

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
ADOPTED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 608,803				\$ 608,803
Allowable discounts (4%)	(24,352)				(24,352)
Assessment levy: on-roll: net	584,451	\$ 447,784	\$ 136,667	\$ 584,451	584,451
Assessment levy: off-roll	130,870	32,718	98,152	130,870	130,870
Miscellaneous Hog Program shared cost	-	-	-	-	16,500
Interest and miscellaneous	500	4	10	14	500
Total revenues	<u>715,821</u>	<u>480,506</u>	<u>234,829</u>	<u>715,335</u>	<u>732,321</u>
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	12,000	6,000	5,000	11,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	18,529	15,000	33,529	25,000
Trustee	7,100	-	7,100	7,100	7,100
Tax collector/property appraiser	5,653	5,437	216	5,653	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	3,600	3,303	-	3,303	12,500
Legal advertising	1,100	594	506	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,300	847	500	1,347	1,300
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	12,000	7,816	7,000	14,816	14,000
Electric utility services					
Utility services	9,000	5,717	5,000	10,717	11,000
Street lights	2,000	722	800	1,522	2,000
Stormwater control					
Fountain service repairs & maintenance	6,000	54	5,000	5,054	6,000
Aquatic maintenance	160,000	73,540	81,500	155,040	152,465
Hog removal	-	-	-	-	19,800
Mitigation/wetland area monitoring	-	1,511	-	1,511	-
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	6,460	25,000	31,460	40,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Other physical environment					
General liability insurance	4,400	4,247	-	4,247	5,000
Property insurance	8,500	8,179	321	8,500	10,000
Entry & walls maintenance	5,000	3,610	2,500	6,110	5,000
Landscape maintenance	195,000	73,383	121,617	195,000	195,000
Irrigation repairs & maintenance	2,500	-	2,500	2,500	12,500
Landscape replacement plants, shrubs, trees	20,000	6,128	13,872	20,000	20,000
Annual mulching	9,000	6,452	-	6,452	9,000
Holiday decorations	12,000	11,000	1,000	12,000	12,000
Bell 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	1,451	2,000	3,451	3,500
Roadway repair & maintenance	2,500	-	1,000	1,000	1,500
Sidewalk repair & maintenance	1,500	1,450	1,000	2,450	2,500
Street sign repair & replacement	1,500	-	500	500	1,500
Contingency					
Miscellaneous contingency	50	-	50	50	50
Total expenditures	<u>614,093</u>	<u>272,710</u>	<u>336,092</u>	<u>608,802</u>	<u>650,858</u>
Excess/(deficiency) of revenues over/(under) expenditures	101,728	207,796	(101,263)	106,533	81,463
Fund balance - beginning (unaudited)	673,643	678,957	927,382	678,957	785,490
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	380,371	532,382	431,119	390,490	471,953
Fund balance - ending (projected)	<u>\$ 775,371</u>	<u>\$ 927,382</u>	<u>\$ 826,119</u>	<u>\$ 785,490</u>	<u>\$ 866,953</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 12,500

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	14,000
<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	11,000
<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 it's floating fountain at the main entry.</p>	
Aquatic maintenance	152,465
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's</p>	
Hog removal	19,800
<p>Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.</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	5,000
<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	10,000
<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	12,500
<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>	
Bell 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	3,500
<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	1,500
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	2,500
<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>\$ 650,858</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Interest	\$ -	\$ 10	\$ -	\$ 10	\$ -
Total revenues	<u>-</u>	<u>10</u>	<u>-</u>	<u>10</u>	<u>-</u>
EXPENDITURES					
Debt service					
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	8	-	8	
Transfers out		(33,723)	(8)	(33,731)	
Total other financing sources/(uses)	<u>-</u>	<u>(33,715)</u>	<u>(8)</u>	<u>(33,723)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(33,705)	(8)	(33,713)	-
Beginning fund balance (unaudited)	<u>-</u>	<u>33,713</u>	<u>8</u>	<u>33,713</u>	<u>-</u>
Ending fund balance (projected)	<u>-</u>	<u>\$ 8</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
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>	<u>-</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 315,484	\$ 94,605	\$ 410,089	414,720
Lot closings	-	4,631	-	4,631	-
Interest	-	11	-	11	-
Total revenues	<u>414,720</u>	<u>320,126</u>	<u>94,605</u>	<u>414,731</u>	<u>414,720</u>
EXPENDITURES					
Debt service					
Principal	145,000	-	145,000	145,000	150,000
Interest	268,588	134,294	134,294	268,588	264,600
Total expenditures	<u>413,588</u>	<u>134,294</u>	<u>279,294</u>	<u>413,588</u>	<u>414,600</u>
Fund balance:					
Net increase/(decrease) in fund balance	1,132	185,832	(184,689)	1,143	120
Beginning fund balance (unaudited)	341,030	341,237	527,069	341,237	342,380
Ending fund balance (projected)	<u>342,162</u>	<u>\$ 527,069</u>	<u>\$ 342,380</u>	<u>\$ 342,380</u>	<u>342,500</u>
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2023					(130,238)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 5,337</u>

