

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
ADOPTED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

| | Fiscal Year 2021 | | | Total Actual & Projected Revenue & Expenditures | Adopted Budget FY 2022 |
|--|------------------------------|--------------------------------|-----------------------------------|--|------------------------------|
| | Adopted Budget FY 2021 | Actual through 3/31/2021 | Projected through 9/30/2021 | | |
| REVENUES | | | | | |
| Assessment levy: on-roll | \$ 474,609 | | | | \$ 608,803 |
| Allowable discounts (4%) | (18,984) | | | | (24,352) |
| Assessment levy: on-roll: net | 455,625 | \$ 300,871 | \$ 154,754 | \$ 455,625 | 584,451 |
| Assessment levy: off-roll | 88,964 | 59,627 | 29,337 | 88,964 | 130,870 |
| Lot closing | - | 3,613 | - | 3,613 | - |
| Interest and miscellaneous | 500 | 4 | 10 | 14 | 500 |
| Total revenues | <u>545,089</u> | <u>364,115</u> | <u>184,101</u> | <u>548,216</u> | <u>715,821</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Legislative | | | | | |
| Supervisor | 10,000 | 5,800 | 5,000 | 10,800 | 12,000 |
| Financial & Administrative | | | | | |
| District management | 45,000 | 22,500 | 22,500 | 45,000 | 45,000 |
| District engineer | 25,000 | 12,727 | 12,273 | 25,000 | 25,000 |
| Trustee | 7,100 | - | 7,100 | 7,100 | 7,100 |
| Tax collector/property appraiser | 4,500 | 2,355 | 2,145 | 4,500 | 5,653 |
| Assessment roll prep | 4,500 | 2,250 | 2,250 | 4,500 | 4,500 |
| Auditing services | 3,300 | - | 3,300 | 3,300 | 3,300 |
| Arbitrage rebate calculation | 650 | - | 650 | 650 | 650 |
| Public officials liability insurance | 3,200 | 3,241 | - | 3,241 | 3,600 |
| Legal advertising | 1,100 | 353 | 747 | 1,100 | 1,100 |
| Bank fees | 350 | - | 350 | 350 | 350 |
| Dues, licenses & fees | 175 | 175 | - | 175 | 175 |
| Postage | 1,300 | 726 | 500 | 1,226 | 1,300 |
| Website maintenance | 705 | 705 | - | 705 | 705 |
| ADA website compliance | 210 | - | - | - | 210 |
| Legal counsel | | | | | |
| District counsel | 12,000 | 3,430 | 8,570 | 12,000 | 12,000 |
| Electric utility services | | | | | |
| Utility services | 9,000 | 3,995 | 5,005 | 9,000 | 9,000 |
| Street lights | 3,000 | 741 | 800 | 1,541 | 2,000 |
| Stormwater control | | | | | |
| Fountain service repairs & maintenance | 6,000 | - | 5,000 | 5,000 | 6,000 |
| Aquatic maintenance | 140,000 | 59,377 | 81,500 | 140,877 | 160,000 |
| Mitigation/wetland area monitoring | - | 661 | - | 661 | - |
| Lake/pond bank maintenance | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Stormwater system maintenance | 40,000 | 560 | 25,000 | 25,560 | 40,000 |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

