

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 581,438				\$ 590,429
Allowable discounts (4%)	(23,258)				(23,617)
Assessment levy: on-roll: net	558,180	\$ 470,869	\$ 87,311	\$ 558,180	566,812
Assessment levy: off-roll	159,754	-	159,754	159,754	150,627
Miscellaneous Hog Program shared cost	12,000	2,575	9,425	12,000	19,000
Interest and miscellaneous	7,500	11,364	5,000	16,364	7,500
Total revenues	737,434	484,808	261,490	746,298	743,939
EXPENDITURES					
Supervisor	12,000	5,000	7,000	12,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	7,353	17,647	25,000	25,000
Trustee	16,000	16,340	-	16,340	16,500
Tax collector/property appraiser	6,165	7,009	-	7,009	7,200
Assessment roll prep	4,500	2,250	2,250	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	14,000	13,977	-	13,977	15,750
Legal advertising	1,100	252	848	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	866	634	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	1,981	12,019	14,000	14,000
Electric utility services					
Utility services	11,000	5,110	5,890	11,000	11,000
Street lights	2,000	-	2,000	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	-	7,500	7,500	7,500
Aquatic maintenance	160,000	62,963	97,037	160,000	160,000
Hog removal	15,000	7,600	7,400	15,000	22,800
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	1,385	38,615	40,000	40,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Other physical environment					
General liability insurance	5,200	4,972	1,128	6,100	5,200
Property insurance	13,800	12,497	-	12,497	13,500
Entry & walls maintenance	13,750	19,873	-	19,873	13,750
Landscape maintenance	195,000	72,928	122,072	195,000	206,000
Irrigation repairs & maintenance	12,500	-	5,000	5,000	5,000
Landscape replacement plants, shrubs, tre	20,000	-	20,000	20,000	20,000
Annual mulching	10,500	6,681	-	6,681	10,500
Holiday decorations	12,000	10,706	-	10,706	11,500
Bell tower maintenance	1,750	-	1,750	1,750	1,750
Ornamental lighting & maintenance	2,000	-	2,000	2,000	2,000
Road & street facilities					
Street/parking lot sweeping	900	750	150	900	900
Street light maintenance	3,500	2,176	1,324	3,500	3,500
Roadway repair & maintenance	25,000	13,750	11,250	25,000	25,000
Sidewalk repair & maintenance	5,000	-	5,000	5,000	5,000
Street sign repair & replacement	1,500	625	875	1,500	1,500
Off-duty sheriff patrol	15,000	5,775	9,225	15,000	15,000
Contingency					
Miscellaneous contingency	50	524	-	524	1,000
Total expenditures	<u>722,605</u>	<u>308,223</u>	<u>410,624</u>	<u>718,847</u>	<u>737,340</u>
Excess/(deficiency) of revenues over/(under) expenditures	14,829	176,585	(149,134)	27,451	6,599
Fund balance - beginning (unaudited)	930,350	736,050	1,294,101	736,050	863,501
Assigned					
Operating capital	145,000	145,000	145,000	145,000	185,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Parkway repave and striping	100,000	100,000	100,000	100,000	400,000
Unassigned	450,179	799,101	749,967	368,501	35,100
Fund balance - ending (projected)	<u>\$ 945,179</u>	<u>\$ 1,294,101</u>	<u>\$ 1,244,967</u>	<u>\$ 863,501</u>	<u>\$ 870,100</u>

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

EXPENDITURES

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	16,500
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Tax collector/property appraiser	7,200
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	15,750
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
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.	
Electric utility services	
Utility services	11,000
Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.	
Street lights	2,000
Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.	
Stormwater control	
Fountain service repairs & maintenance	7,500
The District contracts with a qualified and licensed contractor for the maintenance of it's floating fountain at the main entry.	
Aquatic maintenance	160,000
The District contracts with a qualified and licensed contractor for the maintenance of it's storm water lakes and conservation areas.	
Hog removal	22,800
Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.	
Lake/pond bank maintenance	5,000
Intended to address lake and bond bank erosion remediation on an as needed basis.	
Stormwater system maintenance	40,000
Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.	
Other physical environment	
General liability insurance	5,200
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.	
Property insurance	13,500
Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..	
Entry & walls maintenance	13,750
Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.	
Landscape maintenance	206,000
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.	
Irrigation repairs & maintenance	5,000
Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.	

