River Landing
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
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River Landing Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds				
		Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets	
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	$ 61,570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61,570
FMIT - Investment Account	125,097	-	-	-	-	-	-	-	125,097
Debt Service Fund									
Reserve Account	-	252,845	135,006	87,252	-	-	-		475,103
Revenue Account	-	291,432	164,858	142,690	-	-	-	-	598,979
Prepayment Account	-	701	-	2,849	-	-	-	-	3,550
Construction Account	-	-	-	-	3,210	11	-		3,221
Due from Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	10,698	-	-	-	-	-	-	10,698
Accounts Receivable	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	14,596	-	-	-	2,490	-	-	17,085
Amount Available in Debt Service Funds	-	-	-	-	-	-	870,135	-	870,135
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	15,669,865	-	15,669,865
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	12,800,004	12,800,004
Total Assets	**$ 186,666**	**$ 570,271**	**$ 299,864**	**$ 232,791**	**$ 3,210**	**$ 2,501**	**$ 16,540,000**	**$ 12,800,004**	**$ 30,635,307**

River Landing Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds				
		Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities									
Accounts Payable	$ 1,117	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,117
Developer Advance	-	-	-	-	395,553	102,331	-	-	497,884
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	10,698	-	-	-	-	10,698
Bonds Payable									
Current Portion (Due Within 12 Months)									
Series 2020A	-	-	-	-	-	-	180,000	-	180,000
Series 2023A	-	-	-	-	-	-	60,000	-	60,000
Series 2025	-	-	-	-	-	-	80,000	-	80,000
Long Term									
Series 2020A	-	-	-	-	-	-	7,550,000	-	7,550,000
Series 2023A	-	-	-	-	-	-	3,640,000	-	3,640,000
Series 2025	-	-	-	-	-	-	5,030,000	-	5,030,000
Total Liabilities	**$ 1,117**	**$ -**	**$ -**	**$ 10,698**	**$ 395,553**	**$ 102,331**	**$ 16,540,000**	**$ -**	**$ 17,049,698**
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	12,800,004	12,800,004
Fund Balance									
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	545,956	291,020	259,070	(397,511)	(102,520)	-	-	596,016
Results from Current Operations	-	24,315	8,844	(36,977)	5,168	2,690	-	-	4,040
Unassigned									
Beginning: October 1, 2025 (Unaudited)	202,514	-	-	-	-	-	-	-	202,514
Results from Current Operations	(16,965)	-	-	-	-	-	-	-	(16,965)
Total Fund Equity and Other Credits	**$ 185,550**	**$ 570,271**	**$ 299,864**	**$ 222,094**	**$ (392,343)**	**$ (99,830)**	**$ -**	**$ 12,800,004**	**$ 13,585,609**
Total Liabilities, Fund Equity and Other Credits	**$ 186,666**	**$ 570,271**	**$ 299,864**	**$ 232,791**	**$ 3,210**	**$ 2,501**	**$ 16,540,000**	**$ 12,800,004**	**$ 30,635,307**

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ 8,110	$ 8,110	$ 8,110	0%
Interest				
Interest - FMIT	97	97	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	295,199	306,175	96%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(17,331)	0%
Total Revenue and Other Sources:	**$ 8,207**	**$ 303,406**	**$ 296,954**	**102%**
Expenditures and Other Uses				
Executive				
Professional Management	3,917	47,000	47,000	100%
Financial and Administrative				
Audit Services	-	7,200	7,200	100%
Accounting Services	2,833	34,000	34,000	100%
Assessment Roll Services	2,833	34,000	34,000	100%
Arbitrage Rebate Services	-	500	1,000	50%
Other Contractual Services				
Legal Advertising	396	4,317	4,000	108%
Trustee Services	-	12,739	12,980	98%
Dissemination Agent Services	-	7,000	7,000	100%
Bond Amortization Schedules	100	100	500	20%
Property Appraiser Fees	-	366	375	98%
Bank Service Fees	83	83	50	167%
Communications & Freight Services				
Postage, Freight & Messenger	-	538	600	90%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	23,374	23,374	100%
Printing & Binding	-	1,868	1,900	98%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,954	5,426	3,500	155%
Other General Government Services				
Engineering Services	235	3,648	4,500	81%