| | Fiscal Year 2021 | | | Total Actual & Projected Revenue & Expenditures | Adopted Budget FY 2022 |
|--|------------------------------|--------------------------------|-----------------------------------|--|------------------------------|
| | Adopted Budget FY 2021 | Actual through 3/31/2021 | Projected through 9/30/2021 | | |
| Other physical environment | | | | | |
| General liability insurance | 4,000 | 4,036 | - | 4,036 | 4,400 |
| Property insurance | 8,000 | 7,920 | 80 | 8,000 | 8,500 |
| Entry & walls maintenance | 5,000 | - | 2,500 | 2,500 | 5,000 |
| Landscape maintenance | 179,000 | 84,284 | 94,716 | 179,000 | 195,000 |
| Irrigation repairs & maintenance | 2,500 | - | 2,500 | 2,500 | 2,500 |
| Landscape replacement plants, shrubs, trees | 20,000 | - | 20,000 | 20,000 | 20,000 |
| Annual mulching | 7,000 | 8,008 | - | 8,008 | 9,000 |
| Holiday decorations | 12,000 | 11,000 | 1,000 | 12,000 | 12,000 |
| Clock tower maintenance | 1,750 | - | 1,750 | 1,750 | 1,750 |
| Ornamental lighting & maintenance | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Road & street facilities | | | | | |
| Street/parking lot sweeping | 750 | 650 | 100 | 750 | 750 |
| Street light maintenance | 4,000 | 2,077 | 1,923 | 4,000 | 4,000 |
| Roadway repair & maintenance | 2,500 | 650 | 1,000 | 1,650 | 2,500 |
| Sidewalk repair & maintenance | 1,500 | - | 500 | 500 | 1,500 |
| Street sign repair & replacement | 1,500 | - | 500 | 500 | 1,500 |
| Contingency | | | | | |
| Miscellaneous contingency | 50 | - | 50 | 50 | 50 |
| Total expenditures | <u>572,640</u> | <u>238,221</u> | <u>315,309</u> | <u>553,530</u> | <u>614,093</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (27,551) | 125,894 | (131,208) | (5,314) | 101,728 |
| Fund balance - beginning (unaudited) | 660,248 | 678,957 | 804,851 | 678,957 | 673,643 |
| Assigned | | | | | |
| Operating capital | 145,000 | 145,000 | 145,000 | 145,000 | 145,000 |
| Disaster recovery | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 |
| Unassigned | 237,697 | 409,851 | 278,643 | 278,643 | 380,371 |
| Fund balance - ending (projected) | <u>\$ 632,697</u> | <u>\$ 804,851</u> | <u>\$ 673,643</u> | <u>\$ 673,643</u> | <u>\$ 775,371</u> |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Legislative

Supervisor \$ 12,000
 Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.

Financial & Administrative

District management 45,000
 Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.

District engineer 25,000
 Hole Montes Inc., provides a broad array of engineering, consulting and construction services to the District, which assists 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. Also includes maintenance of the District's GIS system by Passarella and Associates..

Trustee 7,100
 Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

Tax collector/property appraiser 5,653
 Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year.

Assessment roll prep 4,500
 The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.

Auditing services 3,300
 Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.

Arbitrage rebate calculation 650
 To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Public officials liability insurance 3,600

Legal advertising 1,100
 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Bank fees 350

Dues, licenses & fees 175
 Includes the annual fee paid to the Department of Economic Opportunity.

Postage 1,300
 Mailing of agenda packages, overnight deliveries, correspondence, etc.

Website maintenance 705

ADA website compliance 210
 Maintenance of district's website.

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

| | |
|--|---------|
| District counsel | 12,000 |
| <p>Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p> | |
| Electric utility services | |
| Utility services | 9,000 |
| <p>Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.</p> | |
| Street lights | 2,000 |
| <p>Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.</p> | |
| Stormwater control | |
| Fountain service repairs & maintenance | 6,000 |
| <p>The District contracts with a qualified and licensed contractor for the maintenance of its floating fountain at the main entry.</p> | |
| Aquatic maintenance | 160,000 |
| <p>The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes and conservation areas.</p> | |
| Lake/pond bank maintenance | 5,000 |
| <p>Intended to address lake and bond bank erosion remediation on an as needed basis.</p> | |
| Stormwater system maintenance | 40,000 |
| <p>Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.</p> | |
| Other physical environment | |
| General liability insurance | 4,400 |
| <p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.</p> | |
| Property insurance | 8,500 |
| <p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p> | |
| Entry & walls maintenance | 5,000 |
| <p>Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.</p> | |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

| | |
|--|--------------------------|
| Landscape maintenance | 195,000 |
| <p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.</p> | |
| Irrigation repairs & maintenance | 2,500 |
| <p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p> | |
| Landscape replacement plants, shrubs, trees | 20,000 |
| <p>Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.</p> | |
| Annual mulching | 9,000 |
| <p>Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.</p> | |
| Holiday decorations | 12,000 |
| <p>Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.</p> | |
| Clock tower maintenance | 1,750 |
| <p>Intended to cover the cost of repairs to the clock.</p> | |
| Ornamental lighting & maintenance | 1,000 |
| <p>Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.</p> | |
| Road & street facilities | |
| Street/parking lot sweeping | 750 |
| <p>Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.</p> | |
| Street light maintenance | 4,000 |
| <p>Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.</p> | |
| Roadway repair & maintenance | 2,500 |
| <p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p> | |
| Sidewalk repair & maintenance | 1,500 |
| <p>Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.</p> | |
| Street sign repair & replacement | 1,500 |
| <p>Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.</p> | |
| Contingency | |
| Miscellaneous contingency | 50 |
| <p>Automated AP routing and other miscellaneous items.</p> | |
| Total expenditures | <u><u>\$ 614,093</u></u> |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2022**

