

Riverside Park
Community Development District

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

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

	FISCAL YEAR 2025/2026 ANNUAL BUDGET
REVENUES	
Administrative Assessments	62,975
Maintenance Assessments	39,774
Debt Assessments	118,812
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 222,761
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 37,388
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,921
TOTAL EXPENDITURES	\$ 100,309
REVENUES LESS EXPENDITURES	\$ 122,452
Bond Payments	(111,683)
BALANCE	\$ 10,769
County Appraiser & Tax Collector Fee	(4,431)
Discounts For Early Payments	(8,863)
EXCESS/ (SHORTFALL)	\$ (2,525)
Carryover Funds From Prior Year	2,525
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 240,264	\$ 222,267	\$ 222,761	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 13,874	\$ 37,388	\$ 37,388	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 56,864	\$ 61,846	\$ 62,921	
TOTAL EXPENDITURES	\$ 70,738	\$ 99,234	\$ 100,309	
REVENUES LESS EXPENDITURES	\$ 169,526	\$ 123,033	\$ 122,452	
Bond Payments	(113,182)	(111,683)	(111,683)	2026 Principal & Interest Payments
BALANCE	\$ 56,344	\$ 11,350	\$ 10,769	
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
EXCESS/ (SHORTFALL)	\$ 45,841	\$ (1,950)	\$ (2,525)	
Carryover Funds From Prior Year	0	1,950	2,525	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 45,841	\$ -	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 114,629	\$ 112,083	\$ 112,183	
EXPENDITURES				
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
Total Expenditures	\$ 110,170	\$ 112,083	\$ 112,183	
Excess/ (Shortfall)	\$ 4,459	\$ -	\$ -	

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>
Total	\$ 1,087.16	\$ 1,087.16	\$ 1,087.03	\$ 1,086.51

* 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