

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027
PROPOSED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 590,429				\$ 590,552
Allowable discounts (4%)	(23,617)				(23,622)
Assessment levy: on-roll: net	566,812	\$ 544,490	\$ 22,322	\$ 566,812	566,930
Assessment levy: off-roll	150,627	111,103	39,524	150,627	150,659
Lot closings	-	1,866	-	1,866	-
Miscellaneous Hog Program shared cost	19,000	3,800	15,200	19,000	19,000
Interest and miscellaneous	7,500	7,322	5,000	12,322	7,500
Total revenues	<u>743,939</u>	<u>668,581</u>	<u>82,046</u>	<u>750,627</u>	<u>744,089</u>
EXPENDITURES					
Supervisor	12,000	5,879	6,121	12,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	17,064	7,936	25,000	25,000
Trustee	16,500	20,801	-	20,801	25,000
Tax collector/property appraiser	7,200	7,060	140	7,200	7,200
Assessment roll prep	4,500	2,250	2,250	4,500	4,500
EMMA software services	-	3,000	-	3,000	4,500
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	15,750	14,816	934	15,750	16,300
Legal advertising	1,100	190	910	1,100	1,100
Bank fees	350	439	450	889	1,000
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	852	648	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	145	65	210	210
Legal counsel					
District counsel	14,000	3,695	10,305	14,000	14,000
Electric utility services					
Utility services	11,000	4,556	6,444	11,000	11,000
Street lights	2,000	898	1,102	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	-	-	-	-
Aquatic maintenance	160,000	68,952	91,048	160,000	170,000
Hog removal	22,800	9,500	13,300	22,800	22,800
Lake/pond bank maintenance	5,000	760	20,000	20,760	5,000
Stormwater system maintenance	40,000	560	5,000	5,560	52,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Other physical environment					
General liability insurance	5,200	5,270	-	5,270	5,800
Property insurance	13,500	11,224	-	11,224	13,500
Entry & walls maintenance	13,750	14,285	-	14,285	14,400
Landscape maintenance	206,000	90,127	115,873	206,000	205,000
Irrigation repairs & maintenance	5,000	4,117	883	5,000	5,000
Landscape replacement plants, shrubs, tre	20,000	-	20,000	20,000	20,000
Annual mulching	10,500	14,658	-	14,658	15,000
Holiday decorations	11,500	11,500	-	11,500	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	3,104	2,000	5,104	5,000
Roadway repair & maintenance	25,000	1,500	10,000	11,500	20,000
Sidewalk repair & maintenance	5,000	-	2,500	2,500	5,000
Street sign repair & replacement	1,500	-	1,500	1,500	1,500
Off-duty sheriff patrol	15,000	10,131	4,869	15,000	15,000
Contingency					
Miscellaneous contingency	1,000	214	786	1,000	1,000
Total expenditures	<u>737,340</u>	<u>351,677</u>	<u>355,414</u>	<u>707,091</u>	<u>767,290</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,599	316,904	(273,368)	43,536	(23,201)
Fund balance - beginning (unaudited)	863,501	714,694	1,031,598	714,694	758,230
Assigned					
Operating capital	185,000	185,000	185,000	185,000	185,000
Disaster recovery	250,000	250,000	250,000	250,000	150,000
Parkway repave and striping	400,000	400,000	400,000	400,000	400,000
Unassigned	35,100	196,598	(76,770)	(76,770)	29
Fund balance - ending (projected)	<u>\$ 870,100</u>	<u>\$ 1,031,598</u>	<u>\$ 758,230</u>	<u>\$ 758,230</u>	<u>\$ 735,029</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	25,000
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.	
EMMA software services	4,500
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	16,300
Legal advertising	1,100
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	1,000
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	
Aquatic maintenance	170,000
<p>The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes and conservation areas. Includes \$5k for aeration repair parts.</p>	
Hog removal	22,800
<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	52,000
<p>Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.</p>	
Other physical environment	
General liability insurance	5,800
<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	13,500
<p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p>	
Entry & walls maintenance	14,400
<p>Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.</p>	
Landscape maintenance	205,000
<p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of its 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	5,000
<p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p>	

**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	15,000
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	5,000
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	20,000
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>\$ 767,290</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 395,266	\$ 19,454	\$ 414,720	414,720
Interest	-	6,800	-	6,800	-
Total revenues	414,720	402,066	19,454	421,520	414,720
EXPENDITURES					
Debt service					
Principal	160,000	-	160,000	160,000	160,000
Interest	251,950	125,975	125,975	251,950	251,950
Total expenditures	411,950	125,975	285,975	411,950	411,950
Fund balance:					
Net increase/(decrease) in fund balance	3,507	276,091	(266,521)	9,570	2,770
Beginning fund balance (unaudited)	408,398	422,036	698,127	422,036	431,606
Ending fund balance (projected)	<u>\$411,905</u>	<u>\$698,127</u>	<u>\$431,606</u>	<u>\$431,606</u>	<u>434,376</u>
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2027					(123,375)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 104,076</u>