| | Fiscal Year 2021 | | | Total Actual & Projected Revenue & Expenditures | Adopted Budget FY 2022 |
|---|------------------------------|--------------------------------|-----------------------------------|--|------------------------------|
| | Adopted Budget FY 2021 | Actual through 3/31/2021 | Projected through 9/30/2021 | | |
| REVENUES | | | | | |
| Special assessment - on-roll | \$1,719,944 | | | | \$0 |
| Allowable discounts (4%) | (68,798) | | | | - |
| Assessment levy: net | 1,651,146 | \$ 1,081,687 | \$ 567,046 | \$ 1,648,733 | - |
| Special assessment: off-roll | 336,734 | - | 208,004 | 208,004 | - |
| Interest | - | 183 | - | 183 | - |
| Total revenues | <u>1,987,880</u> | <u>1,081,870</u> | <u>775,050</u> | <u>1,856,920</u> | <u>-</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal (A-1) | 390,000 | - | 390,000 | 390,000 | - |
| Principal prepayment (A-1) | - | 1,280,000 | - | 1,280,000 | - |
| Principal (A-2) | 455,000 | - | 400,000 | 400,000 | - |
| Interest (A-1) | 527,833 | 263,917 | 292,529 | 556,446 | - |
| Interest (A-2) | 615,033 | 307,516 | 272,636 | 580,152 | - |
| Total expenditures | <u>1,987,866</u> | <u>1,851,433</u> | <u>1,355,165</u> | <u>3,206,598</u> | <u>-</u> |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Transfers out | | - | 965,947 | 965,947 | - |
| Total other financing sources/(uses) | <u>-</u> | <u>-</u> | <u>965,947</u> | <u>965,947</u> | <u>-</u> |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | 14 | (769,563) | (1,546,062) | (2,315,625) | - |
| Beginning fund balance (unaudited) | 934,490 | 2,315,625 | 1,546,062 | 2,315,625 | - |
| Ending fund balance (projected) | <u>934,504</u> | <u>\$1,546,062</u> | <u>\$ -</u> | <u>\$ -</u> | <u>-</u> |
| Use of fund balance: | | | | | |
| Interest expense - November 1, 2022 (A-1) | | | | | - |
| Interest expense - November 1, 2022 (A-2) | | | | | - |
| Projected fund balance surplus/(deficit) as of September 30, 2022 | | | | | <u>\$ -</u> |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2022**

| | Fiscal Year 2021 | | | Total Actual & Projected Revenue & Expenditures | Adopted Budget FY 2022 |
|---|------------------------------|--------------------------------|-----------------------------------|--|------------------------------|
| | Adopted Budget FY 2021 | Actual through 3/31/2021 | Projected through 9/30/2021 | | |
| REVENUES | | | | | |
| Special assessment - on-roll | \$ - | | | | \$ 432,000 |
| Allowable discounts (4%) | - | | | | (17,280) |
| Assessment levy: net | - | \$ - | \$ - | \$ - | 414,720 |
| Special assessment: off-roll | - | 5,126 | 122,994 | 128,120 | - |
| Lot closings | - | 6,174 | - | 6,174 | - |
| Interest | - | 11 | - | 11 | - |
| Total revenues | - | 11,311 | 122,994 | 134,305 | 414,720 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | - | - | - | - | 145,000 |
| Interest | - | - | 167,121 | 167,121 | 268,588 |
| Cost of issuance | - | 1,500 | 156,275 | 157,775 | - |
| Total expenditures | - | 1,500 | 323,396 | 324,896 | 413,588 |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Bond proceeds | - | 531,821 | - | 531,821 | - |
| Transfers out | - | (200) | - | (200) | - |
| Total other financing sources/(uses) | - | 531,621 | - | 531,621 | - |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | - | 541,432 | (200,402) | 341,030 | 1,132 |
| Beginning fund balance (unaudited) | - | - | 541,432 | - | 341,030 |
| Ending fund balance (projected) | - | \$ 541,432 | \$ 341,030 | \$ 341,030 | 342,162 |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (206,925) |
| Interest expense - November 1, 2022 | | | | | (132,300) |
| Projected fund balance surplus/(deficit) as of September 30, 2022 | | | | | \$ 2,937 |

