

River Landing

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

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River Landing Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	- Cash Available to Partially Fund Operations
Assessment Revenue					
Assessments - On-Roll	\$ 306,175	\$ 272,683	\$ 306,175	\$ 327,898	Assessments from Property Owners
Total Revenue and Other Sources	\$ 306,175	\$ 272,683	\$ 306,175	\$ 327,898	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived By Board)
Executive					
Professional - Management	\$ 47,000	\$ 19,583	\$ 47,000	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,700	\$ 7,200	\$ 7,200	\$ 5,200	Statutory required annual audit
Accounting Services	\$ 34,000	\$ 14,167	\$ 34,000	\$ 44,000	Accounting (Added Series 2025 Bonds)
Assessment Roll Preparation	\$ 34,000	\$ 14,167	\$ 34,000	\$ 44,000	Required Preparation of Rolls - (Added Series 2025 Bonds)
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,500	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 2,800	\$ 198	\$ 3,500	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 15,480	\$ 4,246	\$ 12,739	\$ 12,739	Trust Fees for Bonds (Added Series 2025 Bonds)
Dissemination Agent Services	\$ 6,000	\$ -	\$ 7,000	\$ 7,000	Required SEC Reporting for Bonds
Bond Amortization Schedules	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	
Property Appraiser Fees	\$ 150	\$ -	\$ 350	\$ 400	Annual Fee
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 500	\$ 13	\$ 430	\$ 500	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Sites

**River Landing Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Insurance	\$ 22,289	\$ 23,374	\$ 23,374	\$ 23,874	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	\$ -	\$ 300	\$ 300	Agenda books and copies
Legal Services					
General Counsel	\$ 10,000	\$ 110	\$ 7,500	\$ 8,000	District Attorney
Other General Government Services					
Engineering Services	\$ 5,000	\$ 1,475	\$ 7,500	\$ 10,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A for FY 2027
Other Physical Environment					
Repairs and Maintenance					
Wetland Maintenance	\$ 100,000	\$ 38,900	\$ 91,500	\$ 95,000	Wetland Maintenance for Single Family Homes
Reserves					
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	\$ 17,331	\$ -	\$ 17,331	\$ 18,560	
Total Expenditures and Other Uses	\$ 306,175	\$ 125,308	\$ 299,048	\$ 327,898	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 147,375	\$ 7,126	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 202,514		\$ 202,514	\$ 209,640	
Current Year Reserve Appropriation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 202,514		\$ 209,640	\$ 209,640	

*Beginning Fund Balance at 10/1/2025 per audited financial statements

**River Landing Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Fund Balance - Allocations/Use of Funds					
Extraordinary Capital/Operations	\$ 125,970		\$ 134,878	\$ 127,666	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 76,544		\$ 74,762	\$ 81,975	Required to Meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 202,514		\$ 209,640	\$ 209,640	

Description of Product:	FY 2026	FY 2027	
Townhouse: (excludes Preserve)			
Assessment Rate	\$ 229.51	\$ 261.73	
CAP Rate:	\$ 320.50	\$ 314.08	
Single Family:			
Added Assessment Rate (Preserve)	\$ 171.77	\$ 165.04	
Total Assessment Rate (Single Family)	\$ 401.29	\$ 426.77	
Cap Rate:	\$ 481.54	\$ 512.13	
Total Units Subject to Assessment	870	865	Final Unit Counts AFTER all Land Platted
Single Family Units Subject to Preserve Assessment	620	615	Final Unit Counts AFTER all Land Platted
Townhome Units - Total	250	250	Final Unit Counts AFTER all Land Platted
Adopted Cap Rate: (Adopted FY25)			
Cap Rate: TOWNHOUSE	\$ 320.50	\$ 320.50	Adopted CAP Rate (For Townhomes FY 2025)
Cap Rate: SINGLE FAMILY	\$ 481.54	\$ 481.54	Revised for Preserve Maintenance