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Other Physical Environment				
Asset Management - Professional Fees	5,788	6,839	3,000	0%
Repairs and Maintenance				
Wetland Maintenance	300	85,600	100,000	86%
Preserve Maintenance - TH Only	1,000	2,000	2,000	0%
Mitigation Maintenance	3,125	6,250	6,250	0%
Ditch Maintenance	1,150	1,725	1,150	0%
Natural Area Maintenance	9,775	9,775	-	0%
Preserve Edges Maintenance	2,350	2,350	-	0%
Road & Street Facilities				
Repairs and Maintenance				
Street Lights	638	638	-	0%
Landscaping				
Capital Outlay				
Fringe Plantings	12,350	12,350	-	0%
Total Expenditures and Other Uses:	**$ 50,828**	**$ 312,261**	**$ 296,954**	**105%**
Net Increase/ (Decrease) in Fund Balance	**(42,621)**	**(8,855)**	**-**	
Fund Balance - Beginning	236,281	202,514	202,514	
Fund: Additions/(Expenditures)	(8,110)	(8,110)	(8,110)	
Fund Balance - Ending	**$ 185,550**	**$ 185,550**	**$ 194,404**	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	753	9,167	11,110	83%
Revenue Account	861	13,625	12,554	109%
Prepayment Account		0	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	502,932	527,685	95%
Special Assessments - Prepayments	-	25,698	-	0%
Other Fees and Charges				
Fees/Discounts for Early Payment		-	(35,482)	0%
Total Revenue and Other Sources:	**$ 1,614**	**$ 551,422**	**$ 515,867**	**107%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020A	-	175,000	175,000	100%
Principal Debt Service - Early Redemptions				
Series 2020A	-	20,000	-	0%
Interest Expense				
Series 2020A	-	332,108	331,890	100%
Total Expenditures and Other Uses:	**$ -**	**$ 527,108**	**$ 506,890**	**104%**
Net Increase/ (Decrease) in Fund Balance	**1,614**	**24,315**	**8,977**	
Fund Balance - Beginning	568,657	545,956	545,956	
Fund Balance - Ending	**$ 570,271**	**$ 570,271**	**$ 554,933**	

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	-	0%
Interest Income				
Reserve Account	401	4,881	5,916	83%
Revenue Account	300	4,548	3,753	121%
Capitalized Interest Account	-	0	74	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	273,908	286,992	95%
Other Fees and Charges				0%
Fees/Discounts for Early Payment	-	-	(18,901)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	**$ 701**	**$ 283,337**	**$ 277,834**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023A	-	60,000	60,000	100%
Interest Expense				
Series 2023A	-	209,613	209,613	100%
Intragovernmental Transfer Out	401	4,881	-	0%
Total Expenditures and Other Uses:	**$ 401**	**$ 274,494**	**$ 269,613**	**102%**
Net Increase/ (Decrease) in Fund Balance	**300**	**8,844**	**8,221**	
Fund Balance - Beginning	299,564	291,020	291,020	
Fund Balance - Ending	**$ 299,864**	**$ 299,864**	**$ 299,241**	

River Landing Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	255,178	0%
Interest Income	-			
Reserve Account	159	1,993	760	262%
Prepayment Account	5	433	-	0%
Revenue Account	259	3,859	1,520	254%
Capitalized Interest Account	-	646	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	366,554	377,570	97%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Fees/Discounts for Early Payment	-	-	(18,901)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	**$ 423**	**$ 373,484**	**$ 616,127**	61%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions				
Series 2025	-	55,000	-	0%
Interest Expense				
Series 2025	-	272,850	273,252	100%
Intragovernmental Transfer Out	-	2,611	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ 410,461**	**$ 353,252**	116%
Net Increase/ (Decrease) in Fund Balance	**423**	**(36,977)**	**262,875**	
Fund Balance - Beginning	221,670	259,070	259,070	
Fund Balance - Ending	**$ 222,094**	**$ 222,094**	**$ 521,945**	

River Landing Community Development District
Construction Project Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