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+ |
|------------|------------|--------|------------|------------|
| 11/01/2021 | | | 134,293.75 | 134,293.75 |
| 05/01/2022 | 145,000.00 | 2.750% | 134,293.75 | 279,293.75 |
| 11/01/2022 | | | 132,300.00 | 132,300.00 |
| 05/01/2023 | 150,000.00 | 2.750% | 132,300.00 | 282,300.00 |
| 11/01/2023 | | | 130,237.50 | 130,237.50 |
| 05/01/2024 | 155,000.00 | 2.750% | 130,237.50 | 285,237.50 |
| 11/01/2024 | | | 128,106.25 | 128,106.25 |
| 05/01/2025 | 155,000.00 | 2.750% | 128,106.25 | 283,106.25 |
| 11/01/2025 | | | 125,975.00 | 125,975.00 |
| 05/01/2026 | 160,000.00 | 3.250% | 125,975.00 | 285,975.00 |
| 11/01/2026 | | | 123,375.00 | 123,375.00 |
| 05/01/2027 | 165,000.00 | 3.250% | 123,375.00 | 288,375.00 |
| 11/01/2027 | | | 120,693.75 | 120,693.75 |
| 05/01/2028 | 175,000.00 | 3.250% | 120,693.75 | 295,693.75 |
| 11/01/2028 | | | 117,850.00 | 117,850.00 |
| 05/01/2029 | 180,000.00 | 3.250% | 117,850.00 | 297,850.00 |
| 11/01/2029 | | | 114,925.00 | 114,925.00 |
| 05/01/2030 | 185,000.00 | 3.250% | 114,925.00 | 299,925.00 |
| 11/01/2030 | | | 111,918.75 | 111,918.75 |
| 05/01/2031 | 190,000.00 | 3.250% | 111,918.75 | 301,918.75 |
| 11/01/2031 | | | 108,831.25 | 108,831.25 |
| 05/01/2032 | 195,000.00 | 3.625% | 108,831.25 | 303,831.25 |
| 11/01/2032 | | | 105,296.88 | 105,296.88 |
| 05/01/2033 | 205,000.00 | 3.625% | 105,296.88 | 310,296.88 |
| 11/01/2033 | | | 101,581.25 | 101,581.25 |
| 05/01/2034 | 210,000.00 | 3.625% | 101,581.25 | 311,581.25 |
| 11/01/2034 | | | 97,775.00 | 97,775.00 |
| 05/01/2035 | 220,000.00 | 3.625% | 97,775.00 | 317,775.00 |
| 11/01/2035 | | | 93,787.50 | 93,787.50 |
| 05/01/2036 | 230,000.00 | 3.625% | 93,787.50 | 323,787.50 |
| 11/01/2036 | | | 89,618.75 | 89,618.75 |
| 05/01/2037 | 235,000.00 | 3.625% | 89,618.75 | 324,618.75 |
| 11/01/2037 | | | 85,359.38 | 85,359.38 |
| 05/01/2038 | 245,000.00 | 3.625% | 85,359.38 | 330,359.38 |
| 11/01/2038 | | | 80,918.75 | 80,918.75 |
| 05/01/2039 | 255,000.00 | 3.625% | 80,918.75 | 335,918.75 |
| 11/01/2039 | | | 76,296.88 | 76,296.88 |
| 05/01/2040 | 265,000.00 | 3.625% | 76,296.88 | 341,296.88 |
| 11/01/2040 | | | 71,493.75 | 71,493.75 |
| 05/01/2041 | 275,000.00 | 3.875% | 71,493.75 | 346,493.75 |
| 11/01/2041 | | | 66,165.63 | 66,165.63 |
| 05/01/2042 | 285,000.00 | 3.875% | 66,165.63 | 351,165.63 |
| 11/01/2042 | | | 60,643.75 | 60,643.75 |
| 05/01/2043 | 295,000.00 | 3.875% | 60,643.75 | 355,643.75 |
| 11/01/2043 | | | 54,928.13 | 54,928.13 |
| 05/01/2044 | 310,000.00 | 3.875% | 54,928.13 | 364,928.13 |
| 11/01/2044 | | | 48,921.88 | 48,921.88 |
| 05/01/2045 | 320,000.00 | 3.875% | 48,921.88 | 368,921.88 |
| 11/01/2045 | | | 42,721.88 | 42,721.88 |
| 05/01/2046 | 330,000.00 | 3.875% | 42,721.88 | 372,721.88 |