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

EXPENDITURES (continued)

Landscape replacement plants, shrubs, trees	20,000
Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.	
Annual mulching	10,500
Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.	
Holiday decorations	11,500
Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.	
Bell tower maintenance	1,750
Intended to cover the cost of repairs to the clock.	
Ornamental lighting & maintenance	2,000
Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.	
Road & street facilities	
Street/parking lot sweeping	900
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.	
Street light maintenance	3,500
Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.	
Roadway repair & maintenance	25,000
Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.	
Sidewalk repair & maintenance	5,000
Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.	
Street sign repair & replacement	1,500
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.	
Off-duty sheriff patrol	15,000
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.	
Contingency	
Miscellaneous contingency	1,000
Automated AP routing and other miscellaneous items.	
Total expenditures	<u><u>\$ 737,340</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 343,486	\$ 71,234	\$ 414,720	414,720
Interest	-	7,786	-	7,786	-
Total revenues	414,720	351,272	71,234	422,506	414,720
EXPENDITURES					
Debt service					
Principal	155,000	-	155,000	155,000	160,000
Interest	256,213	128,106	128,107	256,213	251,950
Total expenditures	411,213	128,106	283,107	411,213	411,950
Fund balance:					
Net increase/(decrease) in fund balance	3,507	223,166	(211,873)	11,293	2,770
Beginning fund balance (unaudited)	383,840	397,105	620,271	397,105	408,398
Ending fund balance (projected)	387,347	\$ 620,271	\$ 408,398	\$ 408,398	411,168
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2026					(123,375)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 80,868

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
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	\$6,805,000.00		\$4,021,937.50	\$10,826,937.50

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll (A-1)	\$ 786,042				\$ 786,042
Special assessment - on-roll (A-2)	627,712				627,712
Allowable discounts (4%)	(56,550)				(56,550)
Assessment levy: net	1,357,204	\$ 1,121,048	\$ 236,156	\$ 1,357,204	1,357,204
Special assessment: off-roll (A-2)	71,154	-	71,154	71,154	71,154
Assessment prepayments (A-2)	-	210,621	-	210,621	-
Interest	-	20,815	-	20,815	-
Total revenues	<u>1,428,358</u>	<u>1,352,484</u>	<u>307,310</u>	<u>1,659,794</u>	<u>1,428,358</u>
EXPENDITURES					
Debt service					
Principal (A-1)	535,000	-	535,000	535,000	545,000
Principal (A-2)	450,000	-	450,000	450,000	460,000
Principal prepayment	-	225,000	-	225,000	-
Interest (A-1)	226,800	113,400	113,400	226,800	210,750
Interest (A-2)	200,550	101,625	98,925	200,550	179,850
Total expenditures	<u>1,412,350</u>	<u>440,025</u>	<u>1,197,325</u>	<u>1,637,350</u>	<u>1,395,600</u>
Fund balance:					
Net increase/(decrease) in fund balance	16,008	912,459	(890,015)	22,444	32,758
Beginning fund balance (unaudited)	<u>803,949</u>	<u>870,939</u>	<u>1,783,398</u>	<u>870,939</u>	<u>893,383</u>
Ending fund balance (projected)	<u>819,957</u>	<u>\$1,783,398</u>	<u>\$ 893,383</u>	<u>\$ 893,383</u>	<u>926,141</u>
Use of fund balance:					
Debt service reserve account balance (required)					(417,463)
Interest expense - November 1, 2026 (A1)					(97,200)
Interest expense - November 1, 2026 (A2)					(83,025)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 328,453</u>

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$7,025,000.00		\$1,327,800.00	\$8,352,800.00

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			89,925.00	89,925.00
05/01/2026	460,000.00	3.000%	89,925.00	549,925.00
11/01/2026			83,025.00	83,025.00
05/01/2027	485,000.00	3.000%	83,025.00	568,025.00
11/01/2027			75,750.00	75,750.00
05/01/2028	495,000.00	3.000%	75,750.00	570,750.00
11/01/2028			68,325.00	68,325.00
05/01/2029	510,000.00	3.000%	68,325.00	578,325.00
11/01/2029			60,675.00	60,675.00
05/01/2030	525,000.00	3.000%	60,675.00	585,675.00
11/01/2030			52,800.00	52,800.00
05/01/2031	540,000.00	3.000%	52,800.00	592,800.00
11/01/2031			44,700.00	44,700.00
05/01/2032	560,000.00	3.000%	44,700.00	604,700.00
11/01/2032			36,300.00	36,300.00
05/01/2033	585,000.00	3.000%	36,300.00	621,300.00
11/01/2033			27,525.00	27,525.00
05/01/2034	595,000.00	3.000%	27,525.00	622,525.00
11/01/2034			18,600.00	18,600.00
05/01/2035	610,000.00	3.000%	18,600.00	628,600.00
11/01/2035			9,450.00	9,450.00
05/01/2036	630,000.00	3.000%	9,450.00	639,450.00
Total	\$5,995,000.00		\$1,134,150.00	\$7,129,150.00

