

RIVERSONG

**COMMUNITY DEVELOPMENT
DISTRICT**

October 6, 2025

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Riversong Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 29, 2025

Board of Supervisors
Riversong Community Development District

Dear Board Members:

The Board of Supervisors of the Riversong Community Development District will hold a Regular Meeting on October 6, 2025 at 11:00 a.m., at the Del Webb Bayview, Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Alex Malecki [Seat 5] (*the following to be provided under separate cover*)
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-03, Electing Certain Officers of the District, and Providing an Effective Date
5. Consideration of Resolution 2026-01, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing the Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date
6. Consideration of Supplemental Notice of Assessments – Series 2025 Bonds

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 7. Ratification of Acquisition of Certain Phase 1 Improvements
- 8. Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date
- 9. Acceptance of Unaudited Financial Statements as of August 31, 2025
- 10. Approval of September 3, 2025 Public Hearings and Regular Meeting Minutes
- 11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *LevelUp Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - FY2026 Insurance Property Schedule
 - NEXT MEETING DATE: November 3, 2025 at 11:00 AM

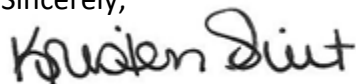
○ QUORUM CHECK

SEAT 1	MELISA SGRO	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BRADY LEFERE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KAT LAWLER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	RAY APONTE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	ALEX MALECKI	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

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**RIVERSONG COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF RIVERSONG COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of physical presence or online notarization on this ___ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Riversong Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT ELECTING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Riversong Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect and designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. **Melisa Sgro** is Chair.

SECTION 2. **Brady Lefere** is Vice Chair.

SECTION 3. **Craig Wrathell** is Secretary.

 Kat Lawler is Assistant Secretary.

 Ray Aponte is Assistant Secretary.

 Alex Malecki is Assistant Secretary.

 Kristen Suit is Assistant Secretary.

 Jordan Lansford is Assistant Secretary.

SECTION 4. **Craig Wrathell** is Treasurer.

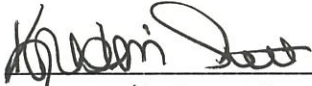
 Jeffrey Pinder is Assistant Treasurer.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

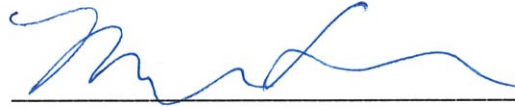
PASSED AND ADOPTED this 12th day of June, 2025.

ATTEST:

**RIVERSONG COMMUNITY DEVELOPMENT
DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

**SUPPLEMENTAL ASSESSMENT RESOLUTION
SERIES 2025**

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Riversong Community Development District (“**District**”) has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has previously adopted, after notice and public hearing, Resolution 2025-39, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2025-39, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on September 24, 2025, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$6,155,000 Riversong Community Development District Special Assessment Bonds, Series 2025 (the “**Series 2025 Bonds**”); and

WHEREAS, pursuant to and consistent with Resolution 2025-39, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the levy of special assessments securing the Series 2025 Bonds (the “**Series 2025 Assessments**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2025-39.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the Riversong Community Development District hereby finds and determines as follows:

(a) On August 25, 2025, the District, after due notice and public hearing, adopted Resolution 2025-39, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District’s infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Master Engineer’s Report*, dated June 2025, prepared by the District Engineer, LevelUp Consulting, LLC, and attached to this Resolution as **Exhibit A** (the “**Engineer’s Report**”), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Series 2025 Bonds (the “**Series 2025 Project**”) and sets forth the estimated costs of the Series 2025 Project as \$23,391,396.18. The District hereby confirms that the Series 2025 Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Series 2025 Bonds is hereby ratified.

(c) The *Final First Supplemental Special Assessment Methodology Report*, dated September 24, 2025, attached to this Resolution as **Exhibit B** (the “**Supplemental Assessment Report**”), applies the adopted *Master Special Assessment Methodology Report*, dated June 12, 2025, as approved by Resolution 2025-39 (the “**Master Assessment Report**”), to the Series 2025 Project and the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved and confirmed. The District ratifies its use in connection with the Series 2025 Bonds.

(d) The Series 2025 Project specially benefits certain developable acreage within the District as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Series 2025 Project financed with the Series 2025 Bonds to the specially benefitted properties within the District as set forth in Resolution 2025-39 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS. As provided in Resolution 2025-39, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the Series 2025 Assessments securing those bonds. The Series 2025 Bonds, in an aggregate par amount of \$6,155,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources

and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2025 Assessments securing the Series 2025 Bonds on those certain developable land within the District, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2025 ASSESSMENTS SECURING THE SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2025 Assessments securing the Series 2025 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District’s Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2025 Bonds. The estimated costs of collection of the Series 2025 Assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) To the extent that land is added to the District and made subject to the lien of the Series 2025 Assessments described in the Supplemental Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the Series 2025 Project and reallocate the Series 2025 Assessments securing the Series 2025 Bonds in order to impose Series 2025 Assessments on the newly added and benefitted property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated September 1, 2025, and the *First Supplemental Trust Indenture*, dated September 1, 2025 (the “**First Supplemental**”), the District shall for Fiscal Year 2025/2026, begin annual collection of Series 2025 Assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. The Series 2025 Bonds include an amount for capitalized interest through May 1, 2026. Beginning with the first debt service payment on May 1, 2026, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2025 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Manatee County and other Florida law. The District’s Board each year shall adopt a resolution addressing the manner in which the Series 2025 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2025 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2025 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS.

The terms of Resolution 2025-39 addressing true-up payments shall be applicable to the Series 2025 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025 Assessments securing the Series 2025 Bonds in the Official Records of Manatee County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolution 2025-39, which remains in full force and effect. This Resolution and Resolution 2025-39 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED and **ADOPTED**, this 6th day of October 2025.

ATTEST:

**RIVERSONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice-Chair, Board of Supervisors

Exhibit A: *Master Engineer's Report* dated June 2025

Exhibit B: *Final First Supplemental Special Assessment Methodology Report*, dated September 24, 2025

Exhibit C: Maturities and Coupon of Series 2025 Bonds

Exhibit D: Sources and Uses of Funds for Series 2025 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2025 Bonds

EXHIBIT A

Mast Engineer's Report dated June 2025

MASTER ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



LevelUp Consulting, LLC
505 E Jackson St, Suite 200
Tampa, FL 33602

JUNE 2025

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Riversong Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The site is generally located northwest of the intersection between North Rye Road and Rutland Road. The District consists of approximately 166.3 acres of land and is located entirely within Manatee County, Florida (“County”). However, the boundaries of the District may be expanded to include an additional approximately 329.15 acres (“Future Expansion Parcels”) through a boundary amendment petition to be presented to the Manatee County Board of County Commissioners. Following such expansion, the total acreage of the District would be approximately ±495.45 acres.

The District is located within a planned residential development project referred to as Riversong (“Development”) which is being developed by Pulte Home Company, LLC (“Developer”). The Development is expected to be developed in three (3) phases. Phase 1 of the Development is located with the current boundaries of the District, and Phases 2 and 3 of the Development are located within the Future Expansion Parcels.¹

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire Development. The CIP is necessary for the development of the Development. The following charts shows the planned product types and land uses for the Development:

PRODUCT TYPES*

Product Type	Phase 1	Phase 2	Phase 3	TOTAL
40'	125	109	81	315
50'	181	201	147	529
60'	37	95	54	186
TOTAL	343	405	282	1,030

* Based on current plans and market conditions which are subject to change.

¹ As a point of clarity, the area defined as “Phase 1” in this Report is referred to as “Phase I Subphase A” in the Development construction plans and permits. Similarly, the area defined as “Phase 2” in this Report is referred to as “Phase I Subphase B and Phase II Subphase A” and the area defined as “Phase 3” in this Report is referred to as “Phase II Subphase B” in the Development construction plans and permits.

PROPOSED LAND USES

Description	Approximate Area			
	Phase 1	Phase 2	Phase 3	TOTAL
Residential Areas	48.80 Ac	60.85 Ac	38.55 Ac	148.20 Ac
All Other Areas – Right-of-way, Recreation, Open Space, Water Management Facility, Lakes, Drainage	117.50 Ac	102.95 Ac	126.80 Ac	347.25 Ac
TOTAL	166.30 Ac	163.80 Ac	165.35 Ac	495.45 Ac

The public infrastructure for the Development is as follows:

Roadway Improvements

The District intends to construct or acquire the subdivision roads within the District, and such costs are included in the District's CIP. The District will convey the completed roadway improvements to the County for ownership, operation and maintenance. Roadway improvements will include a 4-lane divided entrance road that leads to a roundabout. At the northeast exit of roundabout, a 2-lane undivided collector road will run north through the rest of the development. Throughout the subdivision there will be 2-lane undivided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. Sidewalks will also be turned over to the County for ownership, operation and maintenance. All roads will be designed in accordance with County standards.