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 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
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	\$ 1,290,083	\$ 67,121	\$ 1,357,204	1,357,204
Special assessment: off-roll (A-2)	71,154	53,365	71,154	124,519	71,154
Interest	-	23,672	-	23,672	-
Total revenues	<u>1,428,358</u>	<u>1,367,120</u>	<u>138,275</u>	<u>1,505,395</u>	<u>1,428,358</u>
EXPENDITURES					
Debt service					
Principal (A-1)	545,000	-	545,000	545,000	565,000
Principal (A-2)	460,000	-	450,000	450,000	485,000
Principal prepayment	-	476,206	-	476,206	-
Interest (A-1)	210,750	105,375	105,375	210,750	194,400
Interest (A-2)	179,850	99,032	80,818	179,850	166,050
Total expenditures	<u>1,395,600</u>	<u>680,613</u>	<u>1,181,193</u>	<u>1,861,806</u>	<u>1,410,450</u>
Fund balance:					
Net increase/(decrease) in fund balance	32,758	686,507	(1,042,918)	(356,411)	17,908
Beginning fund balance (unaudited)	893,383	1,384,331	2,070,838	1,384,331	1,027,920
Ending fund balance (projected)	<u>\$ 926,141</u>	<u>\$2,070,838</u>	<u>\$1,027,920</u>	<u>\$1,027,920</u>	<u>1,045,828</u>
Use of fund balance:					
Debt service reserve account balance (required)					(417,463)
Interest expense - November 1, 2027 (A1)					(88,725)
Interest expense - November 1, 2027 (A2)					(75,750)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 463,890</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 2027**

	Fiscal Year 2026			Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	
REVENUES				
Special assessment - on-roll	\$ 629,343			\$ 629,343
Allowable discounts (4%)	(25,174)			(25,174)
Assessment levy: net	604,169	\$ 575,854	\$ 28,315	\$ 604,169
Interest	-	14,721	-	-
Total revenues	<u>604,169</u>	<u>590,575</u>	<u>28,315</u>	<u>618,890</u>
EXPENDITURES				
Debt service				
Principal	100,000	-	100,000	110,000
Interest	502,150	251,075	251,075	496,775
Total debt service	<u>602,150</u>	<u>251,075</u>	<u>351,075</u>	<u>606,775</u>
Fund balance:				
Net increase/(decrease) in fund balance	2,019	339,500	(322,760)	16,740
Beginning fund balance (unaudited)	904,842	929,657	1,269,157	929,657
Ending fund balance (projected)	<u>\$906,861</u>	<u>\$1,269,157</u>	<u>\$ 946,397</u>	<u>\$946,397</u>
Use of fund balance:				
Debt service reserve account balance (required)				(643,340)
Interest expense - November 1, 2027				(245,431)
Projected fund balance surplus/(deficit) as of September 30, 2027				<u>\$ 55,020</u>

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 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Special assessment: off-roll	\$ 475,135	\$ 337,671	\$ 137,464	\$ 475,135	\$ 475,135
Lot closings	-	18,680	-	18,680	-
Interest	-	7,226	-	7,226	-
Total revenues	<u>475,135</u>	<u>363,577</u>	<u>137,464</u>	<u>501,041</u>	<u>475,135</u>
EXPENDITURES					
Debt service					
Principal	100,000	-	100,000	100,000	105,000
Interest	376,546	188,273	188,273	376,546	371,996
Total debt service	<u>476,546</u>	<u>188,273</u>	<u>288,273</u>	<u>476,546</u>	<u>476,996</u>
Fund balance:					
Net increase/(decrease) in fund balance	(1,411)	175,304	(150,809)	24,495	(1,861)
Beginning fund balance (unaudited)	438,195	440,561	615,865	440,561	465,056
Ending fund balance (projected)	<u>\$436,784</u>	<u>\$615,865</u>	<u>\$465,056</u>	<u>\$465,056</u>	<u>463,195</u>
Use of fund balance:					
Debt service reserve account balance (required)					(237,567)
Interest expense - November 1, 2027					(183,609)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 42,019</u>

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 2027**

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2027			FY 26
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 202.65	\$ 233.75	\$ 436.40	\$ 436.35
261	ADULT 55	2021A-1	231.76	233.75	465.51	465.47
142	ADULT 65	2021A-1	273.36	233.75	507.11	507.05
80	CARRIAGE	2021A-1	179.77	577.36	757.13	757.09
12	SF 50 Replat	2021A-1	210.97	541.46	752.43	752.38
10	SF 65 Replat	2021A-1	273.36	620.44	893.80	893.74
208	SF 55	2021A-1	231.76	906.95	1,138.71	1,138.67
147	SF 70	2021A-1	294.16	1,168.75	1,462.91	1,462.84
44	SF 85	2021A-1	356.55	1,481.97	1,838.52	1,838.44
125	SF 50	2021A-1	210.97	790.07	1,001.04	1,000.99
85	SF 65	2021A-1	273.36	906.95	1,180.31	1,180.25
92	VILLA	2021A-2	229.68	805.29	1,034.97	1,034.93
163	SF 55	2021A-2	231.76	1,162.09	1,393.85	1,393.81
78	SF 70	2021A-2	294.16	1,499.07	1,793.23	1,793.16
158	SF 50	2021A-2	210.97	1,013.42	1,224.39	1,224.34
41	SF 60	2021A-2	252.56	1,162.09	1,414.65	1,414.60
34	SF 65	2021A-2	273.36	1,162.09	1,435.45	1,435.39
348	SF 50	2020	210.97	1,241.38	1,452.35	1,452.30
195	SF 50	2023	210.97	1,822.07	2,033.04	2,032.99
43	SF 70	2023	294.16	2,550.90	2,845.06	2,844.99
33	SF 70	2023	294.16	2,550.90	2,845.06	2,844.99
18	SF 55	2023	231.76	2,004.28	2,236.04	2,236.00
22	SF 55	2023	231.76	2,004.28	2,236.04	2,236.00
2,506						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2027			FY 26
			GF	DSF	GF & DSF	Assessment
Planned Units						
39	UNPLAT SF 85	2021A-2	339.41	1,824.46	2,163.87	\$ 2,163.80
95	UNPLAT SF 55	2024	219.62	2,197.66	2,417.28	2,417.23
202	UNPLAT TH	2024	179.69	1,318.60	1,498.29	1,498.25
402	UNPLAT SF 50	n/a	199.65	-	199.65	199.61
738						
3,244						