

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
PROPOSED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 610,292				\$ 657,858
Allowable discounts (4%)	(24,412)				(26,314)
Assessment levy: on-roll: net	585,880	\$ 581,461	\$ 4,419	\$ 585,880	631,544
Assessment levy: off-roll	130,870	98,153	32,717	130,870	86,391
Miscellaneous Hog Program shared cost	16,500	7,475	3,800	11,275	12,000
Interest and miscellaneous	500	158	5,000	5,158	7,500
Total revenues	<u>733,750</u>	<u>687,247</u>	<u>45,936</u>	<u>733,183</u>	<u>737,435</u>
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	12,000	4,800	7,200	12,000	12,000
Financial & Administrative					
District management	45,000	18,750	26,250	45,000	45,000
District engineer	25,000	11,512	13,488	25,000	25,000
Trustee	7,100	12,094	-	12,094	16,000
Tax collector/property appraiser	5,653	4,123	1,530	5,653	6,165
Assessment roll prep	4,500	1,875	2,625	4,500	4,500
EMMA software services	-	-	1,500	1,500	-
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	13,000	13,063	-	13,063	14,000
Legal advertising	1,100	-	1,100	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	-	1,500	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	7,840	6,160	14,000	14,000
Electric utility services					
Utility services	11,000	4,853	6,147	11,000	11,000
Street lights	2,000	945	1,055	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	5,615	1,885	7,500	7,500
Aquatic maintenance	152,465	103,245	80,000	183,245	160,000
Hog removal	23,000	7,100	7,000	14,100	15,000
Lake/pond bank maintenance	5,000	-	2,500	2,500	5,000
Stormwater system maintenance	40,000	860	10,000	10,860	40,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other physical environment					
General liability insurance	5,000	4,647	-	4,647	5,200
Property insurance	10,000	12,176	-	12,176	13,800
Entry & walls maintenance	13,100	19,140	-	19,140	13,750
Landscape maintenance	195,000	95,732	99,268	195,000	195,000
Irrigation repairs & maintenance	12,500	-	5,000	5,000	12,500
Landscape replacement plants, shrubs, tre	20,000	4,933	15,067	20,000	20,000
Annual mulching	9,000	10,116	-	10,116	10,500
Holiday decorations	12,000	11,562	438	12,000	12,000
Bell tower maintenance	1,750	-	1,000	1,000	1,750
Ornamental lighting & maintenance	2,000	-	1,000	1,000	2,000
Road & street facilities					
Street/parking lot sweeping	750	825	-	825	900
Street light maintenance	3,500	3,232	268	3,500	3,500
Roadway repair & maintenance	25,000	16,304	8,696	25,000	25,000
Sidewalk repair & maintenance	2,500	7,072	-	7,072	5,000
Street sign repair & replacement	1,500	-	1,500	1,500	1,500
Off-duty sheriff patrol	-	-	-	-	15,000
Contingency					
Miscellaneous contingency	50	8,623	4,500	13,123	50
Total expenditures	<u>688,858</u>	<u>391,917</u>	<u>311,187</u>	<u>703,104</u>	<u>722,605</u>
Excess/(deficiency) of revenues over/(under) expenditures	44,892	295,330	(265,251)	30,079	14,830
Fund balance - beginning (unaudited)	909,237	900,271	1,194,101	900,271	930,350
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
Parkway repave and striping	-	-	-	-	100,000
Unassigned	559,129	799,101	533,850	535,350	450,180
Fund balance - ending (projected)	<u>\$954,129</u>	<u>\$ 1,194,101</u>	<u>\$ 928,850</u>	<u>\$ 930,350</u>	<u>\$ 945,180</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 16,000
 Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

Tax collector/property appraiser 6,165
 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 14,000

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 1,500
 Mailing of agenda packages, overnight deliveries, correspondence, etc.

Website maintenance 705
 Maintenance of district's website.