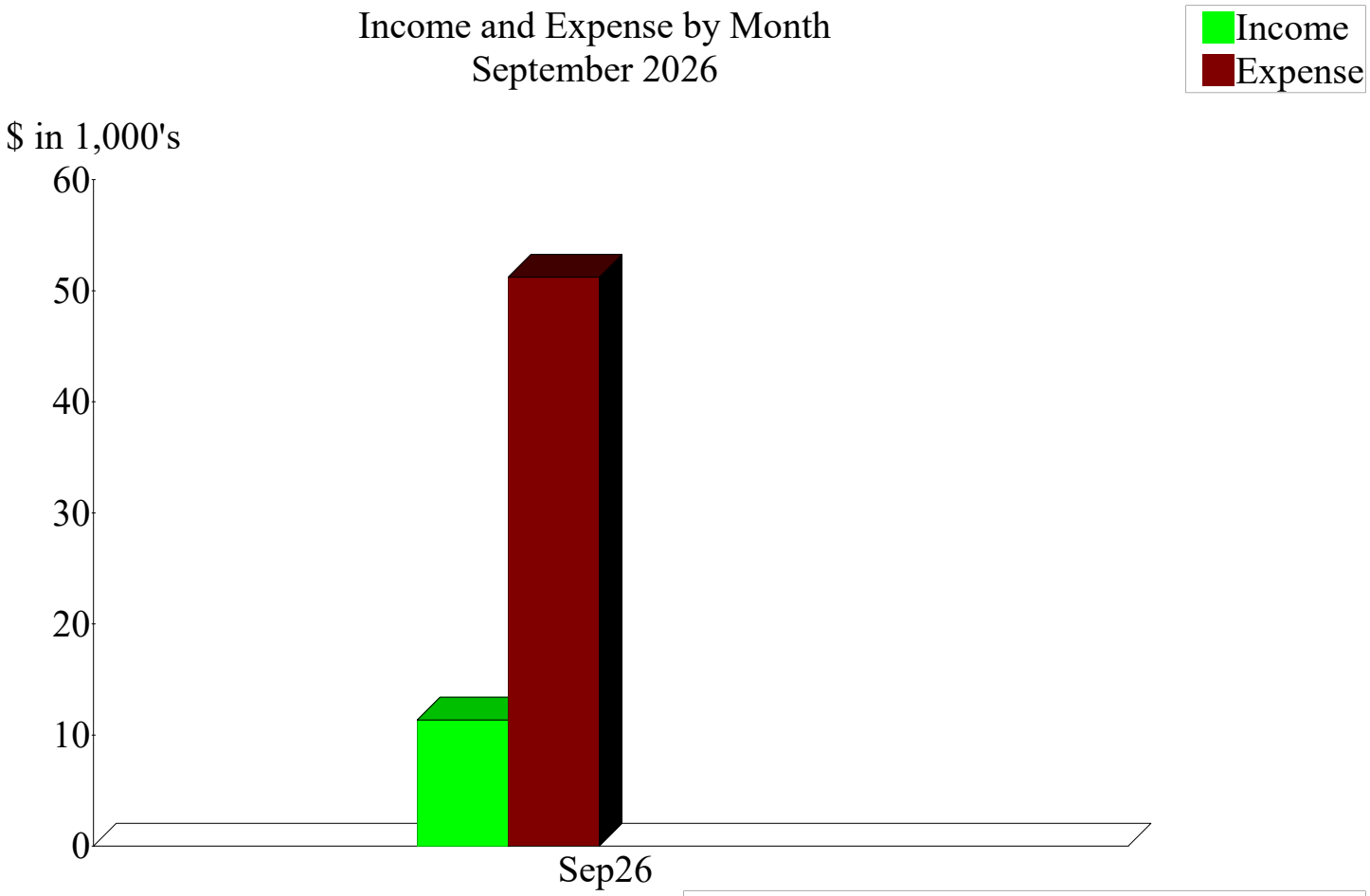
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	8	287	-	0%
Intragovernmental Transfer In	401	4,881	-	0%
Total Revenue and Other Sources:	$ 409	$ 5,168	$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	$ -	$ -	$ -	0%
Net Increase/ (Decrease) in Fund Balance	**$ 409**	**$ 5,168**	**-**	
Fund Balance - Beginning	$ (392,752)	$ (397,511)	$ -	
Fund Balance - Ending	$ (392,343)	$ (392,343)	$ -	

River Landing Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	0	78	-	0%
Cost of Issuance	-	1	-	0%
Intragovernmental Transfer In	-	2,611	-	0%
Total Revenue and Other Sources:	$ 0	$ 2,690	$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	$ -	$ -	$ -	0%
Net Increase/ (Decrease) in Fund Balance	**$ 0**	**$ 2,690**	-	
Fund Balance - Beginning	$ (99,830)	$ (102,520)	$ -	
Fund Balance - Ending	$ (99,830)	$ (99,830)	$ -	

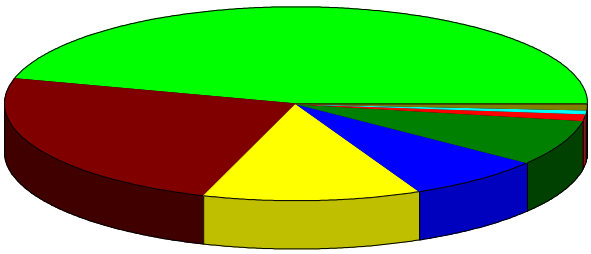
River Landing Community Development District

Income and Expense by Month
September 2026



Expense Summary
September 2026

5390000 · Other Physical Envi	45.85%
5790000 · Landscaping	24.11
5130000 · Financial and Adminis	12.19
5140000 · Legal Services	7.72
5120000 · Executive	7.65
5410000 · Road & Street Facilitie	1.25
5810000 · Interfund Transfer Out	0.78
5190000 · Other General Governn	0.46
Total	$51,228.57



By Account