**River Landing Community Development District
Debt Service Fund - Series 2020A Bonds - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 11,110	\$ 4,018	\$ 9,642	\$ 8,678
Revenue Account	\$ 12,554	\$ 5,248	\$ 12,596	\$ 11,336
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 527,685	\$ 464,570	\$ 527,685	\$ 527,685
Total Revenue and Other Sources	\$ 551,349	\$ 473,836	\$ 549,924	\$ 547,700
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 175,000	\$ -	\$ 175,000	\$ 180,000
Interest Expense	\$ 331,890	\$ 165,945	\$ 331,890	\$ 325,590
Other Fees and Charges				
Discounts/Collection Costs	\$ 35,482	\$ -	\$ 35,482	\$ 35,391
Total Expenditures and Other Uses	\$ 542,372	\$ 165,945	\$ 542,372	\$ 540,981
Net Increase/(Decrease) in Fund Balance	\$ 8,977	\$ 307,891	\$ 7,551	\$ 6,718
Fund Balance - Beginning	\$ 545,956	\$ 545,956	\$ 545,956	\$ 553,508
Fund Balance - Ending	\$ 554,933	\$ 853,848	\$ 553,508	\$ 560,226

Restricted Fund Balance:

Reserve Account Requirement	\$ 253,546
Restricted for November 1, 2027 Interest Payment	\$ 159,555
Total - Restricted Fund Balance:	\$ 413,101

Description of Product:	Number of Units	FY 2026 Rate	FY 2027 Rate
Townhouse (20')	126	\$ 495.08	\$ 495.08
Single Family 50' - 55'	88	\$ 1,287.22	\$ 1,287.22
Single Family 60' - 64'	63	\$ 1,534.76	\$ 1,534.76
Single Family 65' - 69'	41	\$ 1,609.02	\$ 1,609.02
Single Family 70' - 74'	12	N/A	N/A
Single Family 75' - 79'	102	\$ 1,856.57	\$ 1,856.57
Total:	432		

River Landing Community Development District

Debt Service Fund - Series 2020A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 8,585,000	Varies			
5/1/2024		\$ 175,000	3.000%	\$ 171,168.75		
11/1/2024				\$ 168,495.00	\$ 168,495.00	\$ 8,095,000
5/1/2025		\$ 170,000	3.000%	\$ 168,495.00		
11/1/2025				\$ 165,945.00	\$ 504,440.00	\$ 7,925,000
5/1/2026		\$ 175,000	3.600%	\$ 165,945.00		
11/1/2026				\$ 162,795.00	\$ 503,740.00	\$ 7,750,000
5/1/2027		\$ 180,000	3.600%	\$ 162,795.00		
11/1/2027				\$ 159,555.00	\$ 502,350.00	\$ 7,570,000
5/1/2028		\$ 190,000	3.600%	\$ 159,555.00		
11/1/2028				\$ 156,135.00	\$ 505,690.00	\$ 7,380,000
5/1/2029		\$ 195,000	3.600%	\$ 156,135.00		
11/1/2029				\$ 152,625.00	\$ 503,760.00	\$ 7,185,000
5/1/2030		\$ 205,000	3.600%	\$ 152,625.00		
11/1/2030				\$ 148,935.00	\$ 506,560.00	\$ 6,980,000
5/1/2031		\$ 210,000	4.125%	\$ 148,935.00		
11/1/2031				\$ 144,603.75	\$ 503,538.75	\$ 6,770,000
5/1/2032		\$ 220,000	4.125%	\$ 144,603.75		
11/1/2032				\$ 140,066.25	\$ 504,670.00	\$ 6,550,000
5/1/2033		\$ 230,000	4.125%	\$ 140,066.25		
11/1/2033				\$ 135,322.50	\$ 505,388.75	\$ 6,320,000
5/1/2034		\$ 240,000	4.125%	\$ 135,322.50		
11/1/2034				\$ 130,372.50	\$ 505,695.00	\$ 6,080,000
5/1/2035		\$ 250,000	4.125%	\$ 130,372.50		
11/1/2035				\$ 125,216.25	\$ 505,588.75	\$ 5,830,000
5/1/2036		\$ 260,000	4.125%	\$ 125,216.25		
11/1/2036				\$ 119,853.75	\$ 505,070.00	\$ 5,570,000
5/1/2037		\$ 270,000	4.125%	\$ 119,853.75		
11/1/2037				\$ 114,285.00	\$ 504,138.75	\$ 5,300,000
5/1/2038		\$ 280,000	4.125%	\$ 114,285.00		
11/1/2038				\$ 108,510.00	\$ 502,795.00	\$ 5,020,000
5/1/2039		\$ 295,000	4.125%	\$ 108,510.00		
11/1/2039				\$ 102,425.63	\$ 505,935.63	\$ 4,725,000
5/1/2040		\$ 305,000	4.125%	\$ 102,425.63		
11/1/2040				\$ 96,135.00	\$ 503,560.63	\$ 4,420,000
5/1/2041		\$ 320,000	4.350%	\$ 96,135.00		
11/1/2041				\$ 89,175.00	\$ 505,310.00	\$ 4,100,000
5/1/2042		\$ 335,000	4.350%	\$ 89,175.00		
11/1/2042				\$ 81,888.75	\$ 506,063.75	\$ 3,765,000
5/1/2043		\$ 350,000	4.350%	\$ 81,888.75		
11/1/2043				\$ 74,276.25	\$ 506,165.00	\$ 3,415,000
5/1/2044		\$ 365,000	4.350%	\$ 74,276.25		
11/1/2044				\$ 66,337.50	\$ 505,613.75	\$ 3,050,000
5/1/2045		\$ 380,000	4.350%	\$ 66,337.50		
11/1/2045				\$ 58,072.50	\$ 504,410.00	\$ 2,670,000
5/1/2046		\$ 395,000	4.350%	\$ 58,072.50		
11/1/2046				\$ 49,481.25	\$ 502,553.75	\$ 2,275,000