Roadway improvements within the Development also include the extension of North Rye Road which will cross through the Development in Phase 1 and then run North along the west side of the Development through the Future Expansion Parcels. The North Rye Road improvements may qualify for impact fee credits to be negotiated with the County. It is currently anticipated that such impact-fee creditable portions will be privately financed by the Developer instead of the District. However, in the event that the District finances the North Rye Road improvements and impact fee credits are generated, then any such credits will be the subject of a separate agreement between the Developer and the District. The North Rye Road improvements are included in the District's CIP but separate from the other roadway improvements. North Rye Road will be designed in accordance with County standards, and will be conveyed to the County for ownership, operation and maintenance.

Stormwater Management System

The District intends to construct or acquire the stormwater management system for the Development, and such costs are included in the District's CIP. The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open

lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the SWFWMD and the County for stormwater/floodplain management systems. The District will own, operate, and maintain the stormwater system, except for the improvements located in the County right-of-way, which will be owned, operated, and maintained by the County.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of any grading of lots or the transportation of any fill to such lots.

Water, Wastewater and Reclaim Utilities

The District intends to construct or acquire water, wastewater and reclaim infrastructure, and such costs are included in the District's CIP. Only the costs of reclaim infrastructure up to the proposed meter (as discussed herein) are included the CIP.

In particular, the on-site water supply improvements include water mains that will be located within right-of-way and used for potable water service and fire protection. Service for the Development will be provided by connecting to the existing 30-inch water main along Rutland Road. The existing 30-inch water main runs east to west on the southern side of Rutland Road.

Wastewater improvements for the project will include an onsite gravity collection system, onsite force main, which ties into a 16-inch force main along Rutland Road that will be constructed by others, and onsite lift stations.

The reclaim water distribution system will be constructed to tie into a meter that ties into a pond(s) and private pump system that will provide service for irrigation throughout the community. The reclaim service for the Development will be provided by connecting to the existing 30-inch reclaim main at the intersection of Rutland Road and North Rye Road.

The water and reclaim distribution, and the wastewater collection systems for all phases will be constructed or acquired by the District. The water and wastewater systems as well as the reclaim system up to the meter(s) will be dedicated to the county for ownership, operation and maintenance. The reclaim system beyond the proposed meter(s) will be private.

Hardscape, Landscape, and Irrigation

The project will require the construction and/or installation of landscaping, irrigation and hardscaping within common areas and rights-of-way and the perimeter of the Development.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements, but in most cases exceed the requirements with enhancements for the benefit of the community.

Landscaping, irrigation and hardscaping in the Development will be owned, maintain and funded by the District, and such costs are included in the District's CIP.

Streetlights / Undergrounding of Electrical Utility Lines

The Developer intends to lease street-lights through an agreement with a local utility provider (FPL) and will fund the street-lights through an annual operations and maintenance assessment. As such, street-lights are not included as part of the CIP. However, the District may fund the differential cost of undergrounding the electrical utilities lines as part of the CIP and such costs are included in the District's CIP.

Recreational Amenities

In conjunction with the construction of the Development, the Developer intends to construct an amenity center that may consist of a clubhouse, pool, and sport courts. These improvements will be funded by the Developer and turned over to the HOA for ownership, operation and maintenance. All such improvements are not included in the District's CIP. All such improvements are considered common elements for the benefit of the District landowners.

Environmental Conservation

There is no proposed onsite mitigation. The site only has mitigation for wetland impacts through a private mitigation bank. Such payments will not be part of the CIP.

Off-Site Improvements

Offsite improvements include improvements on Rutland Road with the addition of left and right turn lanes at the entrance, signing, stripping, sidewalks, and extension of the reclaim main. The offsite improvements within County ROW will be constructed or acquired by the District and then dedicated to the County for ownership, operation and maintenance.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, (iii) legal consulting and (iv) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are reasonably expected to be obtained in the ordinary course, including the following:

PERMITTING STATUS

Overall CIP/Phases	Agency	Permit Record Number	Approval Date/Status
Comprehensive Plan Map and Text Amendment	Manatee County	PLN2308-0131	01/18/2024
Lazy C Ranch GDP	Manatee County	PLN2208-0121	02/02/2024
Phase I Subphase A Mass Grading	SWFWMD	43046896.000	04/22/2024
Phase I Subphase A Minor Mod.	SWFWMD	43046896.001	05/23/2024
Phase I Subphase A Mass Grading	Manatee County	PLN2309-0089	06/13/2024
Phase I Subphase A PSP	Manatee County	PLN2313	06/18/2024
Phase I Subphase A Construction Plans	Manatee County	PLN-2401-0106	12/17/2024
Phase I Subphase A FSP/PP	Manatee County	PLN2401-0107	12/27/2024
Phase I Subphase A Wastewater System	FDEP	CS41-0182186-472-DWC/CM	01/13/2025
Phase I Subphase A Water System	FDEP	0133068-1740-DSGP/02	02/11/2025
Phase I Subphase B & Phase II Subphase A FSP/PP/Construction Plans	Manatee County	PLN2504-0035	In Review
Phase I Subphase B & Phase II Subphase A FSP/PP/Construction Plans	SWFWMD	App. ID No.: 915936	In Review

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

Improvement	Phase 1 Estimated Cost	Phase 2 Estimated Cost	Phase 3 Estimated Cost	Total Estimated Costs	O&M Entity
Internal Roadways	\$3,930,615.50	\$3,681,865.05	\$2,443,287.55	\$10,055,768.10	County
Stormwater Management	\$3,211,497.50	\$1,851,344.35	\$1,632,555.60	\$6,695,397.45	CDD
Utilities (Water, Sewer, Reclaim)	\$6,280,821.50	\$5,218,768.55	\$2,761,381.50	\$14,260,971.55	CDD
Offsite Improvements	\$1,294,347.50	-	-	\$1,294,347.50	County
North Rye Road	\$1,488,262.50	\$1,552,205.00		\$3,040,467.50	County
Amenities	-	-	-	\$0.00	County
Conservation	-	-	-	\$0.00	HOA
Differential Cost of Undergrounding Electric Utilities	\$200,000.00	\$200,000.00	\$200,000.00	\$600,000.00	CDD
Public Area Landscape and Hardscape	\$3,175,000.00	\$1,450,000.00	\$1,350,000.00	\$5,975,000.00	CDD
Professional Services	\$759,800.00	\$717,000.00	\$384,000.00	\$1,860,800.00	CDD
subtotal	\$20,340,344.50	\$14,671,182.95	\$8,771,224.65	\$43,782,752.10	-
Contingency (15%)	\$3,051,051.68	\$2,200,677.44	\$1,315,683.70	\$6,567,412.82	-
TOTAL	\$23,391,396.18	\$16,871,860.39	\$10,086,908.35	\$50,350,164.92	

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The Developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
- d. North Rye Road improvements may qualify for impact fee credits. See "Roadway Improvements" discussion herein for more information.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost of the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

R. Trent Stephenson, P.E.

[Date]

FL License No. 59514

EXHIBIT B

Final First Supplemental Special Assessment Methodology Report
dated September 24, 2025

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

Final First Supplemental Special Assessment Methodology Report

September 24, 2025



Provided by:

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1.0 Introduction

1.1 Purpose

This Final First Supplemental Special Assessment Methodology Report (the "First Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (the "Master Report") dated June 12, 2025 and to provide a supplemental financing plan and a supplemental special assessment methodology for Phase 1 (hereafter defined) of the Riversong Community Development District (the "District") located entirely within Manatee County, Florida. This First Supplemental Report was developed in relation to funding by the District of a portion of the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the First Supplemental Report

This First Supplemental Report presents the projections for financing a portion of the District's Capital Improvement Plan described in the Engineer's Report for the Riversong Community Development District prepared by LevelUp Consulting, LLC (the "District Engineer") dated June 2025 (the "Engineer's Report"), and this First Supplemental Report describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of a portion of the CIP. Please note that the Engineer's Report describes both the CIP which would be required for the District's initially-established 166.30 +/- acres which will comprise the Phase 1 of development within the District (the "Phase 1 CIP") and the CIP after the projected expansion of its boundaries by additional 329.15 +/- acres which will comprise the Phases 2 and 3 of development within the District (the "Phases 2 and 3 CIP") to the anticipated total of approximately 495.45 +/- acres (the Phase 1 CIP and Phases 2 and 3 CIP may be collectively referred to as the "CIP"). This First Supplemental Report addresses the Phase 1 CIP.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Phase 1 CIP create special benefits for properties within the current boundaries of the lands within the District known as Phase 1 (herein, "Phase 1") and general benefits for properties outside of Phase 1 and to the public at large. However, as discussed within this First Supplemental Report, these general

benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Phase 1 CIP enables properties within its boundaries to be developed. Phase 1 represents the current boundaries of the District.

