

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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River Landing Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 179,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,744
Debt Service Fund								
Interest Account			-	-	-			-
Sinking Account		0						0
Reserve Account		253,831	73,313	-	-			327,144
Revenue Account		533,167	99,612	-	-			632,779
Capitalized Interest		-	-	-	-			-
Prepayment Account			324,859					324,859
Construction Account				1,140	5,628			6,768
Cost of Issuance Account				-	-			-
Due from Other Funds								
General Fund	-	1,949	-	-	-	-	-	1,949
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,286,731		1,286,731
Amount to be Provided by Debt Service Funds	-	-	-	-	-	10,918,269		10,918,269
Total Assets	<u>\$ 179,744</u>	<u>\$ 788,947</u>	<u>\$ 497,784</u>	<u>\$ 1,140</u>	<u>\$ 5,628</u>	<u>\$ 12,205,000</u>		<u>\$ 13,678,243</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	169,071	-	-	-	169,071
Due to Other Funds	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,949	-	-	-	-	-	-	1,949
Bonds Payable								
Current Portion								-
Series 2020A						\$ 160,000		160,000
Series 2020B						\$ -		-
Long Term								-
Series 2020A						\$ 8,270,000		8,270,000
Series 2020B						\$ 3,775,000		3,775,000
Total Liabilities	<u>\$ 1,949</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 169,071</u>	<u>\$ -</u>	<u>\$ 12,205,000</u>		<u>\$ 12,376,020</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Unaudited)		441,203	386,782	(169,071)	5,237	-		664,151
Results from Current Operations		347,744	111,002	1,140	391	-		460,277
Unassigned								
Beginning: October 1, 2022 (Unaudited)	2,899							2,899
Results from Current Operations	174,896							174,896
Total Fund Equity and Other Credits	<u>\$ 177,795</u>	<u>\$ 788,947</u>	<u>\$ 497,784</u>	<u>\$ (167,931)</u>	<u>\$ 5,628</u>	<u>\$ -</u>		<u>\$ 1,302,223</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 179,744</u>	<u>\$ 788,947</u>	<u>\$ 497,784</u>	<u>\$ 1,140</u>	<u>\$ 5,628</u>	<u>\$ 12,205,000</u>		<u>\$ 13,678,243</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	2,512	21,310	3	168,315	1,876	729	194,744	190,675	102%
Special Assessments - Off-Roll	-	45,000	-	-	-	-	-	45,000	-	N/A
Developer Contribution										
	-	-	-	-	-	16,085	-	16,085	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 47,512	\$ 21,310	\$ 3	\$ 168,315	\$ 17,961	\$ 729	\$ 255,830	\$ 190,675	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	23,917	41,000	58%
Financial and Administrative										
Audit Services	-	-	-	500	-	-	-	500	5,200	10%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	14,875	25,500	58%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	9,917	17,000	58%
Arbitrage Rebate Services	-	-	-	-	-	1,000	-	1,000	1,000	100%
Other Contractual Services										
Legal Advertising	-	366	-	-	-	-	-	366	1,500	24%
Trustee Services	-	-	-	2,956	-	-	4,031	6,988	4,300	163%
Dissemination Agent Services	-	-	-	-	-	-	-	-	5,000	0%
Bond Amortization Schedules	-	-	-	-	500	-	-	500	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	21	20	9	18	-	-	89	350	26%
Communications & Freight Services										
Postage, Freight & Messenger	-	31	13	6	8	26	24	108	250	43%

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	-	-	-	1,500	0%
Insurance	-	10,840	-	-	-	-	-	10,840	15,000	72%
Printing & Binding	-	-	-	-	-	-	1,426	1,426	400	356%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	200	330	-	-	-	530	15,000	4%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	3,656	-	-	6,049	9,704.00	7,500	129%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Other Physical Environment										
Repairs and Maintenance										
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	50,000	0%
Road & Street Facilities										
Capital Improvements	-	-	-	-	-	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	-	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	-	-	-	-	-	N/A
Reserves	-	-	-	-	-	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-
Sub-Total:	6,979	18,391	7,192	14,416	7,484	7,984	18,488	80,934	190,675	N/A
Total Expenditures and Other Uses:	\$ 6,979	\$ 18,391	\$ 7,192	\$ 14,416	\$ 7,484	\$ 7,984	\$ 18,488	\$ 80,934	\$ 190,675	N/A
Net Increase/ (Decrease) in Fund Balance	(6,979)	29,121	14,118	(14,412)	160,830	9,977	(17,759)	174,896	-	
Fund Balance - Beginning	2,899	(4,080)	25,041	39,159	24,747	185,577	195,554	2,899	-	