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River Landing Community Development District

Debt Service Fund - Series 2020A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2047		\$ 415,000	4.350%	\$ 49,481.25		
11/1/2047				\$ 40,455.00	\$ 504,936.25	\$ 1,860,000
5/1/2048		\$ 435,000	4.350%	\$ 40,455.00		
11/1/2048				\$ 30,993.75	\$ 506,448.75	\$ 1,425,000
5/1/2049		\$ 455,000	4.350%	\$ 30,993.75		
11/1/2049				\$ 21,097.50	\$ 507,091.25	\$ 970,000
5/1/2050		\$ 475,000	4.350%	\$ 21,097.50		
11/1/2050				\$ 10,766.25	\$ 506,863.75	\$ 495,000
5/1/2051		\$ 495,000	4.350%	\$ 10,766.25	\$ 505,766.25	\$ -
		\$ 8,585,000		\$ 6,894,502.20	\$ 15,133,333.45	

Par Outstanding at 9/30/2027 \$ 7,570,000

River Landing Community Development District
Debt Service Fund - Series 2023A Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 5,916	\$ 2,139	\$ 5,134	\$ 4,621
Revenue Account	\$ 3,753	\$ 1,779	\$ 4,268	\$ 3,842
Capitalized Interest Account	\$ 74	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 286,992	\$ 253,015	\$ 286,992	\$ 286,992
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 296,735	\$ 256,933	\$ 296,395	\$ 295,455
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Interest Expense	\$ 209,613	\$ 104,806	\$ 209,613	\$ 206,733
Other Fees and Charges				
Discounts/Collection Costs	\$ 18,901		\$ 18,901	\$ 18,901
Interfund Transfers Out	\$ -	\$ 2,139	\$ 2,139	\$ -
Total Expenditures and Other Uses	\$ 288,513	\$ 106,946	\$ 290,653	\$ 285,633
Net Increase/(Decrease) in Fund Balance	\$ 8,221	\$ 149,988	\$ 5,742	\$ 9,821
Fund Balance - Beginning	\$ 291,020	\$ 291,020	\$ 291,020	\$ 296,762
Fund Balance - Ending	\$ 299,241	\$ 441,008	\$ 296,762	\$ 306,584

Restricted Fund Balance:

Reserve Account Requirement	\$ 135,006
Restricted for November 1, 2027 Interest Payment	\$ 101,926
Total - Restricted Fund Balance:	\$ 236,933

Description of Product:	Number of Units	FY 2026 Rate	FY 2027 Rate
Townhouse (20')	68	\$ 533.69	\$ 533.69
Single Family 50' - 55'	79	\$ 1,387.60	\$ 1,387.60
Single Family 60' - 64'	26	\$ 1,654.44	\$ 1,654.44
Single Family 65' - 69'	15	\$ 1,734.49	\$ 1,734.49
Single Family 70' - 74'	0	N/A	N/A
Single Family 75' - 79'	36	\$ 2,001.34	\$ 2,001.34
Total:	224		

