

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	FYE	Actual at 4/30/2026	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027 Single Family Only	FYE 9/30/2027	Notes
	9/30/2026 Budget		FYE 09/30/2026	All Units	Townhomes Only	Total		Budget	
Revenues and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	- Cash Available to Partially Fund Operations
Assessment Revenue									
Assessments - On-Roll	\$ 306,175	\$ 287,728	\$ 306,175	\$ 243,098	\$ 8,056	\$ 672,729	\$ 923,883		Assessments from Property Owners
Total Revenue and Other Sources	\$ 306,175	\$ 287,728	\$ 306,175	\$ 243,098	\$ 8,056	\$ 672,729	\$ 923,883		
Appropriations									
Legislative									
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived By Board)
Executive									
Professional - Management	\$ 47,000	\$ 27,417	\$ 47,000	\$ 57,000	\$ -	\$ -	\$ 57,000		District Manager
Financial and Administrative									
Audit Services	\$ 5,700	\$ 7,200	\$ 7,200	\$ 5,200	\$ -	\$ -	\$ 5,200		Statutory required annual audit
Accounting Services	\$ 34,000	\$ 19,833	\$ 34,000	\$ 48,000	\$ -	\$ -	\$ 48,000		Accounting (Added Series 2025 Bonds)
Assessment Roll Preparation	\$ 34,000	\$ 19,833	\$ 34,000	\$ 48,000	\$ -	\$ -	\$ 48,000		Required Preparation of Rolls - (Added Series 2025 Bonds)
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500		IRS Required Calculation to insure interet on bond funds does not exceed interest paid on bonds
Other Contractual Services									
Legal Advertising	\$ 2,800	\$ 198	\$ 3,500	\$ 3,000	\$ -	\$ -	\$ 3,000		Statutory Required Legal Advertising
Trustee Services	\$ 15,480	\$ 8,493	\$ 12,739	\$ 12,739	\$ -	\$ -	\$ 12,739		Trust Fees for Bonds (Added Series 2025 Bonds)
Dissemination Agent Services	\$ 6,000	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ 7,000		Required SEC Reporting for Bonds
Bond Amortization Schedules	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000		
Property Appraiser Fees	\$ 150	\$ 150	\$ 350	\$ 400	\$ -	\$ -	\$ 400		Annual Fee
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ -	\$ 250		Bank Fees - Governmental Accounts
Communications and Freight Services									
Postage, Freight & Messenger	\$ 500	\$ 26	\$ 430	\$ 500	\$ -	\$ -	\$ 500		Agenda Mailings and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ 2,400		Statutory Maintenance of District Web Sites
Insurance									
	\$ 22,289	\$ 23,374	\$ 23,374	\$ 23,874	\$ -	\$ -	\$ 23,874		General Liability, D&O Liability, Street Lights Property/Liability Insurance
Subscriptions and Memberships									
	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ 175		Department of Economic Opportunity Fee
Printing and Binding									
	\$ 100	\$ -	\$ 300	\$ 300	\$ -	\$ -	\$ 300		Agenda books and copies
Legal Services									
General Counsel	\$ 10,000	\$ 438	\$ 6,625	\$ 8,000	\$ -	\$ -	\$ 8,000		District Attorney
Other General Government Services									
Engineering Services	\$ 5,000	\$ 3,413	\$ 6,825	\$ 10,000	\$ -	\$ -	\$ 10,000		District Engineer
Subtotal	\$ 188,844	\$ 112,248	\$ 188,668	\$ 229,338	\$ -	\$ -	\$ 229,338		

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

Description	FYE	Actual at	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027		Notes
	9/30/2026	4/30/2026	FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total	Budget	
Other Physical Environment									
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Aquatic maintenance oversight and coordination
Repairs and Maintenance									
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ 3,600	Monthly Lake Maintenance for Town Houses Only
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	Repairs/Maint of erosion areas as needed
Littoral Shelf Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	Adding /replacement of littoral plantings around the lakes
Midge Fly Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	Midge fly treatments as needed
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	Pinestraw installation & replenishment within vegetated areas
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,200	\$ 43,200	HOA - Aquatic Maint. of 35 ponds - approx 61,150 linear feet / 86.48 acres
Drainage Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	Storm drainage inspections throughout community
Preserve Services									
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Preserve maintenance oversight and coordination
Repairs and Maintenance									
Wetland Maintenance	\$ 100,000	\$ 55,300	\$ 91,500	\$ -	\$ -	\$ -	\$ 95,000	\$ 95,000	Wetland Maintenance for Single Family Homes Only
Preserve Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,000	Quarterly Preserve Maintenance for Town Houses Only
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750	\$ 18,750	HOA - Maintenance six times per year
Ditch Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ 3,450	HOA - Maintenance six times per year
Natural Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,650	\$ 58,650	HOA - Maintenance six times per year
Preserve Edges Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,100	\$ 14,100	HOA - Maintenance six times per year
Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	HOA - Compliance Monitoring of mitigation area F9
Boardwalk & Trail System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	Preventative maint of boardwalk and trail system
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Landscape maintenance oversight and coordination
Capital Outlay									
Fringe Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000	Revegetation of fringe plantings and natural areas
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,000	\$ 101,000	Replacement of plantings recently burnt in fire
Road and Street Facilities									
Repairs and Maintenance									
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	Repairs and maintenance of street lights as needed
Subtotal	\$ 100,000	\$ 55,300	\$ 91,500	\$ -	\$ 7,600	\$ 534,650	\$ 542,250		

