

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026**

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
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**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Adopted Budget	Change	Amended Budget
REVENUES			
Developer contribution	88,040	439,382	527,422
Total revenues	<u>88,040</u>	<u>439,382</u>	<u>527,422</u>
EXPENDITURES			
Professional & administrative			
Management/accounting/recording**	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Arbitrage rebate calculation*	-	500	500
Dissemination agent*	2,000	-	2,000
EMMA software service*	-	2,500	2,500
Trustee*	-	10,000	10,000
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,750	-	1,750
Annual special district fee	175	-	175
Insurance	5,500	-	5,500
Meeting room rental	-	900	900
Contingencies/bank charges	1,500	-	1,500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Total professional & administrative	<u>88,040</u>	<u>13,900</u>	<u>101,940</u>
Field operations			
Landscape maintenance	-	185,562	185,562
Mulch	-	65,000	65,000
Irrigation repairs	-	5,000	5,000
FWMG bi-annual service	-	9,420	9,420
Landscape replacement	-	7,500	7,500
Pressure cleaning	-	3,000	3,000
Holiday decorations	-	5,000	5,000
General repairs/supplies	-	10,000	10,000
Pond/wetland maintenance	-	30,000	30,000
Fountain repairs/maintenance	-	10,000	10,000
Property insurance	-	15,000	15,000
Irrigation pump system maintenance/repairs	-	20,000	20,000
Utilities:			
Streetlights	-	60,000	60,000
Total field operations	<u>-</u>	<u>425,482</u>	<u>425,482</u>
Total expenditures	<u>88,040</u>	<u>439,382</u>	<u>527,422</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)	-	-	-
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
EMMA software service*	2,500
Trustee*	10,000
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,750
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,500
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Meeting room rental	900
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Landscape maintenance	185,562
Mulch	65,000
Irrigation repairs	5,000
FWMG bi-annual service	9,420
Landscape replacement	7,500
Pressure cleaning	3,000
Holiday decorations	5,000
General repairs/supplies	10,000
Pond/wetland maintenance	30,000
Fountain repairs/maintenance	10,000
Property insurance	15,000
Irrigation pump system maintenance/repairs	20,000

Utilities:

Streetlights	60,000
Total expenditures	<u><u>\$ 527,422</u></u>

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	<u>Amended Budget</u>
REVENUES	
Assessment levy: off-roll	\$ 167,472
Total revenues	<u>167,472</u>
EXPENDITURES	
Debt service	
Interest	176,775
Cost of issuance	217,825
Underwriter's discount	123,100
Total expenditures	<u>517,700</u>
Excess/(deficiency) of revenues over/(under) expenditures	(350,228)
OTHER FINANCING SOURCES/(USES)	
Bond proceeds	780,457
Original issue discount	(51,292)
Total other financing sources/(uses)	<u>729,165</u>
Net increase/(decrease) in fund balance	378,937
Beginning fund balance (unaudited)	-
Ending fund balance (projected)	<u>378,937</u>
Use of fund balance:	
Debt service reserve account balance (required)	(211,466)
Interest expense - November 1, 2026	(167,471)
Projected fund balance surplus/(deficit) as of September 30, 2026	<u>\$ -</u>