River Landing Community Development District

Debt Service Fund - Series 2023A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 3,870,000	Varies			
11/1/2023				\$ 87,150.85		
5/1/2024		\$ 55,000	4.800%	\$ 107,446.25	\$ 249,597.10	\$ 3,815,000
11/1/2024				\$ 106,126.25		
5/1/2025		\$ 55,000	4.800%	\$ 106,126.25	\$ 267,252.50	\$ 3,760,000
11/1/2025				\$ 104,806.25		
5/1/2026		\$ 60,000	4.800%	\$ 104,806.25	\$ 269,612.50	\$ 3,700,000
11/1/2026				\$ 103,366.25		
5/1/2027		\$ 60,000	4.800%	\$ 103,366.25	\$ 266,732.50	\$ 3,640,000
11/1/2027				\$ 101,926.25		
5/1/2028		\$ 65,000	4.800%	\$ 101,926.25	\$ 268,852.50	\$ 3,575,000
11/1/2028				\$ 100,366.25		
5/1/2029		\$ 70,000	4.800%	\$ 100,366.25	\$ 270,732.50	\$ 3,505,000
11/1/2029				\$ 98,686.25		
5/1/2030		\$ 70,000	4.800%	\$ 98,686.25	\$ 267,372.50	\$ 3,435,000
11/1/2030				\$ 97,006.25		
5/1/2031		\$ 75,000	5.500%	\$ 97,006.25	\$ 269,012.50	\$ 3,360,000
11/1/2031				\$ 94,943.75		
5/1/2032		\$ 80,000	5.500%	\$ 94,943.75	\$ 269,887.50	\$ 3,280,000
11/1/2032				\$ 92,743.75		
5/1/2033		\$ 85,000	5.500%	\$ 92,743.75	\$ 270,487.50	\$ 3,195,000
11/1/2033				\$ 90,406.25		
5/1/2034		\$ 90,000	5.500%	\$ 90,406.25	\$ 270,812.50	\$ 3,105,000
11/1/2034				\$ 87,931.25		
5/1/2035		\$ 95,000	5.500%	\$ 87,931.25	\$ 270,862.50	\$ 3,010,000
11/1/2035				\$ 85,318.75		
5/1/2036		\$ 100,000	5.500%	\$ 85,318.75	\$ 270,637.50	\$ 2,910,000
11/1/2036				\$ 82,568.75		
5/1/2037		\$ 105,000	5.500%	\$ 82,568.75	\$ 270,137.50	\$ 2,805,000
11/1/2037				\$ 79,681.25		
5/1/2038		\$ 110,000	5.500%	\$ 79,681.25	\$ 269,362.50	\$ 2,695,000
11/1/2038				\$ 76,656.25		
5/1/2039		\$ 120,000	5.500%	\$ 76,656.25	\$ 273,312.50	\$ 2,575,000
11/1/2039				\$ 73,356.25		
5/1/2040		\$ 125,000	5.500%	\$ 73,356.25	\$ 271,712.50	\$ 2,450,000
11/1/2040				\$ 69,918.75		
5/1/2041		\$ 130,000	5.500%	\$ 69,918.75	\$ 269,837.50	\$ 2,320,000
11/1/2041				\$ 66,343.75		
5/1/2042		\$ 140,000	5.500%	\$ 66,343.75	\$ 272,687.50	\$ 2,180,000

Prepared By:

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River Landing Community Development District

Debt Service Fund - Series 2023A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2042				\$ 62,493.75		
5/1/2043		\$ 145,000	5.500%	\$ 62,493.75	\$ 269,987.50	\$ 2,035,000
11/1/2043				\$ 58,506.25		
5/1/2044		\$ 155,000	5.750%	\$ 58,506.25	\$ 272,012.50	\$ 1,880,000
11/1/2044				\$ 54,050.00		
5/1/2045		\$ 165,000	5.750%	\$ 54,050.00	\$ 273,100.00	\$ 1,715,000
11/1/2045				\$ 49,306.25		
5/1/2046		\$ 175,000	5.750%	\$ 49,306.25	\$ 273,612.50	\$ 1,540,000
11/1/2046				\$ 44,275.00		
5/1/2047		\$ 185,000	5.750%	\$ 44,275.00	\$ 273,550.00	\$ 1,355,000
11/1/2047				\$ 38,956.25		
5/1/2048		\$ 195,000	5.750%	\$ 38,956.25	\$ 272,912.50	\$ 1,160,000
11/1/2048				\$ 33,350.00		
5/1/2049		\$ 205,000	5.750%	\$ 33,350.00	\$ 271,700.00	\$ 955,000
11/1/2049				\$ 27,456.25		
5/1/2050		\$ 220,000	5.750%	\$ 27,456.25	\$ 274,912.50	\$ 735,000
11/1/2050				\$ 21,131.25		
5/1/2051		\$ 230,000	5.750%	\$ 21,131.25	\$ 272,262.50	\$ 505,000
11/1/2051				\$ 14,518.75		
5/1/2052		\$ 245,000	5.750%	\$ 14,518.75	\$ 274,037.50	\$ 260,000
11/1/2052				\$ 7,475.00		
5/1/2053		\$ 260,000	5.750%	\$ 7,475.00	\$ 274,950.00	\$ -
		\$ 3,870,000		\$ 4,241,939.60	\$ 8,111,939.60	