There is no doubt that the general public and owners of property outside of Phase 1 will benefit from the provision of the CIP. However, these benefits are only incidental since the Phase 1 CIP is designed solely to provide special benefits peculiar to property within Phase 1 of the District. Properties outside Phase 1 are not directly served by the Phase 1 CIP and do not depend upon the Phase 1 CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Phase 1 receives compared to those lying outside of Phase 1.

The Phase 1 CIP will provide public infrastructure improvements which are all necessary in order to make the lands within Phase 1 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Phase 1 to increase by more than the sum of the financed cost of the individual components of the Phase 1 CIP. Even though the exact value of the benefits provided by the Phase 1 CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the First Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Phase 1 CIP as determined by the District Engineer.

Section Four discusses the supplemental financing program for the District.

Section Five discusses the special assessment methodology for Phase 1.

2.0 Development Program

2.1 Overview

The District will serve the Riversong development (the “Development” or “Riversong”), a master planned, residential development located entirely within Manatee County, Florida. The land within the District constituting Phase 1 currently consists of approximately 166.30 +/- acres, while a planned future parcel anticipated to become part of the District’s boundaries (the “Expansion Area”) would account for an additional 329.15 +/- for a total of 495.45 +/- acres, and is generally located northwest of the intersection between North Rye Road and Rutland Road.

2.2 The Development Program

The development of Riversong is anticipated to be conducted by Pulte Home Company, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 1,030 residential units taking into account the Expansion Area developed over a multi-year period in one or more development phases (assuming that the boundaries of the District are expanded), although unit numbers, land use types and phasing may change throughout the development period. Phase 1 is anticipated to account for 343 residential units. Table 1 in the *Appendix* illustrates the development plan within the District.

3.0 The Phase 1 CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer’s Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Phase 1 CIP

The Phase 1 CIP needed to serve Phase 1 is projected to include, without limitation, earthwork (excluding lots), stormwater, roadways & paving, potable water, reclaimed water, sanitary sewer, differential cost of undergrounding electric and landscape/ hardscape, along with contingency and professional costs, is estimated to total

approximately \$23,391,396.18, a portion of which will be financed with the proceeds of the herein defined Series 2025 Bonds.

Even though the installation of the improvements that comprise the Phase 1 CIP is projected to occur in multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the Phase 1 CIP will serve and provide benefit to all land uses within the current boundaries of the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and the improvements will be interrelated such that they will reinforce one another. As a practical matter, this means that master improvements that are part of the Phase 1 CIP may be financed by the Series 2025 Bonds and/or a future series of bonds.

Table 2 in the *Appendix* illustrates the specific components of the Phase 1 CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. The District anticipates undertaking construction of the site work through a third-party contractor.

The District intends to issue its Special Assessment Bonds, Series 2025 in the total principal amount of \$6,155,000 (the "Series 2025 Bonds") to fund \$5,374,543.32 in Phase 1 CIP costs for the development of Phase 1 units constituting a portion of the Phase 1 CIP, with the balance of the Phase 1 CIP costs anticipated to be contributed by the Developer.

4.2 Types of Bonds Proposed

The proposed supplemental financing plan for the District provides for the issuance of the Series 2025 Bonds in the total principal amount of \$6,155,000 to finance a portion of the Phase 1 CIP costs in the total amount of \$5,374,543.32, representing the amount of construction proceeds generated from the issuance of the Series 2025 Bonds.

The Series 2025 Bonds as detailed under this supplemental financing plan are structured to be amortized in 30 annual

installments following an approximate 6-month capitalized interest period. Interest payments on the Series 2025 Bonds will be made every May 1 and November 1, and annual principal payments on the Series 2025 Bonds will be made on every May 1.

In order to finance a portion of the Phase 1 CIP, the District would need to borrow funds and incur indebtedness in the total principal amount of \$6,155,000. The difference between the financed Phase 1 CIP costs and the amount of Series 2025 Bonds is comprised of funding a debt service reserve, paying capitalized interest, and paying the costs of issuance, including the underwriter's discount. Sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the *Appendix* along with the financing assumptions.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2025 Bonds provides the District with funds necessary to construct/acquire a portion of the Phase 1 CIP as outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the current boundaries of the District. General benefits accrue to areas outside of the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing the properties within the District that derive special and peculiar benefits from the Phase 1 CIP. All properties that receive benefits from the Phase 1 CIP will be assessed for their fair share of debt issued in order to finance the Phase 1 CIP.

5.2 Benefit Allocation

The current development plan for the Development envisions a total of 1,030 residential units developed over a multi-year period in one or more development phases (assuming that the boundaries of the District are expanded), although unit numbers, land use types and phasing may change throughout the development period. Phase 1 is anticipated to account for 343 residential units, although unit numbers, land uses and product types may change throughout the development period.

The public infrastructure included in the Phase 1 CIP will comprise an interrelated system of public infrastructure improvements, which

means that all of the improvements will serve the District and such public improvements will be interrelated in such way that, once constructed, they will reinforce each other, and their combined benefit will be greater than the sum of their individual benefits. As a practical matter, this means that public improvements that are part of the Phase 1 CIP and not financed by the Series 2025 Bonds may be constructed by the Developer or funded by a future series of bonds.

As stated previously, the public infrastructure improvements included in the Phase 1 CIP have a logical connection to the special and peculiar benefits received by the assessable properties within Phase 1, as without such improvements, the development of such properties within Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the lands within the current boundaries of the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the lands within Phase 1 receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the assessments related to the financed cost of constructing Phase 1.

In following the Master Report, this First Supplemental Report proposes to allocate the benefit associated with the Phase 1 CIP to the different unit types proposed to be developed within Phase 1 in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Phase 1 based on the densities of development and the intensities of use of infrastructure, total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind the different ERU values is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the improvements which are part of the Phase 1 CIP less than units with larger lot sizes, as, for instance, generally and on average units with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the

relative amount of benefit received by representatives of different unit types from Phase 1.

Based on the ERU benefit allocation illustrated in Table 4, Table 5 in the *Appendix* presents the allocation of the amount of Phase 1 CIP costs allocated to Phase 1 to the various unit types proposed to be developed in Phase 1 based on the ERU benefit allocation factors presented in Table 4.

Further, Table 5 illustrates the approximate costs that are projected to be financed with the Series 2025 Bonds, and the approximate costs of the portion of the Phase 1 CIP costs allocable to Phase 1 to be contributed by the Developer. With the Bonds funding \$5,374,543.32 in costs of the Phase 1 CIP, the Developer and/or the District, in its sole discretion, is anticipated to fund improvements valued at an estimated cost of \$18,016,852.86 which will not be funded with proceeds of the Series 2025 Bonds.

Finally, Table 6 in the *Appendix* presents the apportionment of the bond assessments (the “Series 2025 Bond Assessments”) and also present the annual levels of the projected annual debt service assessments per unit.

Amenities - No Series 2025 Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the Development. If owned by a homeowner’s association, the amenities and common areas would be considered a common element for the exclusive benefit of certain property owners, and would not be subject to Series 2025 Bonds Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2025 Bond Assessments and would be open to the general public, subject to District rules and policies.

Governmental Property - If at any time, any portion of the property within the District is proposed to be sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2025 Bond Assessments thereon), or similarly exempt entity, all future unpaid Series 2025 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

5.3 Assigning Series 2025 Bond Assessments

Subject to Section 5.7 herein, the land in the District has not yet received independent Parcel ID numbers for its intended final use

and the precise location of the various product types by lot or parcel is unknown, the Series 2025 Bond Assessments will initially be levied on all of the land in Phase 1 of the District on an equal pro-rata gross acre basis and thus the total bonded debt in the total principal amount of \$6,155,000 will be preliminarily levied on approximately 166.30+/- acres at a rate of \$37,011.43 per gross acre.

When the land receives such Parcel ID numbers within Phase 1, the Series 2025 Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix* for the Series 2025 Bond Assessments. Such allocation of Series 2025 Bond Assessments from unplatted gross acres to platted parcels will reduce the amounts of Series 2025 Bond Assessments levied on unplatted gross acres within Phase 1.