Unaudited

Prepared by:
JPWARD and Associates, LLC

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Fund Balance - Ending	\$ (4,080)	\$ 25,041	\$ 39,159	\$ 24,747	\$ 185,577	\$ 195,554	\$ 177,795	177,795	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	N/A
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	458	643	1,138	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	10	140	197	348	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	6,720	57,007	9	450,262	5,017	1,949	520,965	509,959	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 6,722	\$ 57,008	\$ 10	\$ 450,306	\$ 5,615	\$ 2,788	\$ 522,451	\$ 509,959	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020A	-	-	-	-	-	-	-	-	160,000	0%
Principal Debt Service - Early Redemptions										
Series 2020A	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2020A	-	173,569	-	-	-	-	-	173,569	347,138	50%
Unamortized Premium/Discount on Bonds Payable										
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)										
	1	1	1	1	34	458	643	1,138	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,570	\$ 1	\$ 1	\$ 34	\$ 458	\$ 643	\$ 174,707	\$ 507,138	N/A
Net Increase/ (Decrease) in Fund Balance	2	(166,848)	57,007	9	450,272	5,157	2,146	347,744	2,821	
Fund Balance - Beginning	441,203	441,205	274,357	331,364	331,373	781,645	786,803	441,203	-	
Fund Balance - Ending	\$ 441,205	\$ 274,357	\$ 331,364	\$ 331,373	\$ 781,645	\$ 786,803	788,949	788,947	\$ 2,821	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	90,497	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	0	0	0	11	150	205	367	-	N/A
Prepayment Account	0	1	-	0	17	2	369	390	-	N/A
Revenue Account	0	0	0	0	\$ 0	1	1	3	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	98,706	98,706	197,413	50%
Special Assessments - Prepayments	-	-	126,889	-	-	313,839	-	440,728	-	N/A
Debt Proceeds										
	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 2	\$ 126,889	\$ 1	\$ 29	\$ 313,992	\$ 99,281	\$ 540,195	\$ 287,910	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020B	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions										
Series 2020B	-	210,000	-	-	130,000	-	-	340,000	-	N/A
Interest Expense										
Series 2020B	-	87,444	-	-	1,381	-	-	88,825	197,413	45%
Unamortized Premium/Discount on Bonds Payable										
	-	-	-	-	-	-	-	-	-	N/A
Underwriters Discount										
	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)										
	0	0	0	0	11	150	205	367	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 297,444	\$ 0	\$ 0	\$ 131,392	\$ 150	\$ 205	\$ 429,192	\$ 197,413	N/A
Net Increase/ (Decrease) in Fund Balance	1	(297,442)	126,889	0	(131,364)	313,842	99,076	111,002	90,497	
Fund Balance - Beginning	386,782	386,783	89,340	216,229	216,229	84,866	398,708	386,782	-	
Fund Balance - Ending	\$ 386,783	\$ 89,340	\$ 216,229	\$ 216,229	\$ 84,866	\$ 398,708	\$ 497,784	\$ 497,784	\$ 90,497	

River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	0	-	-	-	-	0	1	1	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds										
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	1	1	1	1	34	458	643	1,138	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 34	\$ 458	\$ 644	\$ 1,140	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding										
Capital Outlay	-	-	-	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance										
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 34	\$ 458	\$ 644	\$ 1,140	-	
Fund Balance - Beginning	\$ (169,071)	\$ (169,069)	\$ (169,068)	\$ (169,067)	\$ (169,066)	\$ (169,032)	\$ (168,575)	\$ (169,071)	\$ -	
Fund Balance - Ending	\$ (169,069)	\$ (169,068)	\$ (169,067)	\$ (169,066)	\$ (169,032)	\$ (168,575)	\$ (167,931)	\$ (167,931)	\$ -	

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	0	0	0	0	1	9	14	24	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds										
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	0	0	0	0	11	150	205	367	\$ -	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12	\$ 159	\$ 219	\$ 391	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding										
Capital Outlay	-	-	-	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance										
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12	\$ 159	\$ 219	\$ 391	-	
Fund Balance - Beginning	\$ 5,237	\$ 5,237	\$ 5,238	\$ 5,238	\$ 5,238	\$ 5,250	\$ 5,409	\$ 5,237	-	
Fund Balance - Ending	\$ 5,237	\$ 5,238	\$ 5,238	\$ 5,238	\$ 5,250	\$ 5,409	\$ 5,628	\$ 5,628	\$ -	