Par Outstanding at 9/30/2027 \$ 3,640,000.00

River Landing Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ 255,178	\$ -	\$ 255,178	\$ -
Interest Income				
Reserve Account	\$ 760	\$ 900	\$ 2,161	\$ 1,945
Revenue Account	\$ 1,520	\$ 1,036	\$ 2,486	\$ 2,237
Prepayment Account	\$ -	\$ 270	\$ 647	\$ 583
Capitalized Interest Account	\$ -	\$ 646	\$ 646	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 377,570	\$ 338,594	\$ 377,570	\$ 372,659
Special Assessment - Prepayment	\$ -	\$ 25,698	\$ 25,698	\$ -
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 635,029	\$ 367,144	\$ 664,386	\$ 377,424
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Principal Debt Service - Early Redemptions	\$ -	\$ 30,000	\$ 30,000	\$ -
Interest Expense	\$ 273,253	\$ 137,029	\$ 272,850	\$ 268,283
Other Fees and Charges				
Discounts/Collection Costs	\$ 18,901	\$ -	\$ 18,901	\$ 24,380
Interfund Transfers Out	\$ -	\$ 2,611	\$ 2,611	\$ -
Total Expenditures and Other Uses	\$ 372,153	\$ 169,640	\$ 404,362	\$ 372,662
Net Increase/(Decrease) in Fund Balance	\$ 262,875	\$ 197,504	\$ 260,024	\$ 4,761
Fund Balance - Beginning	\$ 259,070	\$ 259,070	\$ 259,070	\$ 519,095
Fund Balance - Ending	\$ 521,946	\$ 456,574	\$ 519,095	\$ 523,856

Restricted Fund Balance:

Reserve Account Requirement	\$ 88,191
Restricted for November 1, 2027 Interest Payment	\$ 132,461
Total - Restricted Fund Balance:	\$ 220,652

Description of Product:	Number of Units	FY 2026 Rate	FY 2027 Rate
Townhouse (20')	56	\$ 535.01	\$ 535.01
Single Family 50' - 55'	51	\$ 1,926.01	\$ 1,926.01
Single Family 60' - 64'	59	\$ 2,247.00	\$ 2,247.00
Single Family 65' - 69'	0	\$ -	\$ -
Single Family 70' - 74'	0	\$ -	\$ -
Single Family 75' - 79'	42	\$ 2,664.26	\$ 2,664.26
Total:	208		