Transferred Property - In the event unplatted land within the current boundaries of the District is sold to a third party (the “**Transferred Property**”), the Series 2025 Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this First Supplemental Report. The owner of the Transferred Property will be responsible for the total Series 2025 Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Series 2025 Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to the assessable properties within Phase 1. The Phase 1 CIP benefits assessable properties within Phase 1 and accrues to all such assessable properties on an ERU basis.

The public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;

- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Phase 1 CIP make the land in the District developable and saleable and when implemented jointly as parts of the Phase 1 CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*. The apportionment of the Series 2025 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2 initially* across all assessable property within Phase 1 according to reasonable estimates of the special and peculiar benefits derived from the Phase 1 CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). If at any time any of the lands are to be re-platted or site plans re-approved, the plat or approved site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat within Phase 1 results in the same amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the "Remaining Platted Developable Lands" within Phase 1 (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2025 Bond Assessments to the product types being platted and the remaining property in accordance with this First Supplemental Report, and cause the Series 2025 Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within Phase 1 results in a greater amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the Remaining Platted Developable Lands within Phase 1 as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Series 2025 Bond Assessments for all assessed properties within Phase 1, may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within Phase 1 results in a lower amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the Remaining Platted Developable Lands within Phase 1 as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Series 2025 Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Series 2025 Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Series 2025 Bond Assessments) are able to be imposed on the Remaining Platted Developable Lands within Phase 1, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for Phase 1, b) the revised, overall development plan showing the number and type of units reasonably planned for within Phase 1, c) proof of the amount of entitlements for the Remaining Platted Developable Lands within Phase 1, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within

Phase 1, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relating to the Series 2025 Bonds) that occurs at least forty-five (45) days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before an Quarterly Redemption Date).

All Series 2025 Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres within Phase 1, any unallocated Series 2025 Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the applicable assessment resolution(s).

5.7 Assessment Roll

Series 2025 Bond Assessments in the total amount of \$6,155,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit "A". The Series 2025 Bond Assessments shall be paid in thirty (30) annual principal installments. Please note that the plat has been recorded, but at the time of this writing, the individual Parcel IDs are not yet available. The individual Parcel IDs are anticipated to become available prior to the issuance of the Series 2025 Bonds and will be updated accordingly once available.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and

engineering data was provided by members of District Staff, the District Engineer and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Series 2025 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Riversong

Community Development District

Development Plan

Product Type	Current District Boundary Units (Phase 1)	Anticipated Expansion Units (Phase 2)	Anticipated Expansion Units (Phase 3)	Total Number of Units
Single Family 40'	125	109	81	315
Single Family 50'	181	201	147	529
Single Family 60'	37	95	54	186
Total	343	405	282	1,030

Table 2

Riversong

Community Development District

Project Costs - 2025 Project

Improvement	Total Costs
Internal Roadways	\$3,930,615.50
Stormwater Management	\$3,211,497.50
Utilities (Water, Sewer, Reclaim)	\$6,280,821.50
Offsite Improvements	\$1,294,347.50
North Rye Road	\$1,488,262.50
Amenities	-
Conservation	-
Differential Cost of Undergrounding Electric Utilities	\$200,000.00
Public Area Landscape and Hardscape	\$3,175,000.00
Professional Services	\$759,800.00
Contingency (15%)	\$3,051,051.68
Total	\$23,391,396.18

Table 3

Riversong

Community Development District

Sources and Uses of Funds

	Series 2025
Sources	
Bond Proceeds:	
Par Amount	\$6,155,000.00
Original Issue Discount	-\$51,291.50
Total Sources	\$6,103,708.50

Uses	
Project Fund Deposits:	
Project Fund	\$5,374,543.32
Other Fund Deposits:	
Debt Service Reserve Fund	\$211,465.63
Capitalized Interest Fund	\$176,774.55
Delivery Date Expenses:	
Costs of Issuance	\$217,825.00
Underwriter's Discount	\$123,100.00
Total Uses	\$6,103,708.50

Financing Assumptions
Coupon Rate: 4.00% - 5.625%
Capitalized Interest Period: 6 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$217,825.00

Table 4

Riversong

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	315	0.80	252.00
Single Family 50'	529	1.00	529.00
Single Family 60'	186	1.20	223.20
Total	1,030		1,004.20

Product Type	Current District Boundary Units (Phase 1)	ERU Weight	Phase 1 Total ERU	Percent of Total ERU
Single Family 40'	125	0.80	100.00	9.96%
Single Family 50'	181	1.00	181.00	18.02%
Single Family 60'	37	1.20	44.40	4.42%
Total	343		325.40	32.40%

Product Type	Anticipated Expansion Units (Phase 2)	ERU Weight	Phase 2 Total ERU	Percent of Total ERU
Single Family 40'	109	0.80	87.20	8.68%
Single Family 50'	201	1.00	201.00	20.02%
Single Family 60'	95	1.20	114.00	11.35%
Total	405		402.20	40.05%

Product Type	Anticipated Expansion Units (Phase 3)	ERU Weight	Phase 3 Total ERU	Percent of Total ERU
Single Family 40'	81	0.80	64.80	6.45%
Single Family 50'	147	1.00	147.00	14.64%
Single Family 60'	54	1.20	64.80	6.45%
Total	282		276.60	27.54%

Table 5

Riversong

Community Development District

Cost Allocation - Phase 1

Product Type	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Series 2025 Bonds	Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer*
Single Family 40'	\$7,188,505.28	\$1,651,672.81	\$5,536,832.47
Single Family 50'	\$13,011,194.55	\$2,989,527.78	\$10,021,666.77
Single Family 60'	\$3,191,696.34	\$733,342.73	\$2,458,353.62
Total	\$23,391,396.18	\$5,374,543.32	\$18,016,852.86

* Can be funded with proceeds of future bonds

Table 6

Riversong

Community Development District

Series 2025 Assessment Apportionment - Phase 1

Product Type	Total Number of Units	Total Cost Allocation*	Series 2025 Assessment Apportionment	Series 2025 Assessment Apportionment per Unit	Annual Series 2025 Assessment Debt Service per Unit - paid in March**
Single Family 40'	125	\$7,188,505.28	\$1,891,518.13	\$15,132.15	\$1,118.04
Single Family 50'	181	\$13,011,194.55	\$3,423,647.82	\$18,915.18	\$1,397.56
Single Family 60'	37	\$3,191,696.34	\$839,834.05	\$22,698.22	\$1,677.07
Total	343	\$23,391,396.18	\$6,155,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection of 3% (subject to change) and an early payment discount of 4% (subject to change)

Exhibit “A”

Series 2025 Bond Assessments in the amount of \$6,155,000 are proposed to be levied over the area as described below:

A parcel of land lying in Sections 35, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast 1/4 of said Section 35, as shown on AVIARY AT RUTLAND RANCH PHASE IIA & IIB according to the plat thereof, recorded in Plat Book 72, Pages 74 through 109 of the Public Records of Manatee County, Florida; thence along the East boundary of Section 26, N.00°47'14"E., a distance of 61.76 feet; thence N.89°12'46"E., a distance of 78.00 feet to the **POINT OF BEGINNING**; thence S.79°01'08"E., a distance of 376.61 feet; thence S.35°04'39"E., a distance of 46.96 feet; thence Southerly, 115.48 feet along the arc of a tangent curve to the right having a radius of 230.00 feet and a central angle of 28°46'03" chord bearing S.20°41'38"E., 114.27 feet; thence S.05°40'13"E., a distance of 315.12 feet; thence S.02°00'00" ., a distance of 229.35 feet; thence S.06°23'04" ., a distance of 450.49 feet; thence Southeasterly, 468.16 feet along the arc of a non tangent curve to the left having a radius of 350.47 feet and a central angle of 76°32'14" chord bearing S.31°56'40"E., 434.12 feet; thence S.73°36'53"E., a distance of 89.88 feet; thence S.88°12'13"E., a distance of 22.31 feet; thence N.22°41'59"E., a distance of 108.81 feet; thence S.67°18'01"E., a distance of 100.00 feet; thence S.22°41'59" ., a distance of 105.07 feet; thence S.81°22'20"E., a distance of 21.91 feet; thence S.74°08'25"E., a distance of 649.52 feet to a point on the easterly boundary of F BR PHASE IIIB, according to the plat thereof, recorded in Plat Book 44, Pages 7 through 11 of the Public Records of Manatee County, Florida; thence the following two 2 courses along the easterly boundary of said F BR ., PHASE IIIB: 1 S.23°10'20" ., a distance of 575.89 feet; 2 S.28°57'32" ., a distance of 440.14 feet to the Northwest corner of F BR ., PHASE II, according to the plat thereof, recorded in Plat Book 38, Pages 36 through 42 of said Public Records; thence the following five 5 courses along the easterly boundary of said F BR ., PHASE II: 1 S.28°57'32" ., a distance of 879.38 feet; 2 S.27°04'28" ., a distance of 112.35 feet; 3 S.32°57'28" ., a distance of 53.56 feet; 4 S.28°57'48" ., a distance of 525.88 feet; 5 S.36°51'56" ., a distance of 921.86 feet to the Northeasterly Right of way of Rutland Road aka County Road 675, formerly State Road 675, according to the State of Florida State Road Department Right of way Map, Section 1351 201 transferred to Manatee County in Road Plat Book 9, Page 219; thence along said Northeasterly Right of way the following four 4 courses: 1 Northwesterly, 389.45 feet along the arc of a non tangent curve to the right having a radius of 2789.79 feet and a central angle of 07°59'54" chord bearing N.49°58'51" ., 389.13 feet; 2 along a radial line, S.44°01'06" ., a distance of 25.00 feet; 3 Northwesterly, 8.49 feet along the arc of a non tangent curve to the right having a radius of 2814.79 feet and a central angle of 00°10'22" chord bearing N.45°53'43" ., 8.49 feet; 4 N.45°48'32" ., a distance of 1693.55 feet to the Southernmost corner of AVIARY AT RUTLAND RANCH PHASE IA & IB, according to the plat thereof, recorded in Plat Book 65, Pages 84 through 108; thence along the Easterly boundary of AVIARY AT RUTLAND RANCH PHASE IA & IB the following two 2 courses: 1 N.36°52'12"E., a distance of 564.88 feet; 2 N.25°24'53"E., a distance of 1072.05 feet; thence departing said easterly boundary S.68°01'09"E., a distance of 140.12 feet; thence N.24°18'31"E., a distance of 99.80 feet; thence N.25°19'02"E., a distance of 1718.28 feet; thence northerly, 428.13 feet along the arc of a tangent curve to the left having a radius of 1000.00 feet and a central angle of 24°31'48" chord bearing N.13°03'08"E., 424.87 feet; to the **POINT OF BEGINNING**.

CONTAINING 166.30 ACRES, MOR OR LESS.

EXHIBIT C
Maturities and Coupon of Series 2025 Bonds

BOND PRICING

Riversong Community Development District
Special Assessment Bonds, Series 2025

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2030	370,000	4.000%	4.000%	100.000
Term 2:	05/01/2045	2,340,000	5.400%	5.450%	99.401
Term 3:	05/01/2056	3,445,000	5.625%	5.700%	98.918
		6,155,000			

Dated Date	10/21/2025	
Delivery Date	10/21/2025	
First Coupon	05/01/2026	
Par Amount	6,155,000.00	
Original Issue Discount	-51,291.50	
Production	6,103,708.50	99.166669%
Underwriter's Discount	-123,100.00	-2.000000%
Purchase Price	5,980,608.50	97.166669%
Accrued Interest		
Net Proceeds	5,980,608.50	

EXHIBIT D

Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

Riversong Community Development District Special Assessment Bonds, Series 2025

Sources:

Bond Proceeds:	
Par Amount	6,155,000.00
Original Issue Discount	-51,291.50
	<hr/>
	6,103,708.50

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	211,465.63
Capitalized Interest Fund (thru 5/1/26)	<hr/> 176,774.55
	388,240.18
Delivery Date Expenses:	
Cost of Issuance	217,825.00
Underwriter's Discount	<hr/> 123,100.00
	340,925.00
Other Uses of Funds:	
Construction Fund	<hr/> 5,374,543.32
	6,103,708.50

EXHIBIT E
Annual Debt Service Payment Due on Series 2025 Bonds

BOND DEBT SERVICE

Riversong Community Development District
Special Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026			176,774.55	176,774.55	
11/01/2026			167,470.63	167,470.63	344,245.18
05/01/2027	85,000	4.000%	167,470.63	252,470.63	
11/01/2027			165,770.63	165,770.63	418,241.26
05/01/2028	90,000	4.000%	165,770.63	255,770.63	
11/01/2028			163,970.63	163,970.63	419,741.26
05/01/2029	95,000	4.000%	163,970.63	258,970.63	
11/01/2029			162,070.63	162,070.63	421,041.26
05/01/2030	100,000	4.000%	162,070.63	262,070.63	
11/01/2030			160,070.63	160,070.63	422,141.26
05/01/2031	105,000	5.400%	160,070.63	265,070.63	
11/01/2031			157,235.63	157,235.63	422,306.26
05/01/2032	110,000	5.400%	157,235.63	267,235.63	
11/01/2032			154,265.63	154,265.63	421,501.26
05/01/2033	115,000	5.400%	154,265.63	269,265.63	
11/01/2033			151,160.63	151,160.63	420,426.26
05/01/2034	120,000	5.400%	151,160.63	271,160.63	
11/01/2034			147,920.63	147,920.63	419,081.26
05/01/2035	130,000	5.400%	147,920.63	277,920.63	
11/01/2035			144,410.63	144,410.63	422,331.26
05/01/2036	135,000	5.400%	144,410.63	279,410.63	
11/01/2036			140,765.63	140,765.63	420,176.26
05/01/2037	145,000	5.400%	140,765.63	285,765.63	
11/01/2037			136,850.63	136,850.63	422,616.26
05/01/2038	150,000	5.400%	136,850.63	286,850.63	
11/01/2038			132,800.63	132,800.63	419,651.26
05/01/2039	160,000	5.400%	132,800.63	292,800.63	
11/01/2039			128,480.63	128,480.63	421,281.26
05/01/2040	170,000	5.400%	128,480.63	298,480.63	
11/01/2040			123,890.63	123,890.63	422,371.26
05/01/2041	180,000	5.400%	123,890.63	303,890.63	
11/01/2041			119,030.63	119,030.63	422,921.26
05/01/2042	190,000	5.400%	119,030.63	309,030.63	
11/01/2042			113,900.63	113,900.63	422,931.26
05/01/2043	200,000	5.400%	113,900.63	313,900.63	
11/01/2043			108,500.63	108,500.63	422,401.26
05/01/2044	210,000	5.400%	108,500.63	318,500.63	
11/01/2044			102,830.63	102,830.63	421,331.26
05/01/2045	220,000	5.400%	102,830.63	322,830.63	
11/01/2045			96,890.63	96,890.63	419,721.26
05/01/2046	235,000	5.625%	96,890.63	331,890.63	
11/01/2046			90,281.25	90,281.25	422,171.88
05/01/2047	245,000	5.625%	90,281.25	335,281.25	
11/01/2047			83,390.63	83,390.63	418,671.88
05/01/2048	260,000	5.625%	83,390.63	343,390.63	
11/01/2048			76,078.13	76,078.13	419,468.76
05/01/2049	275,000	5.625%	76,078.13	351,078.13	
11/01/2049			68,343.75	68,343.75	419,421.88
05/01/2050	290,000	5.625%	68,343.75	358,343.75	
11/01/2050			60,187.50	60,187.50	418,531.25
05/01/2051	310,000	5.625%	60,187.50	370,187.50	
11/01/2051			51,468.75	51,468.75	421,656.25
05/01/2052	325,000	5.625%	51,468.75	376,468.75	
11/01/2052			42,328.13	42,328.13	418,796.88
05/01/2053	345,000	5.625%	42,328.13	387,328.13	

BOND DEBT SERVICE

Riversong Community Development District
Special Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			32,625.00	32,625.00	419,953.13
05/01/2054	365,000	5.625%	32,625.00	397,625.00	
11/01/2054			22,359.38	22,359.38	419,984.38
05/01/2055	385,000	5.625%	22,359.38	407,359.38	
11/01/2055			11,531.25	11,531.25	418,890.63
05/01/2056	410,000	5.625%	11,531.25	421,531.25	
11/01/2056					421,531.25
	6,155,000		6,810,537.29	12,965,537.29	12,965,537.29

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

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This instrument prepared by and upon recording should be returned to:

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**RIVERSONG COMMUNITY DEVELOPMENT DISTRICT'S
NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Riversong Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2025-32, 2025-33, 2025-36, 2025-39 and 2026-01 (collectively, the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the Series 2025 Project as described in the District’s adopted *Master Engineer’s Report* dated June 2025 (the “**Engineer’s Report**”).