ADA website compliance 210

**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	7,500
<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	160,000
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's</p>	
Hog removal	15,000
<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	5,200
<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	13,800
<p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p>	
Entry & walls maintenance	13,750
<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	10,500
<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	2,000
<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	900
<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	25,000
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	5,000
<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>	
Off-duty sheriff patrol	15,000
<p>Covers the costs of hiring off-duty Sheriff's Deputies to provide traffic enforcement on the Parkway during times of the year that school is in session and during parent pick-up and drop off hours.</p>	
Contingency	
Miscellaneous contingency	50
<p>Automated AP routing and other miscellaneous items.</p>	
Total expenditures	\$ 722,605

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 408,702	\$ 6,018	\$ 414,720	414,720
Interest	-	12,329	-	12,329	-
Total revenues	<u>414,720</u>	<u>421,031</u>	<u>6,018</u>	<u>427,049</u>	<u>414,720</u>
EXPENDITURES					
Debt service					
Principal	155,000	-	155,000	155,000	155,000
Interest	260,475	130,237	130,238	260,475	256,213
Total expenditures	<u>415,475</u>	<u>130,237</u>	<u>285,238</u>	<u>415,475</u>	<u>411,213</u>
Fund balance:					
Net increase/(decrease) in fund balance	(755)	290,794	(279,220)	11,574	3,507
Beginning fund balance (unaudited)	<u>357,799</u>	<u>372,266</u>	<u>663,060</u>	<u>372,266</u>	<u>383,840</u>
Ending fund balance (projected)	<u>357,044</u>	<u>\$ 663,060</u>	<u>\$ 383,840</u>	<u>\$ 383,840</u>	<u>387,347</u>
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2025					(125,975)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 54,447</u>

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$6,960,000.00		\$4,278,150.00	\$11,238,150.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
REVENUES					
Special assessment - on-roll (A-1)	\$ 786,042				\$ 786,042
Special assessment - on-roll (A-2)	735,883				627,712
Allowable discounts (4%)	<u>(60,877)</u>				<u>(56,550)</u>
Assessment levy: net	1,461,048	\$ 1,437,650	\$ 23,398	\$ 1,461,048	1,357,204
Special assessment: off-roll (A-2)	118,652	88,989	2,402	91,391	93,048
Assessment prepayments (A-2)	-	1,558,561	-	1,558,561	-
Interest	-	37,162	-	37,162	-
Total revenues	<u>1,579,700</u>	<u>3,122,362</u>	<u>25,800</u>	<u>3,148,162</u>	<u>1,450,252</u>
EXPENDITURES					
Debt service					
Principal (A-1)	520,000	-	515,000	515,000	535,000
Principal (A-2)	565,000	1,625,000	540,000	2,165,000	450,000
Interest (A-1)	242,400	121,125	121,125	242,250	226,800
Interest (A-2)	265,500	144,937	112,425	257,362	200,550
Total expenditures	<u>1,592,900</u>	<u>1,891,062</u>	<u>1,288,550</u>	<u>3,179,612</u>	<u>1,412,350</u>
Fund balance:					
Net increase/(decrease) in fund balance	(13,200)	1,231,300	(1,262,750)	(31,450)	37,902
Beginning fund balance (unaudited)	<u>795,163</u>	<u>835,399</u>	<u>2,066,699</u>	<u>835,399</u>	<u>803,949</u>
Ending fund balance (projected)	<u>781,963</u>	<u>\$2,066,699</u>	<u>\$ 803,949</u>	<u>\$ 803,949</u>	<u>841,851</u>
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2025 (A1)					(105,375)
Interest expense - November 1, 2025 (A2)					(93,525)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 154,941</u>

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$7,560,000.00		\$1,554,600.00	\$9,114,600.00