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|---------------|-----------------------|------------------------|
| 11/01/2046 | | | 36,328.13 | 36,328.13 |
| 05/01/2047 | 345,000.00 | 3.875% | 36,328.13 | 381,328.13 |
| 11/01/2047 | | | 29,643.75 | 29,643.75 |
| 05/01/2048 | 360,000.00 | 3.875% | 29,643.75 | 389,643.75 |
| 11/01/2048 | | | 22,668.75 | 22,668.75 |
| 05/01/2049 | 375,000.00 | 3.875% | 22,668.75 | 397,668.75 |
| 11/01/2049 | | | 15,403.13 | 15,403.13 |
| 05/01/2050 | 390,000.00 | 3.875% | 15,403.13 | 405,403.13 |
| 11/01/2050 | | | 7,846.88 | 7,846.88 |
| 05/01/2051 | 405,000.00 | 3.875% | 7,846.88 | 412,846.88 |
| Total | \$7,410,000.00 | | \$5,238,933.71 | \$12,648,933.71 |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2022**

| | Fiscal Year 2021 | | | Total Actual & Projected Revenue & Expenditures | Adopted Budget FY 2022 |
|---|------------------------------|--------------------------------|-----------------------------------|--|------------------------------|
| | Adopted Budget FY 2021 | Actual through 3/31/2021 | Projected through 9/30/2021 | | |
| REVENUES | | | | | |
| Special assessment - on-roll (A1) | \$ - | | | | \$786,042 |
| Special assessment - on-roll (A2) | | | | | 735,883 |
| Allowable discounts (4%) | - | | | | (60,877) |
| Assessment levy: net | - | \$ - | \$ - | \$ - | 1,461,048 |
| Special assessment: off-roll (A2) | - | - | - | - | 118,652 |
| Total revenues | - | - | - | - | 1,579,700 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal (A1) | - | - | - | - | 485,000 |
| Principal (A2) | - | - | - | - | 530,000 |
| Interest (A1) | - | - | - | - | 169,969 |
| Interest (A2) | - | - | - | - | 186,188 |
| Cost of issuance | - | - | 186,900 | 186,900 | - |
| Total expenditures | - | - | 186,900 | 186,900 | 1,371,157 |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Bond proceeds | - | - | 746,141 | 746,141 | - |
| Transfers out | - | - | - | - | - |
| Total other financing sources/(uses) | - | - | 746,141 | 746,141 | - |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | - | - | 559,241 | 559,241 | 208,543 |
| Beginning fund balance (unaudited) | - | - | - | - | 559,241 |
| Ending fund balance (projected) | - | \$ - | \$ 559,241 | \$ 559,241 | 767,784 |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (488,010) |
| Interest expense - November 1, 2022 (A1) | | | | | (128,700) |
| Interest expense - November 1, 2022 (A2) | | | | | (141,000) |
| Projected fund balance surplus/(deficit) as of September 30, 2022 | | | | | \$ 10,074 |

