Fund Account	-	-	-	-	-	0%
Reserve Account	-	77	210	287	-	0%
Prepayment Account	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	0%
Capitalized Interest Account	-	146	398	544	-	0%
Special Assessments - Prepayments				-		
Special Assessments - On Roll	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	-	-	-	0%
Debt Proceeds	255,178	-	-	255,178	-	0%
Intragovernmental Transfer In	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 255,178	\$ 223	\$ 608	\$ 256,009	\$ -	0%
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2025	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions						
Series 2025	-	-	-	-	-	0%
Interest Expense						
Series 2025	-	-	30,361	30,361	-	0%
Underwriters Discount	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 30,361	\$ 30,361	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	255,178	223	(29,753)	225,648	-	
Fund Balance - Beginning	-	255,178	255,401	-	-	
Fund Balance - Ending	\$ 255,178	\$ 255,401	\$ 225,648	\$ 225,648	\$ -	

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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Construction Account	28	33	35	40	42	41	47	48	316	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	993	815	461	487	471	6,915	-	0%
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 519	\$ 7,230	\$ -	0%
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay											
Irrigation	-	-	-	-	-	-	-	-	-	-	
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance											
Legal - Series 2023 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 519	\$ 7,230	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (399,657)	\$ (399,657)	\$ -	

River Landing Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income						
Construction Account	-	4,061	370	4,431	-	0%
Cost of Issuance	-	6	15	21	-	0%
Unamortized Premium/Discount on Bonds Payable	(2,490)	-	-	(2,490)	-	0%
Debt Proceeds	4,989,822	-	-	4,989,822	-	0%
Developer Contributions	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,987,332	\$ 4,067	\$ 385	\$ 4,991,784	\$ -	0%
Expenditures and Other Uses						
Executive						
Professional Management	-	-	-	-	-	0%
Financial and Administrative						
Assessment Roll Services	-	-	-	-	-	0%
Other Contractual Services						
Trustee Services	-	-	-	-	-	0%
Other General Government Services						
Engineering Services	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	0%
Capital Outlay						
Irrigation	-	-	-	-	-	0%
Water-Sewer Combination	-	1,971,029	-	1,971,029	-	0%
Stormwater Management	-	1,794,721	-	1,794,721	-	0%
Landscaping	-	-	-	-	-	0%
Roadway Improvement	-	1,003,634	-	1,003,634	-	0%
Cost of Issuance						
Dissemination Services	-	-	-	-	-	0%
District Management and A.M.	50,000	-	-	50,000	-	0%
Engineering Services	15,000	-	-	15,000	-	0%
Legal Services	149,250	-	-	149,250	-	0%
Printing & Binding	2,250	-	-	2,250	-	0%
Trustee Services	6,075	-	-	6,075	-	0%
Underwriter's Discount	104,900	-	-	104,900	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 327,475	\$ 4,769,385	\$ -	\$ 5,096,860	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	\$ 4,659,857	\$ (4,765,318)	\$ 385	\$ (105,076)	-	
Fund Balance - Beginning	\$ -	\$ 4,659,857	\$ (105,461)	\$ -	\$ -	
Fund Balance - Ending	\$ 4,659,857	\$ (105,461)	\$ (105,076)	\$ (105,076)	\$ -	