To finance the costs of the Series 2025 Project, the District issued Riversong Community Development District Special Assessment Bonds, Series 2025, which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the “**Series 2025 Assessments**”), as described in the *Master Special Assessment Methodology Report*, dated June 12, 2025, and the *Final First Supplemental Special Assessment Methodology Report*, dated September 24, 2025 (together, the “**2025 Assessment Report**”). The legal description of the lands on which said Series 2025 Assessments are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

Riversong Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W

Boca Raton, Florida 33431
Ph.: 561-571-0010

The Series 2025 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE LIEN FOR THE SERIES 2025 ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATIONAL PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF**

**THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE
FLORIDA STATUTES AND OTHER APPLICABLE LAW.**

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IN WITNESS WHEREOF, this Notice has been executed to be effective as of the ____ day of _____ 2025, and recorded in the Official Records of Manatee County, Florida.

**RIVERSONG COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Address: _____
Street _____
City, State, Zip _____

By: _____
Chairperson, Board of Supervisors

Print Name: _____

Address: _____
Street _____
City, State, Zip _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2025, by _____, as Chairperson of the Board of Supervisors of the Riversong Community Development District, who is [] personally known to me or [] has produced _____ as identification.

NOTARY STAMP

(official notary signature)

Printed Name: _____

Exhibit A

Legal Description

Description Sketch

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Sections 35 and 36, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 36; run thence along the West boundary thereof, S.00°47'14"W., a distance of 61.76 feet; thence S.89°12'46"E., a distance of 78.00 feet to the **POINT OF BEGINNING**; thence S.79°01'08"E., a distance of 376.61 feet; thence S.35°04'39"E., a distance of 46.96 feet; thence Southerly, 115.48 feet along the arc of a tangent curve to the right having a radius of 230.00 feet and a central angle of 28°46'03" (chord bearing S.20°41'38"E., 114.27 feet); thence S.05°40'13"E., a distance of 315.12 feet; thence S.02°00'00"W., a distance of 229.35 feet; thence S.06°23'04"W., a distance of 450.49 feet; thence Southeasterly, 468.16 feet along the arc of a non-tangent curve to the left having a radius of 350.47 feet and a central angle of 76°32'14" (chord bearing S.31°56'40"E., 434.12 feet); thence S.73°36'53"E., a distance of 89.88 feet; thence S.88°12'13"E., a distance of 28.27 feet; thence S.67°18'01"E., a distance of 88.00 feet; thence S.81°22'20"E., a distance of 28.55 feet; thence S.74°08'25"E., a distance of 649.52 feet to a point on the Westerly boundary of FOXBROOK PHASE IIIB, according to the plat thereof, as recorded in Plat Book 44, Pages 7 through 11, of the Public Records of Manatee County, Florida; thence along said Westerly boundary the following two (2): 1) S.23°10'20"W., a distance of 575.89 feet; 2) S.28°57'32"W., a distance of 440.14 feet to the Northwest corner of FOXBROOK, PHASE II, according to the plat thereof, as recorded in Plat Book 38, Pages 36 through 42 of said Public Records; thence along the Westerly boundary of said FOXBROOK, PHASE II the following five (5) courses: 1) S.28°57'32"W., a distance of 879.38 feet; 2) S.27°04'28"W., a distance of 112.35 feet; 3) S.32°57'28"W., a distance of 53.56 feet; 4) S.28°57'48"W., a distance of 525.88 feet; 5) S.36°51'56"W., a distance of 921.86 feet to the Northeasterly Right of Way of Rutland Road (aka County Road 675, formerly State Road 675), according to the State of Florida State Road Department Right of Way Map, Section 1351-201 (transferred to Manatee County in Road Plat Book 9, Page 219); thence along said Northeasterly Right of Way the following four (4) courses: 1) Northwesterly, 389.45 feet along the arc of a non-tangent curve to the right having a radius of 2789.79 feet and a central angle of 07°59'54" (chord bearing N.49°58'51"W., 389.13 feet); 2) along a radial line, S.44°01'06"W., a distance of 25.00 feet; 3) Northwesterly, 8.49 feet along the arc of a non-tangent curve to the right having a radius of 2814.79 feet and a central angle of 00°10'22" (chord bearing N.45°53'43"W., 8.49 feet); 4) N.45°48'32"W., a distance of 1693.55 feet to the Southernmost corner of AVIARY AT RUTLAND RANCH PHASE IA & IB, according to the plat thereof, as recorded in Plat Book 65, Pages 84 through 108; thence along the Easterly boundary of said AVIARY AT RUTLAND RANCH PHASE IA & IB the following two (2) courses: 1) N.36°52'12"E., a distance of 564.88 feet; 2) N.25°24'53"E., a distance of 1072.05 feet; thence S.68°01'09"E., a distance of 143.87 feet; thence Northerly, 11.27 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 18°27'15" (chord bearing N.12°15'16"E., 11.22 feet); thence Northeasterly, 88.70 feet along the arc of a compound curve to the right having a radius of 1325.00 feet and a central angle of 03°50'08" (chord bearing N.23°23'58"E., 88.68 feet); thence N.25°19'02"E., a distance of 1718.28 feet; thence Northerly, 428.13 feet along the arc of a tangent curve to the left having a radius of 1000.00 feet and a central angle of 24°31'48" (chord bearing N.13°03'08"E., 424.87 feet) to the **POINT OF BEGINNING**.


Containing 166.303 acres, more or less.


SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the West boundary of Section 36, Township 33 South, Range 19 East, having a Grid bearing of S00°47'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

NOTE:

1. See sheet 2 for sketch.
2. See sheet 3 for curve and line tables.

PROJECT: Lazy C Ranch		Prepared For: Pulte Group - West Florida Division	
PHASE: CDD		 Digitally signed by David Williams Date: 2025.01.02 11:20:05 -05'00'	
DRAWN: AKN	DATE: 09/17/24		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
01/02/25	REVISION OF OWNERSHIP & PARCEL NUMBER	NMV	
FILE PATH: P:\LAZY C RANCH\DESCRIPTIONS\LAZY C-CDD-06.DWG		LAST SAVED BY: NAYARAV	



GeoPoint
Surveying, Inc.

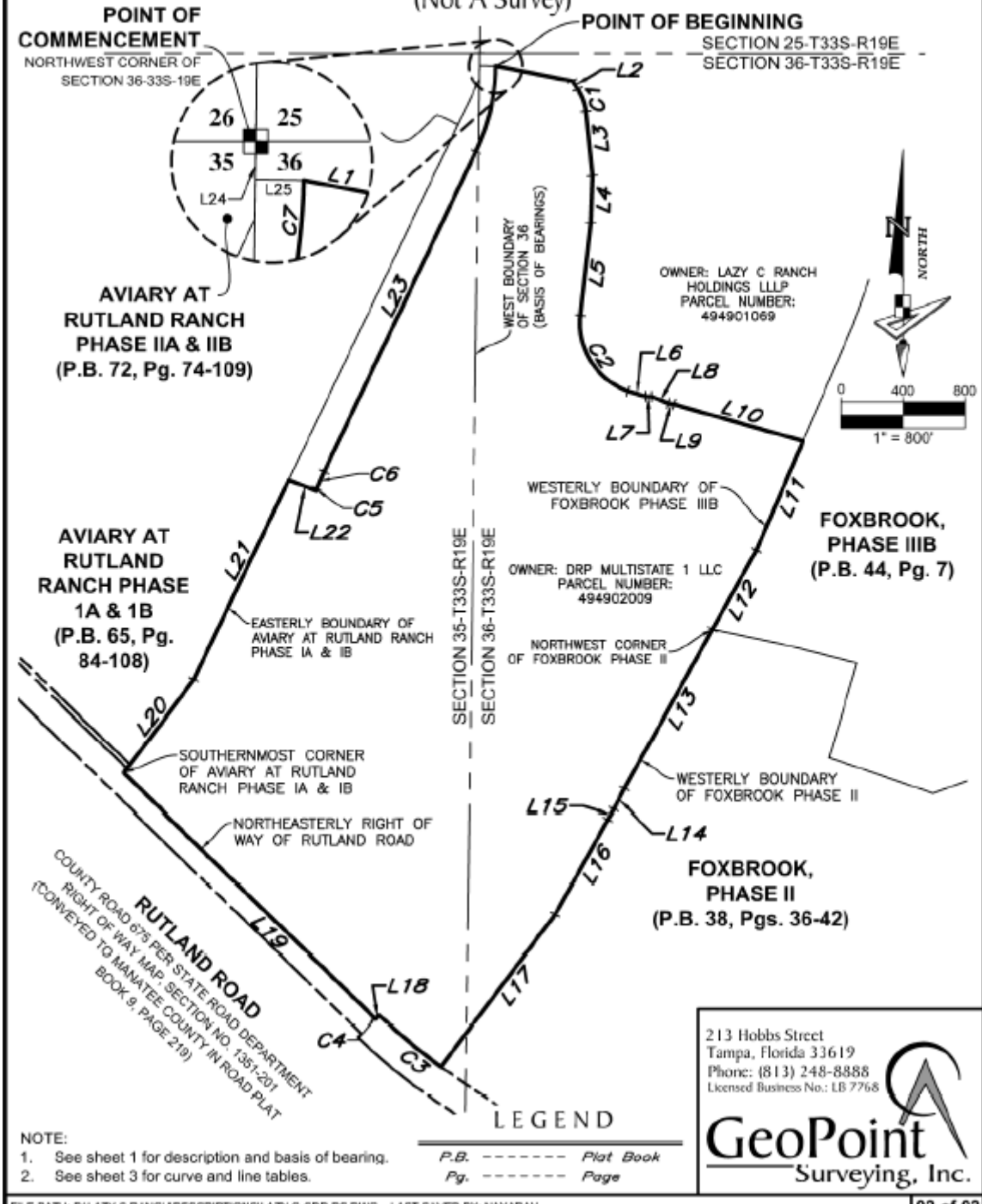
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