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|---------------|-----------------------|------------------------|
| 11/01/2021 | | | 33,993.75 | 33,993.75 |
| 05/01/2022 | 485,000.00 | 3.000% | 135,975.00 | 620,975.00 |
| 11/01/2022 | | | 128,700.00 | 128,700.00 |
| 05/01/2023 | 500,000.00 | 3.000% | 128,700.00 | 628,700.00 |
| 11/01/2023 | | | 121,200.00 | 121,200.00 |
| 05/01/2024 | 520,000.00 | 3.000% | 121,200.00 | 641,200.00 |
| 11/01/2024 | | | 113,400.00 | 113,400.00 |
| 05/01/2025 | 535,000.00 | 3.000% | 113,400.00 | 648,400.00 |
| 11/01/2025 | | | 105,375.00 | 105,375.00 |
| 05/01/2026 | 545,000.00 | 3.000% | 105,375.00 | 650,375.00 |
| 11/01/2026 | | | 97,200.00 | 97,200.00 |
| 05/01/2027 | 565,000.00 | 3.000% | 97,200.00 | 662,200.00 |
| 11/01/2027 | | | 88,725.00 | 88,725.00 |
| 05/01/2028 | 580,000.00 | 3.000% | 88,725.00 | 668,725.00 |
| 11/01/2028 | | | 80,025.00 | 80,025.00 |
| 05/01/2029 | 600,000.00 | 3.000% | 80,025.00 | 680,025.00 |
| 11/01/2029 | | | 71,025.00 | 71,025.00 |
| 05/01/2030 | 615,000.00 | 3.000% | 71,025.00 | 686,025.00 |
| 11/01/2030 | | | 61,800.00 | 61,800.00 |
| 05/01/2031 | 640,000.00 | 3.000% | 61,800.00 | 701,800.00 |
| 11/01/2031 | | | 52,200.00 | 52,200.00 |
| 05/01/2032 | 655,000.00 | 3.000% | 52,200.00 | 707,200.00 |
| 11/01/2032 | | | 42,375.00 | 42,375.00 |
| 05/01/2033 | 675,000.00 | 3.000% | 42,375.00 | 717,375.00 |
| 11/01/2033 | | | 32,250.00 | 32,250.00 |
| 05/01/2034 | 695,000.00 | 3.000% | 32,250.00 | 727,250.00 |
| 11/01/2034 | | | 21,825.00 | 21,825.00 |
| 05/01/2035 | 715,000.00 | 3.000% | 21,825.00 | 736,825.00 |
| 11/01/2035 | | | 11,100.00 | 11,100.00 |
| 05/01/2036 | 740,000.00 | 3.000% | 11,100.00 | 751,100.00 |
| Total | \$9,065,000.00 | | \$2,224,368.75 | \$11,289,368.75 |

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|---------------|-----------------------|------------------------|
| 11/01/2021 | | | 37,237.50 | 37,237.50 |
| 05/01/2022 | 530,000.00 | 3.000% | 148,950.00 | 678,950.00 |
| 11/01/2022 | | | 141,000.00 | 141,000.00 |
| 05/01/2023 | 550,000.00 | 3.000% | 141,000.00 | 691,000.00 |
| 11/01/2023 | | | 132,750.00 | 132,750.00 |
| 05/01/2024 | 565,000.00 | 3.000% | 132,750.00 | 697,750.00 |
| 11/01/2024 | | | 124,275.00 | 124,275.00 |
| 05/01/2025 | 580,000.00 | 3.000% | 124,275.00 | 704,275.00 |
| 11/01/2025 | | | 115,575.00 | 115,575.00 |
| 05/01/2026 | 600,000.00 | 3.000% | 115,575.00 | 715,575.00 |
| 11/01/2026 | | | 106,575.00 | 106,575.00 |
| 05/01/2027 | 620,000.00 | 3.000% | 106,575.00 | 726,575.00 |
| 11/01/2027 | | | 97,275.00 | 97,275.00 |
| 05/01/2028 | 635,000.00 | 3.000% | 97,275.00 | 732,275.00 |
| 11/01/2028 | | | 87,750.00 | 87,750.00 |
| 05/01/2029 | 655,000.00 | 3.000% | 87,750.00 | 742,750.00 |
| 11/01/2029 | | | 77,925.00 | 77,925.00 |
| 05/01/2030 | 675,000.00 | 3.000% | 77,925.00 | 752,925.00 |
| 11/01/2030 | | | 67,800.00 | 67,800.00 |
| 05/01/2031 | 700,000.00 | 3.000% | 67,800.00 | 767,800.00 |
| 11/01/2031 | | | 57,300.00 | 57,300.00 |
| 05/01/2032 | 720,000.00 | 3.000% | 57,300.00 | 777,300.00 |
| 11/01/2032 | | | 46,500.00 | 46,500.00 |
| 05/01/2033 | 740,000.00 | 3.000% | 46,500.00 | 786,500.00 |
| 11/01/2033 | | | 35,400.00 | 35,400.00 |
| 05/01/2034 | 765,000.00 | 3.000% | 35,400.00 | 800,400.00 |
| 11/01/2034 | | | 23,925.00 | 23,925.00 |
| 05/01/2035 | 785,000.00 | 3.000% | 23,925.00 | 808,925.00 |
| 11/01/2035 | | | 12,150.00 | 12,150.00 |
| 05/01/2036 | 810,000.00 | 3.000% | 12,150.00 | 822,150.00 |
| Total | \$9,930,000.00 | | \$2,438,587.50 | \$12,368,587.50 |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2022**