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$7,265,000.00		\$4,803,225.10	\$12,068,225.10

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Special assessment - on-roll (A1)	\$ 786,042				\$786,042
Special assessment - on-roll (A2)	735,883				735,883
Allowable discounts (4%)	(60,877)				(60,877)
Assessment levy: net	1,461,048	\$ 1,111,439	\$ 349,609	\$ 1,461,048	1,461,048
Special assessment: off-roll (A2)	118,652	-	118,652	118,652	118,652
Interest	-	30	-	30	-
Total revenues	<u>1,579,700</u>	<u>1,111,469</u>	<u>468,261</u>	<u>1,579,730</u>	<u>1,579,700</u>
EXPENDITURES					
Debt service					
Principal (A1)	485,000	-	485,000	485,000	500,000
Principal (A2)	530,000	-	530,000	530,000	550,000
Interest (A1)	169,969	33,994	135,975	169,969	257,400
Interest (A2)	186,188	37,238	148,950	186,188	282,000
Cost of issuance	-	49,450	-	49,450	-
Total expenditures	<u>1,371,157</u>	<u>120,682</u>	<u>1,299,925</u>	<u>1,420,607</u>	<u>1,589,400</u>
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	7,386		7,386	
Total other financing sources/(uses)	<u>-</u>	<u>7,386</u>	<u>-</u>	<u>7,386</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	208,543	998,173	(831,664)	166,509	(9,700)
Beginning fund balance (unaudited)	559,241	612,035	1,610,208	612,035	778,544
Ending fund balance (projected)	<u>767,784</u>	<u>\$1,610,208</u>	<u>\$ 778,544</u>	<u>\$ 778,544</u>	<u>768,844</u>
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2023 (A1)					(121,200)
Interest expense - November 1, 2023 (A2)					(132,750)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,884</u>

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$8,580,000.00		\$2,054,400.00	\$10,634,400.00

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$9,400,000.00		\$2,252,400.00	\$11,652,400.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2023**

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2023			FY 22
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 229.49	\$ 233.75	\$ 463.24	\$ 463.24
261	ADULT 55	2021A-1	262.57	233.75	496.32	496.32
142	ADULT 65	2021A-1	309.84	233.75	543.59	543.59
102	CARRIAGE	2021A-1	203.49	577.36	780.85	780.85
208	SF 55	2021A-1	262.57	906.95	1,169.52	1,169.52
147	SF 70	2021A-1	333.48	1,168.75	1,502.23	1,502.23
44	SF 85	2021A-1	404.38	1,481.97	1,886.35	1,886.35
125	SF 50	2021A-1	238.94	790.07	1,029.01	1,029.01
85	SF 65	2021A-1	309.84	906.95	1,216.79	1,216.79
92	VILLA	2021A-2	260.21	805.29	1,065.50	1,065.50
163	SF 55	2021A-2	262.57	1,162.09	1,424.66	1,424.66
121	SF 70	2021A-2	333.48	1,499.07	1,832.55	1,832.55
23	SF 85	2021A-2	404.38	1,900.48	2,304.86	2,304.86
158	SF 50	2021A-2	238.94	1,013.42	1,252.36	1,252.36
41	SF 60	2021A-2	286.21	1,162.09	1,448.30	1,448.30
34	SF 65	2021A-2	309.84	1,162.09	1,471.93	1,471.93
348	SF 50	2020	238.94	1,241.38	1,480.32	1,480.32
2,261						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2023			FY 22
			GF	DSF	GF & DSF	Assessment
Planned Units						
36	UNPLAT CARRIAGE	2021A-2	\$ 192.86	\$ 711.23	\$ 904.09	\$ 904.09
51	UNPLAT SF 85	2021A-2	385.71	1,824.46	2,210.17	2,210.17
347	UNPLAT SF 50	n/a	226.89	-	226.89	226.89
434						
Commercial						
15	UNPLAT COMM OFFICE	n/a	\$ 567.23	\$ -	\$ 567.23	\$ 567.23
30	UNPLAT COMM RETAIL	n/a	567.23	-	567.23	567.23
45						
2,740						