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

Description	FYE	Actual at 4/30/2026	Anticipated	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	FYE 9/30/2027	Notes
	9/30/2026 Budget		FYE 09/30/2026	All Units	Townhomes Only	Single Family Only	Total Budget	
Reserves								
Extraordinary Capital or Additional Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	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	\$ 13,760	\$ 456	\$ 38,079	\$ 52,295	
Total Expenditures and Other Uses	\$ 306,175	\$ 167,548	\$ 297,498	\$ 243,098	\$ 8,056	\$ 672,729	\$ 923,883	

Fund Balances:

Change from Current Year Operations	\$ -	\$ 120,179	\$ 8,676	\$ -	\$ -	\$ -	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 202,514		\$ 202,514				\$ 211,190	
Current Year Reserve Appropriation	\$ -		\$ -				\$ 100,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 202,514		\$ 211,190				\$ 311,190	

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

Fund Balance - Allocations/Use of Funds

Extraordinary Capital/Operations	\$ 125,970		\$ 136,816				\$ 80,220	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 76,544		\$ 74,375				\$ 230,971	Required to Meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 202,514		\$ 211,190				\$ 311,190	

Description of Product:	FY 2026	FY 2027	
Townhouse:			
Assessment Rate - General & Administrative Cost	\$ 229.51	\$ 280.71	
Added Assessment Rate - Maintenance	\$ -	\$ 32.22	Added FY27 - Townhouses only
Total Assessment Rate - Townhouse	\$ 229.51	\$ 312.94	
CAP Rate:	\$ 320.50	\$ 375.53	
Single Family:			
Assessment Rate - General & Administrative Cost	\$ 229.51	\$ 280.71	
Added Assessment Rate - Maintenance & Reserves	\$ 171.77	\$ 1,092.09	Added FY27 - Single Family only
Total Assessment Rate - Single Family	\$ 401.29	\$ 1,372.81	
Cap Rate:	\$ 481.54	\$ 1,647.37	
Total Units Subject to Assessment	870	866	Final Unit Counts AFTER all Land Platted
Single Family Units Subject to Preserve Assessment	620	616	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 FY2025
Cap Rate: SINGLE FAMILY	\$ 481.54	\$ 481.54	Adopted CAP Rate FY2025 - Revised for Preserve Maintenance

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

Description	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	Total Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 11,110	\$ 5,451	\$ 9,344	\$ 8,678
Revenue Account	\$ 12,554	\$ 8,557	\$ 14,670	\$ 11,336
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 527,685	\$ 490,203	\$ 527,685	\$ 527,685
Total Revenue and Other Sources	\$ 551,349	\$ 504,211	\$ 551,699	\$ 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	\$ 338,266	\$ 9,326	\$ 6,718
Fund Balance - Beginning	\$ 545,956	\$ 545,956	\$ 545,956	\$ 555,283
Fund Balance - Ending	\$ 554,933	\$ 884,222	\$ 555,283	\$ 562,001

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

Prepared By:

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	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	Total Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 5,916	\$ 2,902	\$ 4,975	\$ 4,621
Revenue Account	\$ 3,753	\$ 2,839	\$ 4,867	\$ 3,842
Capitalized Interest Account	\$ 74	\$ 0	\$ 0	\$ 0
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 286,992	\$ 266,976	\$ 286,992	\$ 286,992
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 296,735	\$ 272,717	\$ 296,835	\$ 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	\$ -	\$ 2,902	\$ 2,902	\$ -
Total Expenditures and Other Uses	\$ 288,513	\$ 107,709	\$ 291,416	\$ 285,633
Net Increase/(Decrease) in Fund Balance	\$ 8,221	\$ 165,008	\$ 5,419	\$ 9,822
Fund Balance - Beginning	\$ 291,020	\$ 291,020	\$ 291,020	\$ 296,439
Fund Balance - Ending	\$ 299,241	\$ 456,028	\$ 296,439	\$ 306,261

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:

PFM Management Services, LLC

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	FYE 9/30/2026 Budget	Actual at 4/30/2026	Anticipated FYE 09/30/2026	FYE 9/30/2027 Total Budget
Revenues and Other Sources				
Carryforward	\$ 255,178	\$ -	\$ 255,178	\$ -
Interest Income				
Reserve Account	\$ 760	\$ 1,206	\$ 2,067	\$ 1,945
Revenue Account	\$ 1,520	\$ 2,219	\$ 3,804	\$ 2,237
Prepayment Account	\$ -	\$ 365	\$ 626	\$ 583
Capitalized Interest Account	\$ -	\$ 646	\$ 646	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 377,570	\$ 357,276	\$ 377,570	\$ 374,906
Special Assessment - Prepayment	\$ -	\$ 25,698	\$ 25,698	\$ -
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 635,029	\$ 387,410	\$ 665,590	\$ 379,671
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	\$ 217,770	\$ 261,228	\$ 7,008
Fund Balance - Beginning	\$ 259,070	\$ 259,070	\$ 259,070	\$ 520,298
Fund Balance - Ending	\$ 521,946	\$ 476,841	\$ 520,298	\$ 527,307

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'	60	\$ 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:	209		

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:

PFM Management Services, 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