9,930,000.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 549,172				\$ 629,343
Allowable discounts (4%)	(21,967)				(25,174)
Assessment levy: net	527,205	\$ 471,712	\$ 55,493	\$ 527,205	604,169
Special assessment: off-roll	76,964	-	76,964	76,964	-
Interest	-	16,547	-	16,547	-
Total revenues	604,169	488,259	132,457	620,716	604,169
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	507,256	253,628	253,628	507,256	502,150
Total debt service	602,256	253,628	348,628	602,256	602,150
Fund balance:					
Net increase/(decrease) in fund balance	1,913	234,631	(216,171)	18,460	2,019
Beginning fund balance (unaudited)	1,329,559	886,382	1,121,013	886,382	904,842
Ending fund balance (projected)	1,331,472	\$1,121,013	\$ 904,842	\$904,842	906,861
Use of fund balance:					
Debt service reserve account balance (required)					(643,340)
Interest expense - November 1, 2026					(248,388)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 15,133

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$7,925,000.00		\$9,780,312.50	\$17,705,312.50

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ 188,273	\$ 188,273	\$ 475,135
Interest	-	5,430	-	5,430	-
Total revenues	-	5,430	188,273	193,703	475,135
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	-	174,676	174,676	376,546
Cost of issuance	-	197,615	-	197,615	-
Underwriter's discount	-	138,800	-	138,800	-
Total debt service	-	336,415	174,676	511,091	476,546
			-		
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	755,583	-	755,583	-
Total other financing sources/(uses)	-	755,583	-	755,583	-
Fund balance:					
Net increase/(decrease) in fund balance	-	424,598	13,597	438,195	(1,411)
Beginning fund balance (unaudited)	-	-	424,598	-	438,195
Ending fund balance (projected)	\$ -	\$424,598	\$438,195	\$438,195	436,784
Use of fund balance:					
Debt service reserve account balance (required)					(237,567)
Interest expense - November 1, 2026					(185,998)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 13,219

RIVER HALL

Community Development District

Series 2024

\$6,940,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			188,273.13	188,273.13
05/01/2026	100,000.00	4.550%	188,273.13	288,273.13
11/01/2026			185,998.13	185,998.13
05/01/2027	105,000.00	4.550%	185,998.13	290,998.13
11/01/2027			183,609.38	183,609.38
05/01/2028	110,000.00	4.550%	183,609.38	293,609.38
11/01/2028			181,106.88	181,106.88
05/01/2029	115,000.00	4.550%	181,106.88	296,106.88
11/01/2029			178,490.63	178,490.63
05/01/2030	120,000.00	4.550%	178,490.63	298,490.63
11/01/2030			175,760.63	175,760.63
05/01/2031	125,000.00	4.550%	175,760.63	300,760.63
11/01/2031			172,916.88	172,916.88
05/01/2032	130,000.00	5.350%	172,916.88	302,916.88
11/01/2032			169,439.38	169,439.38
05/01/2033	140,000.00	5.350%	169,439.38	309,439.38
11/01/2033			165,694.38	165,694.38
05/01/2034	145,000.00	5.350%	165,694.38	310,694.38
11/01/2034			161,815.63	161,815.63
05/01/2035	155,000.00	5.350%	161,815.63	316,815.63
11/01/2035			157,669.38	157,669.38
05/01/2036	160,000.00	5.350%	157,669.38	317,669.38
11/01/2036			153,389.38	153,389.38
05/01/2037	170,000.00	5.350%	153,389.38	323,389.38
11/01/2037			148,841.88	148,841.88
05/01/2038	180,000.00	5.350%	148,841.88	328,841.88
11/01/2038			144,026.88	144,026.88
05/01/2039	190,000.00	5.350%	144,026.88	334,026.88
11/01/2039			138,944.38	138,944.38
05/01/2040	200,000.00	5.350%	138,944.38	338,944.38
11/01/2040			133,594.38	133,594.38
05/01/2041	210,000.00	5.350%	133,594.38	343,594.38
11/01/2041			127,976.88	127,976.88
05/01/2042	225,000.00	5.350%	127,976.88	352,976.88
11/01/2042			121,958.13	121,958.13
05/01/2043	235,000.00	5.350%	121,958.13	356,958.13
11/01/2043			115,671.88	115,671.88
05/01/2044	250,000.00	5.350%	115,671.88	365,671.88
11/01/2044			108,984.38	108,984.38
05/01/2045	260,000.00	5.625%	108,984.38	368,984.38
11/01/2045			101,671.88	101,671.88

