

Riverside Park
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 ANNUAL BUDGET
REVENUES	
Administrative Assessments	62,928
Maintenance Assessments	39,774
Debt Assessments	118,812
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 222,834
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	22,092
Secretarial	2,700
Legal	8,500
Assessment Roll	3,500
Audit Fees	3,600
Insurance	8,200
Legal Advertisements	2,500
Miscellaneous	800
Postage	200
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	4,300
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,472
TOTAL EXPENDITURES	\$ 102,860
REVENUES LESS EXPENDITURES	\$ 119,974
Bond Payments	(111,683)
BALANCE	\$ 8,291
County Appraiser & Tax Collector Fee	(4,430)
Discounts For Early Payments	(8,861)
EXCESS/ (SHORTFALL)	\$ (5,000)
Carryover Funds From Prior Year	5,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 ANNUAL BUDGET	COMMENTS
REVENUES				
Administrative Assessments	63,446	62,975	62,928	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	39,776	39,774	39,774	Expenditures/.94
Debt Assessments	118,812	118,812	118,812	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	15,351	1,200	1,320	Estimated At \$110 Per Month
TOTAL REVENUES	\$ 237,385	\$ 222,761	\$ 222,834	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	13,725	16,500	16,500	No Change From 2025/2026 Budget
Entrance Features	1,875	1,000	1,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance/Improvements	900	6,613	6,613	No Change From 2025/2026 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2025/2026 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2025/2026 Budget
Engineering/Inspections	1,377	1,500	1,500	No Change From 2025/2026 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
TOTAL MAINTENANCE EXPENDITURES	\$ 17,877	\$ 37,388	\$ 37,388	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	6,000	6,000	No Change From 2025/2026 Budget
Employer Taxes - Payroll	168	480	480	Projected At 8% Of Supervisor Fees
Management	20,916	21,516	22,092	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2025/2026 Budget
Legal	7,830	8,000	8,500	\$500 Increase From 2025/2026 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,600	Accepted Amount For 2025/2026 Audit
Insurance	6,625	7,100	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,523
Legal Advertisements	2,324	2,300	2,500	\$200 Increase From 2025/2026 Budget
Miscellaneous	613	800	800	No Change From 2025/2026 Budget
Postage	174	200	200	No Change From 2025/2026 Budget
Office Supplies	238	450	425	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,246	4,100	4,300	\$200 Increase From 2025/2026 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,209	\$ 62,921	\$ 65,472	
TOTAL EXPENDITURES	\$ 75,086	\$ 100,309	\$ 102,860	
REVENUES LESS EXPENDITURES	\$ 162,299	\$ 122,452	\$ 119,974	
Bond Payments	(113,190)	(111,683)	(111,683)	2027 Principal & Interest Payments
BALANCE	\$ 49,109	\$ 10,769	\$ 8,291	
County Appraiser & Tax Collector Fee	(2,134)	(4,431)	(4,430)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,352)	(8,863)	(8,861)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 38,623	\$ (2,525)	\$ (5,000)	
Carryover Funds From Prior Year	0	2,525	5,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 38,623	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,190	500	500	Projected Interest For FY 2026/2027
NAV Tax Collection	113,190	111,683	111,683	Maximum Debt Service Collection
Total Revenues	\$ 114,380	\$ 112,183	\$ 112,183	
EXPENDITURES				
Principal Payments	65,000	69,000	73,000	Principal Payment Due In 2027
Interest Payments	48,223	42,572	38,539	Interest Payments Due In 2027
Bond Redemption	0	611	644	Estimated Excess Debt Collections
Total Expenditures	\$ 113,223	\$ 112,183	\$ 112,183	
Excess/ (Shortfall)	\$ 1,157	\$ -	\$ -	

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 1/1/26 =	\$784,000	

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	\$ 306.97
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	\$ 1,086.28

* 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