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			176,774.55	176,774.55	6,155,000.00
11/01/26			167,470.63	167,470.63	6,155,000.00
05/01/27	85,000.00	4.000%	167,470.63	252,470.63	6,070,000.00
11/01/27			165,770.63	165,770.63	6,070,000.00
05/01/28	90,000.00	4.000%	165,770.63	255,770.63	5,980,000.00
11/01/28			163,970.63	163,970.63	5,980,000.00
05/01/29	95,000.00	4.000%	163,970.63	258,970.63	5,885,000.00
11/01/29			162,070.63	162,070.63	5,885,000.00
05/01/30	100,000.00	4.000%	162,070.63	262,070.63	5,785,000.00
11/01/30			160,070.63	160,070.63	5,785,000.00
05/01/31	105,000.00	5.400%	160,070.63	265,070.63	5,680,000.00
11/01/31			157,235.63	157,235.63	5,680,000.00
05/01/32	110,000.00	5.400%	157,235.63	267,235.63	5,570,000.00
11/01/32			154,265.63	154,265.63	5,570,000.00
05/01/33	115,000.00	5.400%	154,265.63	269,265.63	5,455,000.00
11/01/33			151,160.63	151,160.63	5,455,000.00
05/01/34	120,000.00	5.400%	151,160.63	271,160.63	5,335,000.00
11/01/34			147,920.63	147,920.63	5,335,000.00
05/01/35	130,000.00	5.400%	147,920.63	277,920.63	5,205,000.00
11/01/35			144,410.63	144,410.63	5,205,000.00
05/01/36	135,000.00	5.400%	144,410.63	279,410.63	5,070,000.00
11/01/36			140,765.63	140,765.63	5,070,000.00
05/01/37	145,000.00	5.400%	140,765.63	285,765.63	4,925,000.00
11/01/37			136,850.63	136,850.63	4,925,000.00
05/01/38	150,000.00	5.400%	136,850.63	286,850.63	4,775,000.00
11/01/38			132,800.63	132,800.63	4,775,000.00
05/01/39	160,000.00	5.400%	132,800.63	292,800.63	4,615,000.00
11/01/39			128,480.63	128,480.63	4,615,000.00
05/01/40	170,000.00	5.400%	128,480.63	298,480.63	4,445,000.00
11/01/40			123,890.63	123,890.63	4,445,000.00
05/01/41	180,000.00	5.400%	123,890.63	303,890.63	4,265,000.00
11/01/41			119,030.63	119,030.63	4,265,000.00
05/01/42	190,000.00	5.400%	119,030.63	309,030.63	4,075,000.00
11/01/42			113,900.63	113,900.63	4,075,000.00
05/01/43	200,000.00	5.400%	113,900.63	313,900.63	3,875,000.00
11/01/43			108,500.63	108,500.63	3,875,000.00
05/01/44	210,000.00	5.400%	108,500.63	318,500.63	3,665,000.00
11/01/44			102,830.63	102,830.63	3,665,000.00
05/01/45	220,000.00	5.400%	102,830.63	322,830.63	3,445,000.00
11/01/45			96,890.63	96,890.63	3,445,000.00
05/01/46	235,000.00	5.625%	96,890.63	331,890.63	3,210,000.00
11/01/46			90,281.25	90,281.25	3,210,000.00
05/01/47	245,000.00	5.625%	90,281.25	335,281.25	2,965,000.00
11/01/47			83,390.63	83,390.63	2,965,000.00
05/01/48	260,000.00	5.625%	83,390.63	343,390.63	2,705,000.00
11/01/48			76,078.13	76,078.13	2,705,000.00
05/01/49	275,000.00	5.625%	76,078.13	351,078.13	2,430,000.00
11/01/49			68,343.75	68,343.75	2,430,000.00

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/50	290,000.00	5.625%	68,343.75	358,343.75	2,140,000.00
11/01/50			60,187.50	60,187.50	2,140,000.00
05/01/51	310,000.00	5.625%	60,187.50	370,187.50	1,830,000.00
11/01/51			51,468.75	51,468.75	1,830,000.00
05/01/52	325,000.00	5.625%	51,468.75	376,468.75	1,505,000.00
11/01/52			42,328.13	42,328.13	1,505,000.00
05/01/53	345,000.00	5.625%	42,328.13	387,328.13	1,160,000.00
11/01/53			32,625.00	32,625.00	1,160,000.00
05/01/54	365,000.00	5.625%	32,625.00	397,625.00	795,000.00
11/01/54			22,359.38	22,359.38	795,000.00
05/01/55	385,000.00	5.625%	22,359.38	407,359.38	410,000.00
11/01/55			11,531.25	11,531.25	410,000.00
05/01/56	410,000.00	5.625%	11,531.25	421,531.25	-
11/01/56					
Total	6,155,000.00		6,810,537.29	12,965,537.29	

**RIVERSONG
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contribution (GF) and Off-Roll DS Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Cost	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
Single Family 40'	125	\$ 70.14	\$ 411.73	\$ 411.73	n/a
Single Family 50'	181	87.67	514.66	\$ 514.66	n/a
Single Family 60'	37	105.21	617.59	617.59	n/a
Total	343				