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024			100,275.00	100,275.00
05/01/2025	450,000.00	3.000%	100,275.00	550,275.00
11/01/2025			93,525.00	93,525.00
05/01/2026	460,000.00	3.000%	93,525.00	553,525.00
11/01/2026			86,625.00	86,625.00
05/01/2027	500,000.00	3.000%	86,625.00	586,625.00
11/01/2027			79,125.00	79,125.00
05/01/2028	520,000.00	3.000%	79,125.00	599,125.00
11/01/2028			71,325.00	71,325.00
05/01/2029	535,000.00	3.000%	71,325.00	606,325.00
11/01/2029			63,300.00	63,300.00
05/01/2030	550,000.00	3.000%	63,300.00	613,300.00
11/01/2030			55,050.00	55,050.00
05/01/2031	565,000.00	3.000%	55,050.00	620,050.00
11/01/2031			46,575.00	46,575.00
05/01/2032	585,000.00	3.000%	46,575.00	631,575.00
11/01/2032			37,800.00	37,800.00
05/01/2033	600,000.00	3.000%	37,800.00	637,800.00
11/01/2033			28,800.00	28,800.00
05/01/2034	620,000.00	3.000%	28,800.00	648,800.00
11/01/2034			19,500.00	19,500.00
05/01/2035	640,000.00	3.000%	19,500.00	659,500.00
11/01/2035			9,900.00	9,900.00
05/01/2036	660,000.00	3.000%	9,900.00	669,900.00
Total	\$6,685,000.00		\$1,383,600.00	\$8,068,600.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 549,172
Allowable discounts (4%)	-				(21,967)
Assessment levy: net	-	\$ -	\$ -	\$ -	527,205
Special assessment: off-roll	-		242,252	242,252	76,964
Interest	-	11,376	-	11,376	-
Total revenues	-	11,376	242,252	253,628	604,169
EXPENDITURES					
Debt service					
Principal	-	-	-	-	95,000
Interest	-	-	224,038	224,038	507,256
Cost of issuance	-	161,285	-	161,285	-
Underwriter's discount	-	160,400	-	160,400	-
Total expenditures	-	321,685	224,038	545,723	602,256
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,149,942	-	1,149,942	-
Total other financing sources/(uses)	-	1,149,942	-	1,149,942	-
Fund balance:					
Net increase/(decrease) in fund balance	-	839,633	18,214	857,847	1,913
Beginning fund balance (unaudited)	-	-	839,633	-	857,847
Ending fund balance (projected)	-	\$ 839,633	\$ 857,847	\$ 857,847	859,760
Use of fund balance:					
Debt service reserve account balance (required)					(604,169)
Interest expense - November 1, 2025					(251,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 4,516

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2024			253,628.13	253,628.13
05/01/2025	95,000.00	5.375%	253,628.13	348,628.13
11/01/2025			251,075.00	251,075.00
05/01/2026	100,000.00	5.375%	251,075.00	351,075.00
11/01/2026			248,387.50	248,387.50
05/01/2027	110,000.00	5.375%	248,387.50	358,387.50
11/01/2027			245,431.25	245,431.25
05/01/2028	115,000.00	5.375%	245,431.25	360,431.25
11/01/2028			242,340.63	242,340.63
05/01/2029	120,000.00	5.375%	242,340.63	362,340.63
11/01/2029			239,115.63	239,115.63
05/01/2030	125,000.00	5.375%	239,115.63	364,115.63
11/01/2030			235,756.25	235,756.25
05/01/2031	135,000.00	6.250%	235,756.25	370,756.25
11/01/2031			231,537.50	231,537.50
05/01/2032	145,000.00	6.250%	231,537.50	376,537.50
11/01/2032			227,006.25	227,006.25
05/01/2033	155,000.00	6.250%	227,006.25	382,006.25
11/01/2033			222,162.50	222,162.50
05/01/2034	165,000.00	6.250%	222,162.50	387,162.50
11/01/2034			217,006.25	217,006.25
05/01/2035	175,000.00	6.250%	217,006.25	392,006.25
11/01/2035			211,537.50	211,537.50
05/01/2036	185,000.00	6.250%	211,537.50	396,537.50
11/01/2036			205,756.25	205,756.25
05/01/2037	195,000.00	6.250%	205,756.25	400,756.25
11/01/2037			199,662.50	199,662.50
05/01/2038	210,000.00	6.250%	199,662.50	409,662.50
11/01/2038			193,100.00	193,100.00
05/01/2039	220,000.00	6.250%	193,100.00	413,100.00
11/01/2039			186,225.00	186,225.00
05/01/2040	235,000.00	6.250%	186,225.00	421,225.00
11/01/2040			178,881.25	178,881.25
05/01/2041	250,000.00	6.250%	178,881.25	428,881.25
11/01/2041			171,068.75	171,068.75
05/01/2042	270,000.00	6.250%	171,068.75	441,068.75
11/01/2042			162,631.25	162,631.25
05/01/2043	285,000.00	6.250%	162,631.25	447,631.25
11/01/2043			153,725.00	153,725.00
05/01/2044	305,000.00	6.500%	153,725.00	458,725.00
11/01/2044			143,812.50	143,812.50
05/01/2045	325,000.00	6.500%	143,812.50	468,812.50
11/01/2045			133,250.00	133,250.00
05/01/2046	345,000.00	6.500%	133,250.00	478,250.00
11/01/2046			122,037.50	122,037.50
05/01/2047	370,000.00	6.500%	122,037.50	492,037.50
11/01/2047			110,012.50	110,012.50
05/01/2048	395,000.00	6.500%	110,012.50	505,012.50
11/01/2048			97,175.00	97,175.00
05/01/2049	420,000.00	6.500%	97,175.00	517,175.00