RIVER HALL

Community Development District

Series 2024

\$6,940,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2046	275,000.00	5.625%	101,671.88	376,671.88
11/01/2046			93,937.50	93,937.50
05/01/2047	295,000.00	5.625%	93,937.50	388,937.50
11/01/2047			85,640.63	85,640.63
05/01/2048	310,000.00	5.625%	85,640.63	395,640.63
11/01/2048			76,921.88	76,921.88
05/01/2049	330,000.00	5.625%	76,921.88	406,921.88
11/01/2049			67,640.63	67,640.63
05/01/2050	345,000.00	5.625%	67,640.63	412,640.63
11/01/2050			57,937.50	57,937.50
05/01/2051	365,000.00	5.625%	57,937.50	422,937.50
11/01/2051			47,671.88	47,671.88
05/01/2052	390,000.00	5.625%	47,671.88	437,671.88
11/01/2052			36,703.13	36,703.13
05/01/2053	410,000.00	5.625%	36,703.13	446,703.13
11/01/2053			25,171.88	25,171.88
05/01/2054	435,000.00	5.625%	25,171.88	460,171.88
11/01/2054			12,937.50	12,937.50
05/01/2055	460,000.00	5.625%	12,937.50	472,937.50
11/01/2055			-	-
Total	\$6,940,000.00		\$7,440,793.75	\$14,380,793.75

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2026**

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2026			FY 25
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 202.60	\$ 233.75	\$ 436.35	\$ 436.40
261	ADULT 55	2021A-1	231.72	233.75	465.47	465.57
142	ADULT 65	2021A-1	273.30	233.75	507.05	507.24
80	CARRIAGE	2021A-1	179.73	577.36	757.09	757.08
12	SF 50 Replat	2021A-1	210.92	541.46	752.38	752.44
10	SF 65 Replat	2021A-1	273.30	620.44	893.74	893.93
208	SF 55	2021A-1	231.72	906.95	1,138.67	1,138.77
147	SF 70	2021A-1	294.09	1,168.75	1,462.84	1,463.08
44	SF 85	2021A-1	356.47	1,481.97	1,838.44	1,838.82
125	SF 50	2021A-1	210.92	790.07	1,000.99	1,001.05
85	SF 65	2021A-1	273.30	906.95	1,180.25	1,180.44
92	VILLA	2021A-2	229.64	805.29	1,034.93	1,035.03
163	SF 55	2021A-2	231.72	1,162.09	1,393.81	1,393.91
78	SF 70	2021A-2	294.09	1,499.07	1,793.16	1,793.40
158	SF 50	2021A-2	210.92	1,013.42	1,224.34	1,224.40
41	SF 60	2021A-2	252.51	1,162.09	1,414.60	1,414.75
34	SF 65	2021A-2	273.30	1,162.09	1,435.39	1,435.58
348	SF 50	2020	210.92	1,241.38	1,452.30	1,452.36
195	SF 50	2023	210.92	1,822.07	2,032.99	2,033.05
43	SF 70	2023	294.09	2,550.90	2,844.99	2,845.23
33	SF 70	2023	294.09	2,550.90	2,844.99	2,845.23
18	SF 55	2023	231.72	2,004.28	2,236.00	2,236.10
22	SF 55	2023	231.72	2,004.28	2,236.00	2,236.10
2,506						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2026			FY 25
			GF	DSF	GF & DSF	Assessment
<u>Planned Units</u>						
39	UNPLAT SF 85	2021A-2	339.34	1,824.46	2,163.80	\$ 2,164.53 220.05 180.04 200.04
95	UNPLAT SF 55	2024	219.57	2,197.66	2,417.23	
202	UNPLAT TH	2024	179.65	1,318.60	1,498.25	
402	UNPLAT SF 50	n/a	199.61	-	199.61	
738						
3,244						