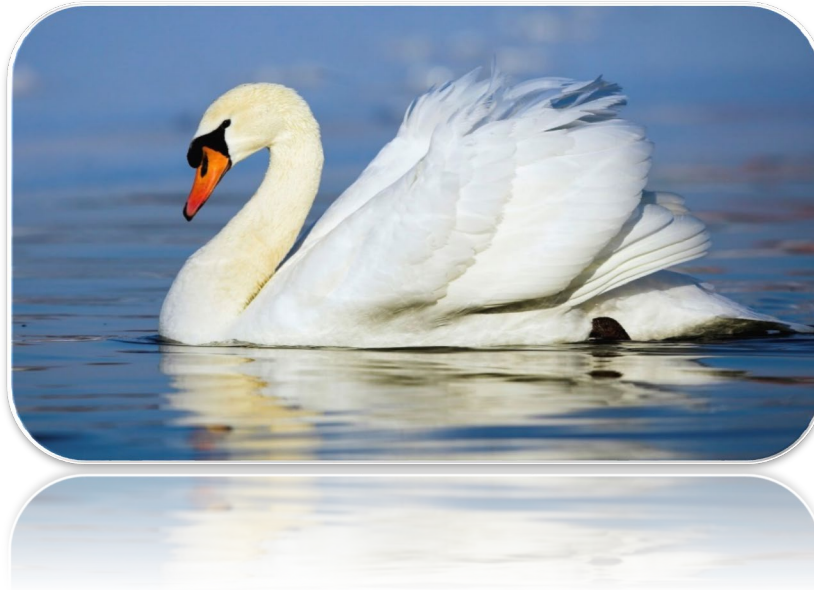


RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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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		
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 Required Legal Advertising
Trustee Services	\$ 8,600	\$ 6,988	\$ 11,234	\$ 15,480		Trust Fees for Bonds (Added Series 2025 Bonds)
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000		Required SEC Reporting for Bonds
Bond Amortization Schedules		\$ 1,000	\$ 1,500	\$ 1,500		Added to Budget
Property Appraiser Fees	\$ 150	\$ -	\$ 150	\$ 150		Annual Fee

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

Description	Fiscal Year		Anticipated		Fiscal Year	Description
	2025 Budget	Actual at 2/17/2025	Year End 09/30/2025	2026 Budget		
Bank Service Fees	\$ 100	\$ -	\$ 250	\$ 250		Bank Fees - Governmental Accounts
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 2025 Budget	Actual at 2/17/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Townhome Units - Total	250			250	