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2049			83,525.00	83,525.00
05/01/2050	450,000.00	6.500%	83,525.00	533,525.00
11/01/2050			68,900.00	68,900.00
05/01/2051	480,000.00	6.500%	68,900.00	548,900.00
11/01/2051			53,300.00	53,300.00
05/01/2052	510,000.00	6.500%	53,300.00	563,300.00
11/01/2052			36,725.00	36,725.00
05/01/2053	545,000.00	6.500%	36,725.00	581,725.00
11/01/2053			19,012.50	19,012.50
05/01/2054	585,000.00	6.500%	19,012.50	604,012.50
Total	\$8,020,000.00		\$10,287,568.75	\$18,307,568.75

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2025**

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2025			FY 24
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 229.23	\$ 233.75	\$ 462.98	\$ 463.24
261	ADULT 55	2021A-1	262.28	233.75	496.03	496.32
142	ADULT 65	2021A-1	309.50	233.75	543.25	543.59
80	CARRIAGE	2021A-1	203.26	577.36	780.62	780.85
12	SF 50 Replat	2021A-1	238.67	541.46	780.14	779.92
10	SF 65 Replat	2021A-1	309.50	620.44	929.94	930.85
208	SF 55	2021A-1	262.28	906.95	1,169.23	1,169.52
147	SF 70	2021A-1	333.10	1,168.75	1,501.85	1,502.23
44	SF 85	2021A-1	403.92	1,481.97	1,885.89	1,886.35
125	SF 50	2021A-1	238.67	790.07	1,028.74	1,029.01
85	SF 65	2021A-1	309.50	906.95	1,216.45	1,216.79
92	VILLA	2021A-2	259.92	805.29	1,065.21	1,065.50
163	SF 55	2021A-2	262.28	1,162.09	1,424.37	1,424.66
78	SF 70	2021A-2	333.10	1,499.07	1,832.17	1,832.55
158	SF 50	2021A-2	238.67	1,013.42	1,252.09	1,252.36
41	SF 60	2021A-2	285.89	1,162.09	1,447.98	1,448.30
34	SF 65	2021A-2	309.50	1,162.09	1,471.59	1,471.93
348	SF 50	2020	238.67	1,241.38	1,480.05	1,480.32
195	SF 50	2023	238.67	1,822.07	2,060.74	n/a
43	SF 70	2023	333.10	2,550.90	2,884.00	n/a
33	SF 70	2023	333.10	2,550.90	2,884.00	n/a
2,466						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2025			FY 24
			GF	DSF	GF & DSF	Assessment
Planned Units						
51	UNPLAT SF 85	2021A-2	385.27	1,824.46	2,209.73	2,210.17
18	UNPLAT SF 55	2023	249.29	1,924.11	2,173.40	n/a
22	UNPLAT SF 55	2023	249.29	1,924.11	2,173.40	n/a
138	UNPLAT SF 50	n/a	226.63	-	226.63	226.89
229						
Commercial						
15	UNPLAT COMM OFFICE	n/a	\$ 566.57	\$ -	\$ 566.57	\$ 567.23
30	UNPLAT COMM RETAIL	n/a	566.57	-	566.57	567.23
45						
2,740						