David A. Williams
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

01 of 03

Description Sketch

(Not A Survey)



- NOTE:
1. See sheet 1 for description and basis of bearing.
 2. See sheet 3 for curve and line tables.

P.B. ----- Plat Book
Pg. ----- Page

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 79°01'08" E	378.61'
L2	S 35°04'39" E	46.96'
L3	S 05°40'13" E	315.12'
L4	S 02°00'00" W	229.35'
L5	S 06°23'04" W	450.49'
L6	S 73°36'53" E	89.88'
L7	S 88°12'13" E	28.27'
L8	S 67°18'01" E	88.00'
L9	S 81°22'20" E	28.55'
L10	S 74°08'25" E	649.52'
L11	S 23°10'20" W	575.89'
L12	S 28°57'32" W	440.14'
L13	S 28°57'32" W	879.38'
L14	S 27°04'28" W	112.35'
L15	S 32°57'28" W	53.56'
L16	S 28°57'48" W	525.88'
L17	S 36°51'58" W	921.86'
L18	S 44°01'08" W	25.00'
L19	N 45°48'32" W	1693.55'
L20	N 36°52'12" E	564.88'
L21	N 25°24'53" E	1072.05'
L22	S 68°01'09" E	143.87'
L23	N 25°19'02" E	1718.28'
L24	S 00°47'14" W	61.76'
L25	S 89°12'46" E	78.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	230.00'	28°46'03"	115.48'	114.27'	S 20°41'38" E
C2	350.47'	76°32'14"	468.16'	434.12'	S 31°56'40" E
C3	2789.79'	7°59'54"	389.45'	389.13'	N 49°58'51" W
C4	2814.79'	0°10'22"	8.49'	8.49'	N 45°53'43" W
C5	35.00'	18°27'15"	11.27'	11.22'	N 12°15'16" E
C6	1325.00'	3°50'08"	88.70'	88.68'	N 23°23'58" E
C7	1000.00'	24°31'48"	428.13'	424.87'	N 13°03'08" E

NOTE:

1. See sheet 1 for description and basis of bearing.
2. See sheet 2 for sketch.

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

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September 29, 2025

Riversong Community Development District
c/o Kristen Suit, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Certain Phase 1 Improvements

Dear Kristen,

Pursuant to the *Acquisition Agreement*, dated June 12, 2025 ("**Acquisition Agreement**"), by and between the Riversong Community Development District ("**District**") and Pulte Home Company, LLC ("**Developer**") and DRP Multistate 1, LLC, you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, the amount identified in **Exhibit A** attached hereto which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage), and Developer agrees to ensure that all punch lists and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under its contract with the applicable contractor, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to post any bonds or other forms of security necessary to transfer any Improvements to the County, as applicable.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

[SIGNATURE PAGE FOLLOWS]

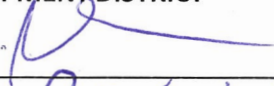
[Signature Page –Developer Request Letter]

Agreed to by:

Sincerely,

**RIVERSONG COMMUNITY
DEVELOPMENT DISTRICT**

PULTE HOME COMPANY, LLC


Name: Brady Leter
Title: Vice Chair



Name: Rex A. Davis
Title: Director of
Land Development

EXHIBIT A

The following Improvements as constructed in and for the Riversong Community Development District capital improvement plan as described in the District's *Engineer's Report* dated June 2025, as amended and supplemented from time to time ("Engineer's Report"), in and for the development of Riversong, located on portions of the real property as shown on the preliminary plat within the approved final site plans known as "Riversong Phase I, Subphases A-1, A-2, A-3 & A-4", approved by the Manatee County Board of County Commissions on June 10, 2025 (Accela # PLN 2501-0192):

Phase 1A, 1B and 1C, and Riversong Parkway drainage and surface water management systems for, including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith; and

Phase 1A, 1B and 1C, and Riversong Parkway potable water, reclaimed water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment, and general conditions and earthwork associated therewith.

Total for all of the foregoing:

Phase 1A & 1B & 1C & Riversong Pkwy Improvement	Total Value	Balance to Finish	Retainage	Paid to Date (Acquisition Value)*
Earthwork/General Conditions	\$2,910,788.77	\$92,061.73	\$281,872.74	\$2,536,854.30
Surface Water Management	3,211,497.50	65,119.17	314,637.88	2,831,740.45
Utilities (Water, Sewer, Reclaim)	6,319,821.50	156,930.10	616,289.10	5,546,602.30
TOTALS	\$12,442,107.77	\$314,111.00	\$1,212,799.72	\$10,915,197.05

* Represents the total amount Developer has paid to the Contractor as of July 31, 2025, and does not include amounts still owed to contractors (balance to finish & retainage).

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riversong Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Manatee County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at:

LOCATION: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 19,383	\$ -	\$ 19,383
Due from Landowner	3,423	2,125	5,548
Due from general fund	-	274	274
Total assets	<u>\$ 22,806</u>	<u>\$ 2,399</u>	<u>\$ 25,205</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 9,999	\$ 2,398	\$ 12,397
Due to Landowner	-	2,398	2,398
Due to debt service fund	274	-	274
Landowner advance	12,533	-	12,533
Total liabilities	<u>22,806</u>	<u>4,796</u>	<u>27,602</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	3,423	-	3,423
Total deferred inflows of resources	<u>3,423</u>	<u>-</u>	<u>3,423</u>
Fund balances:			
Debt service	-	(2,397)	(2,397)
Unassigned	<u>(3,423)</u>	<u>-</u>	<u>(3,423)</u>
Total fund balances	<u>(3,423)</u>	<u>(2,397)</u>	<u>(5,820)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,806</u>	<u>\$ 2,399</u>	<u>\$ 25,205</u>

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 6,576	\$ 51,799	13%
Total revenues	<u>-</u>	<u>6,576</u>	<u>51,799</u>	13%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	6,000	8,000	75%
Legal	1,325	2,818	25,000	11%
Engineering	-	-	2,000	0%
Telephone	17	50	67	75%
Postage	39	39	500	8%
Printing & binding	42	125	167	75%
Legal advertising	-	967	7,500	13%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	1,000	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>3,423</u>	<u>9,999</u>	<u>51,799</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(3,423)	(3,423)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (3,423)</u>	<u>\$ (3,423)</u>	<u>\$ -</u>	

**These items will be realized the year after the issuance of bonds.

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED AUGUST 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>2,123</u>	<u>2,397</u>
Total expenditures	<u>2,123</u>	<u>2,397</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,123)	 (2,397)
 Fund balances - beginning	 (274)	 -
Fund balances - ending	<u>\$ (2,397)</u>	<u>\$ (2,397)</u>

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

The Riversong Community Development District held Public Hearings and Regular Meeting on September 3, 2025 at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Art Studio, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present:

Melisa Sgro	Chair
Brady Lefere	Vice Chair
Kat Lawler	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Ryan McChesney (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:10 a.m. Supervisors Lefere, Sgro and Lawler were present. Supervisor Aponte and Supervisor-Elect Malecki were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors Alex Malecki [Seat 5] (the following to be provided under separate cover)

The Oath of Office will be administered to Alex Malecki at or before the next meeting.