River Landing Community Development District

Debt Service Fund - Series 2025A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 5,245,000	Varies			
5/1/2025		\$ -		\$ 30,361.39	\$ 30,361.39	\$ 5,245,000
11/1/2025	\$ 30,000.00			\$ 136,626.25		\$ 5,215,000
5/1/2026		\$ 80,000	4.200%	\$ 135,821.25	\$ 382,447.50	\$ 5,135,000
11/1/2026				\$ 134,141.25		
5/1/2027		\$ 80,000	4.200%	\$ 134,141.25	\$ 348,282.50	\$ 5,055,000
11/1/2027				\$ 132,461.25		
5/1/2028		\$ 85,000	4.200%	\$ 132,461.25	\$ 349,922.50	\$ 4,970,000
11/1/2028				\$ 130,676.25		
5/1/2029		\$ 90,000	4.200%	\$ 130,676.25	\$ 351,352.50	\$ 4,880,000
11/1/2029				\$ 128,786.25		
5/1/2030		\$ 95,000	4.200%	\$ 128,786.25	\$ 352,572.50	\$ 4,785,000
11/1/2030				\$ 126,791.25		
5/1/2031		\$ 95,000	4.200%	\$ 126,791.25	\$ 348,582.50	\$ 4,690,000
11/1/2031				\$ 124,796.25		
5/1/2032		\$ 100,000	4.200%	\$ 124,796.25	\$ 349,592.50	\$ 4,590,000
11/1/2032				\$ 122,696.25		
5/1/2033		\$ 105,000	5.200%	\$ 122,696.25	\$ 350,392.50	\$ 4,485,000
11/1/2033				\$ 119,966.25		
5/1/2034		\$ 110,000	5.200%	\$ 119,966.25	\$ 349,932.50	\$ 4,375,000
11/1/2034				\$ 117,106.25		
5/1/2035		\$ 115,000	5.200%	\$ 117,106.25	\$ 349,212.50	\$ 4,260,000
11/1/2035				\$ 114,116.25		
5/1/2036		\$ 125,000	5.200%	\$ 114,116.25	\$ 353,232.50	\$ 4,135,000
11/1/2036				\$ 110,866.25		
5/1/2037		\$ 130,000	5.200%	\$ 110,866.25	\$ 351,732.50	\$ 4,005,000
11/1/2037				\$ 107,486.25		
5/1/2038		\$ 135,000	5.200%	\$ 107,486.25	\$ 349,972.50	\$ 3,870,000
11/1/2038				\$ 103,976.25		
5/1/2039		\$ 145,000	5.200%	\$ 103,976.25	\$ 352,952.50	\$ 3,725,000
11/1/2039				\$ 100,206.25		
5/1/2040		\$ 150,000	5.200%	\$ 100,206.25	\$ 350,412.50	\$ 3,575,000
11/1/2040				\$ 96,306.25		
5/1/2041		\$ 160,000	5.200%	\$ 96,306.25	\$ 352,612.50	\$ 3,415,000
11/1/2041				\$ 92,146.25		
5/1/2042		\$ 170,000	5.200%	\$ 92,146.25	\$ 354,292.50	\$ 3,245,000
11/1/2042				\$ 87,726.25		
5/1/2043		\$ 180,000	5.200%	\$ 87,726.25	\$ 355,452.50	\$ 3,065,000
11/1/2043				\$ 83,046.25		
5/1/2044		\$ 185,000	5.200%	\$ 83,046.25	\$ 351,092.50	\$ 2,880,000

Prepared By:

JPWard and Associates, LLC

River Landing Community Development District

Debt Service Fund - Series 2025A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2044				\$ 78,236.25		
5/1/2045		\$ 195,000	5.200%	\$ 78,236.25	\$ 351,472.50	\$ 2,685,000
11/1/2045				\$ 73,166.25		
5/1/2046		\$ 205,000	5.450%	\$ 73,166.25	\$ 351,332.50	\$ 2,480,000
11/1/2046				\$ 67,580.00		
5/1/2047		\$ 220,000	5.450%	\$ 67,580.00	\$ 355,160.00	\$ 2,260,000
11/1/2047				\$ 61,585.00		
5/1/2048		\$ 230,000	5.450%	\$ 61,585.00	\$ 353,170.00	\$ 2,030,000
11/1/2048				\$ 55,317.50		
5/1/2049		\$ 245,000	5.450%	\$ 55,317.50	\$ 355,635.00	\$ 1,785,000
11/1/2049				\$ 48,641.25		
5/1/2050		\$ 260,000	5.450%	\$ 48,641.25	\$ 357,282.50	\$ 1,525,000
11/1/2050				\$ 41,556.25		
5/1/2051		\$ 270,000	5.450%	\$ 41,556.25	\$ 353,112.50	\$ 1,255,000
11/1/2051				\$ 34,198.75		
5/1/2052		\$ 290,000	5.450%	\$ 34,198.75	\$ 358,397.50	\$ 965,000
11/1/2052				\$ 26,296.25		
5/1/2053		\$ 305,000	5.450%	\$ 26,296.25	\$ 357,592.50	\$ 660,000
11/1/2053				\$ 17,985.00		
5/1/2054		\$ 320,000	5.450%	\$ 17,985.00	\$ 355,970.00	\$ 340,000
11/1/2054				\$ 9,265.00		
5/1/2055		\$ 340,000	5.450%	\$ 9,265.00	\$ 358,530.00	\$ -
		\$ 5,245,000		\$ 5,397,058.89	\$ 10,642,058.89	

Par Outstanding at 9/30/2027 \$ 5,055,000.00