| On-Roll Payment | | | | | | |
|----------------------------|------------------|--------------------|-----------------------------------|------------|---------------------|-----------------------------|
| Number of Units | Unit Type | Bond Series | Projected Fiscal Year 2022 | | | FY 21 Assessment |
| | | | GF | DSF | GF & DSF | |
| 167 | ADULT 48 | 2021A-1 | \$ 229.49 | \$ 233.75 | \$ 463.24 | \$ 500.79 |
| 261 | ADULT 55 | 2021A-1 | 262.57 | 233.75 | 496.32 | 532.05 |
| 142 | ADULT 65 | 2021A-1 | 309.84 | 233.75 | 543.59 | 576.70 |
| 102 | CARRIAGE | 2021A-1 | 203.49 | 577.36 | 780.85 | 893.55 |
| 208 | SF 55 | 2021A-1 | 262.57 | 906.95 | 1,169.52 | 1,349.65 |
| 147 | SF 70 | 2021A-1 | 333.48 | 1,168.75 | 1,502.23 | 1,734.58 |
| 44 | SF 85 | 2021A-1 | 404.38 | 1,481.97 | 1,886.35 | 2,181.97 |
| 125 | SF 50 | 2021A-1 | 238.94 | 790.07 | 1,029.01 | 1,185.38 |
| 85 | SF 65 | 2021A-1 | 309.84 | 906.95 | 1,216.79 | 1,394.30 |
| 92 | VILLA | 2021A-2 | 260.21 | 805.29 | 1,065.50 | n/a |
| 163 | SF 55 | 2021A-2 | 262.57 | 1,162.09 | 1,424.66 | 1,583.58 |
| 121 | SF 70 | 2021A-2 | 333.48 | 1,499.07 | 1,832.55 | 2,040.46 |
| 23 | SF 85 | 2021A-2 | 404.38 | 1,900.48 | 2,304.86 | 2,570.45 |
| 158 | SF 50 | 2021A-2 | 238.94 | 1,013.42 | 1,252.36 | 1,393.11 |
| 41 | SF 60 | 2021A-2 | 286.21 | 1,162.09 | 1,448.30 | 1,608.34 |
| 34 | SF 65 | 2021A-2 | 309.84 | 1,162.09 | 1,471.93 | 1,630.67 |
| 348 | SF 50 | 2020 | 238.94 | 1,241.38 | 1,480.32 | n/a |
| 2,261 | | | | | | |

| Off-Roll Payment | | | | | | |
|----------------------------|--------------------|--------------------|-----------------------------------|------------|---------------------|-----------------------------|
| Number of Units | Unit Type | Bond Series | Projected Fiscal Year 2022 | | | FY 21 Assessment |
| | | | GF | DSF | GF & DSF | |
| Planned Units | | | | | | |
| 36 | UNPLAT CARRIAGE | 2021A-2 | \$ 192.86 | \$ 711.23 | \$ 904.09 | \$ 998.64 |
| 51 | UNPLAT SF 85 | 2021A-2 | 385.71 | 1,824.46 | 2,210.17 | 2,465.16 |
| 347 | UNPLAT SF 50 | n/a | 226.89 | - | 226.89 | n/a |
| 434 | | | | | | |
| Commercial | | | | | | |
| 15 | UNPLAT COMM OFFICE | n/a | \$ 567.23 | \$ - | \$ 567.23 | \$ 828.26 |
| 30 | UNPLAT COMM RETAIL | n/a | 567.23 | - | 567.23 | 828.26 |
| 45 | | | | | | |
| 2,740 | | | | | | |