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

42 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
43 **Public Officers**

44
45 **FOURTH ORDER OF BUSINESS** **Presentation of Master Engineer’s Report**
46

47 Ms. Suit identified a discrepancy between the Phase 1 figures in the Master Engineer’s
48 Report and the First Supplemental Special Assessment Methodology Report. Mr. McChesney
49 stated that the information in the Master Engineer’s Report dated June 2025 is accurate; the
50 figures in Tables 2, 5 and 6 of the First Supplemental Special Assessment Methodology Report
51 need to be corrected to mirror the Phase 1 improvement costs depicted in the Master
52 Engineer’s Report, as the current figures pertain to Phase 2, which is not being considered yet.
53 These changes will not impact the figures in the “Series 2025 Assessment Apportioned” column
54 in Table 6.

55 Mr. Sanford noted that Resolution 2025-42 provides authorization to modify the two
56 Reports, as needed, for the purposes of including them in the Offering documents, which shows
57 the total Capital Improvement Plan (CIP) costs as \$23,391,396.18 and that this project will
58 consist of 343 residential units.

59
60 **FIFTH ORDER OF BUSINESS** **Presentation of First Supplemental Special**
61 **Assessment Methodology Report**
62

63 Ms. Suit presented the First Supplemental Special Assessment Methodology Report
64 dated September 3, 2025. She noted the following:

- 65 ➤ The Phase 1 Development Plan anticipates 343 single-family units.
- 66 ➤ The Phase 1 total CIP Project Cost Estimate totals \$23,391,396.18.
- 67 ➤ The total par amount of bonds, included costs of financing, capitalized interest and debt
68 service reserve is \$5,825,00.

69 Ms. Suit reviewed Tables 1 through 6, which detail the Development Plan, Project Costs,
70 Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation of Phase 1 CIP and
71 the Series 2025 Assessment Apportionment.

72 Mr. Sanford does not think the capitalized interest period will be utilized.

73
74 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2025-42,**
75 **Authorizing the Issuance of Not Exceeding**

76 \$7,000,000 Riversong Community
77 Development District, Special Assessment
78 Bonds, Series 2025 (the “Bonds”) to Finance
79 Certain Public Infrastructure within the
80 District; Determining the Need for a
81 Negotiated Limited Offering of the Bonds and
82 Providing for a Delegated Award of Such
83 Bonds; Appointing the Underwriter for the
84 Limited Offering of the Bonds; Approving the
85 Form of and Authorizing the Execution and
86 Delivery of a Bond Purchase Contract with
87 Respect to the Bonds; Authorizing the Use of
88 that Certain Master Trust Indenture Previously
89 Approved With Respect to the Bonds;
90 Approving the Form of and Authorizing the
91 Execution and Delivery of a First Supplemental
92 Trust Indenture Governing the Bonds;
93 Approving the Form of and Authorizing the
94 Distribution of a Preliminary Limited Offering
95 Memorandum; Approving The Execution and
96 Delivery of a Final Limited Offering
97 Memorandum; Approving the Form of and
98 Authorizing the Execution of a Continuing
99 Disclosure Agreement, and Appointing a
100 Dissemination Agent; Approving the
101 Application of Bond Proceeds; Authorizing
102 Certain Modifications to the Assessment
103 Methodology Report and Engineer’s Report;
104 Making Certain Declarations; Providing for the
105 Registration of the Bonds Pursuant to the DTC
106 Book-Entry Only System; Authorizing the
107 Proper Officials to Do All Things Deemed
108 Necessary in Connection with the Issuance,
109 Sale and Delivery of the Bonds; and Providing
110 for Severability, Conflicts and an Effective Date
111

112 Mr. Sanford presented Resolution 2025-42, known as the Delegation Resolution, which
113 accomplishes the following:

114 ➤ Sets forth certain parameters for the Series 2025 bonds, including granting the Chair or
115 Vice Chair the authority to execute a Bond Purchase Contract without the need for a Special
116 Meeting provided the terms are within the parameters set forth.

117 ➤ Authorizes the Series 2025 principal amount of bonds not exceeding \$7 million to
118 finance a portion of the CIP; it does not commit the Board to issue that amount of bonds.

119 ➤ Sets forth that the interest rate on the Series 2025 bonds shall not exceed the maximum
120 statutory rate; the principal installments cannot exceed 30 years, not counting any capitalized
121 interest period, which may not be utilized; and the compensation to the Underwriter is 2% of
122 the aggregate face amount of the Series 2025 bonds.

123 ➤ Approves the forms of Exhibits attached to the Resolution, including the Bond Purchase
124 Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement and the
125 First Supplemental Trust Indenture.

126 ➤ Authorizes changes to the Engineer’s Report and Methodology Report, in connection
127 with marketing the bonds, without the need for a Special Meeting.

On MOTION by Mr. Lefere and seconded by Ms. Sgro with all in favor, Resolution 2025-42, Authorizing the Issuance of Not Exceeding \$7,000,000 Riversong Community Development District, Special Assessment Bonds, Series 2025 (the “Bonds”) to Finance Certain Public Infrastructure within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving The Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

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151

152 SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2024/2025 Budget

- 153
- 154
- 155 A. Affidavit of Publication
- 156 B. Consideration of Resolution 2025-40, Relating to the Annual Appropriations and
- 157 Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending
- 158 September 30, 2025; Authorizing Budget Amendments; and Providing an Effective
- 159 Date

160 Ms. Suit presented Resolution 2025-40. The Fiscal Year 2025 budget is strictly for
161 Professional and Administrative expenses. This is a Developer-contribution budget, with
162 expenses funded as they are incurred.

**On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, the
Public Hearing was opened.**

165
166
167 No affected property owners or members of the public spoke.

**On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, the
Public Hearing was closed.**

**On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor,
Resolution 2025-40, Relating to the Annual Appropriations and Adopting the
Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September
30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

178 **EIGHTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

**On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, the
Public Hearing was opened.**

185 **A. Affidavit of Publication**

186 **B. Consideration of Resolution 2025-41, Relating to the Annual Appropriations and**
187 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**
188 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
189 **Date**

190 Ms. Suit presented Resolution 2025-41. The Fiscal Year 2026 budget is similar to the
191 Fiscal Year 2025 budget, in that it is strictly for Professional and Administrative expenses. This is
192 a Developer-contribution budget, with expenses funded as they are incurred.

193 Ms. Sgro expects landscape maintenance to come online mid-November. This will
194 require presenting a budget amendment to add Field Operations to the Fiscal Year 2026
195 budget, at the next or following meeting.

**On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, the
Public Hearing was closed.**

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On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, Resolution 2025-41, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-26, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-26. She proposed scheduling meetings on the first Monday of the month at 11:00 a.m. to coordinate with the Dell Web Sunchase CDD meeting dates. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

LOCATION: The Del Webb Bayview, Driftwood Club, Art Studio, 8810 Barrier Coast Trail, Parrish, Florida 34219 (If not available, a new location will be determined.)

DATES: October 6, 2025; November 3, 2025; December 1, 2025; January 5, 2026; February 2, 2026; March 2 2026; April 6, 2026; May 4, 2026; June 1, 2026; July 6, 2026; August 3, 2026; and September 7, 2026

TIME: 11:00 AM

On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, Resolution 2025-26, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Approval of August 25, 2025 Public Hearing and Regular Meeting Minutes

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On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, the August 25, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated the Court approved the bond validation at the bond validation hearing yesterday. Bonds can be issued once the 30-day appeal period expires without any incident.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

• FY2026 Insurance Property Schedule

This item is included as a reminder to secure property insurance for CDD owned assets.

• NEXT MEETING DATE: TBD

○ QUORUM CHECK

The next meeting will be held on October 6, 2025 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 10:26 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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276 _____
Secretary/Assistant Secretary

Chair/Vice Chair

RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Del Webb Bayview, Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025	Regular Meeting	11:00 AM
November 3, 2025	Regular Meeting	11:00 AM
December 1, 2025	Regular Meeting	11:00 AM
January 5, 2026	Regular Meeting	11:00 AM
February 2, 2026	Regular Meeting	11:00 AM
March 2, 2026	Regular Meeting	11:00 AM
April 6, 2026	Regular Meeting	11:00 AM
May 4, 2026	Regular Meeting	11:00 AM
June 1, 2026	Regular Meeting	11:00 AM
July 6, 2026	Regular Meeting	11:00 AM
August 3, 2026	Regular Meeting	11:00 AM
September 7, 2026	Regular Meeting	11:00 AM