

Riverside Park  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 ANNUAL BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	62,975
Maintenance Assessments	39,774
Debt Assessments	118,812
Other Revenues	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 222,761</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Lawn/Landscape Maintenance	16,500
Entrance Features	1,000
Miscellaneous Maintenance/Improvements	6,613
Border Hedge/Monument/Fence	8,275
Nutritional Control/Mulch	3,500
Engineering/Inspections	1,500
Contingency/Reserve	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 37,388</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	6,000
Employer Taxes - Payroll	480
Management	21,516
Secretarial	2,700
Legal	8,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	7,100
Legal Advertisements	2,300
Miscellaneous	800
Postage	200
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,750
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 62,921</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,309</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 122,452</b>
Bond Payments	(111,683)
<b>BALANCE</b>	<b>\$ 10,769</b>
County Appraiser & Tax Collector Fee	(4,431)
Discounts For Early Payments	(8,863)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (2,525)</b>
Carryover Funds From Prior Year	2,525
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	63,607	63,081	62,975	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	39,774	39,774	39,774	Expenditures/.94
Debt Assessments	118,812	118,812	118,812	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,071	600	1,200	Estimated At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 240,264</b>	<b>\$ 222,267</b>	<b>\$ 222,761</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Lawn/Landscape Maintenance	12,750	16,500	16,500	No Change From 2024/2025 Budget
Entrance Features	0	1,000	1,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance/Improvements	0	6,613	6,613	No Change From 2024/2025 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2024/2025 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2024/2025 Budget
Engineering/Inspections	1,124	1,500	1,500	No Change From 2024/2025 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 13,874</b>	<b>\$ 37,388</b>	<b>\$ 37,388</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,800	6,000	6,000	No Change From 2024/2025 Budget
Employer Taxes - Payroll	214	480	480	Projected At 8% Of Supervisor Fees
Management	20,316	20,916	21,516	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2024/2025 Budget
Legal	8,262	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,370	7,000	7,100	Fiscal Year 2024/2025 Expenditure Was \$6,625
Legal Advertisements	1,989	2,000	2,300	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	459	825	800	\$25 Decrease From 2024/2025 Budget
Postage	187	200	200	No Change From 2024/2025 Budget
Office Supplies	412	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2024/2025 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 56,864</b>	<b>\$ 61,846</b>	<b>\$ 62,921</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,738</b>	<b>\$ 99,234</b>	<b>\$ 100,309</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 169,526</b>	<b>\$ 123,033</b>	<b>\$ 122,452</b>	
Bond Payments	(113,182)	(111,683)	(111,683)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 56,344</b>	<b>\$ 11,350</b>	<b>\$ 10,769</b>	
County Appraiser & Tax Collector Fee	(2,136)	(4,433)	(4,431)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,367)	(8,867)	(8,863)	Four Percent Of Total Tax Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 45,841</b>	<b>\$ (1,950)</b>	<b>\$ (2,525)</b>	
Carryover Funds From Prior Year	0	1,950	2,525	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 45,841</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,447	400	500	Projected Interest For FY 2025/2026
NAV Tax Collection	113,182	111,683	111,683	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 114,629</b>	<b>\$ 112,083</b>	<b>\$ 112,183</b>	
<b>EXPENDITURES</b>				
Principal Payments	61,000	65,000	69,000	Principal Payment Due In 2026
Interest Payments	49,170	46,378	42,572	Interest Payments Due In 2026
Bond Redemption	0	705	611	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 110,170</b>	<b>\$ 112,083</b>	<b>\$ 112,183</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 4,459</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2023 Bond Modification Information**

Original Par Amount =	\$910,000	May 1st
Interest Rate =	5.68%	May 1st & November 1st
Modification Date =	June 2023	
Maturity Date =	May 2034	
Par Amount As Of 1/1/25 =	\$849,000	

# Riverside Park Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 299.45	\$ 307.85	\$ 307.72	\$ 307.20
Maintenance	\$ 194.91	\$ 194.03	\$ 194.03	\$ 194.03
<u>Debt</u>	<u>\$ 592.80</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>
<b>Total</b>	<b>\$ 1,087.16</b>	<b>\$ 1,087.16</b>	<b>\$ 1,087.03</b>	<b>\$ 1,086.51</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

## Community Information:

Total Units 205

Prepayments 2

Billed for Debt 203