

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



AGENDA

SEPTEMBER 15, 2021

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

September 8, 2021

Board of Supervisors

River Landing Community Development District

Dear Board Members:

This regular meeting of the Board of Supervisors of the River Landing Community Development District will be held on **Wednesday, September 15, 2021, at 11:00 A.M.** at the **Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e1474840bfd32b468a283cf56c76b90ee>

Access Code: **179 339 6426**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **179 339 6426** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. May 19, 2021, Regular Meeting.
3. Consideration of Resolution 2021-16, a Resolution appointing the firm of KE Law Group, PLLC, as District Counsel.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Financial Statement for period ending May 31, 2021 (unaudited).
 - b) Financial Statement for period ending June 30, 2021 (unaudited).
 - c) Financial Statement for period ending July 31, 2021 (unaudited).
 - d) Financial Statement for period ending August 31, 2021 (unaudited).
5. Supervisor's Requests and Audience Comments.

6. Adjournment.

The first order of business is the call to order and roll call.

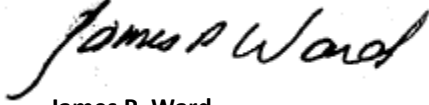
The second order of business is the consideration of the May 19, 2021, Regular Meeting Minutes.

The third order of business is the consideration of a change of the law firm currently engaged by the District, to the firm of KE Law PLLC. The attorney with this firm is Jere Earlywine, who, as you recall, was the District Attorney with the prior firm.

The fourth order of business is the consideration of Staff Reports by the District Attorney, District Engineer, and the District Manager. The District Manager shall report on Financial Statements (unaudited) for the periods ending May 31, 2021, June 30, 2021, July 31, 2021, and August 31, 2021.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. In the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

River Landing Community Development District



James P. Ward
District Manager

Meetings for Fiscal Year 2022 are as follows:

October 19, 2021	November 16, 2021
December 21, 2021	January 18, 2022
February 15, 2022	March 15, 2022
April 19, 2022	May 17, 2022
June 21, 2022	July 19, 2022
August 16, 2022	September 20, 2022

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**MINUTES OF MEETING
RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the River Landing Community Development District was held on Wednesday, May 19, 2021, at 11:00 A.M. at the Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

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Present and constituting a quorum:

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Robert Lee	Chairperson
Travis Stagnitta	Vice Chairperson
David Wilson	Assistant Secretary
Jason Ford	Assistant Secretary

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Absent:

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Gabriella Pelleova	Assistant Secretary
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Also present were:

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James P. Ward	District Manager
Wes Haber	District Counsel
Victor Barbosa	District Engineer

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Audience:

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Drew Miller	Taylor Morrison
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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

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FIRST ORDER OF BUSINESS

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Call to Order/Roll Call

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District Manager James P. Ward called the meeting to order at approximately 11:05 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Pelleova, constituting a quorum.

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SECOND ORDER OF BUSINESS

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Consideration of Resignation

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Consideration of acceptance of the resignation of Ms. Jennifer Gardner from Seat 5 effective April 1, 2021, whose term is set to expire November 2022

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- a) Appointment of individual to fill Seat 5
 - b) Oath of Office

- 49 **c) Guide to the Sunshine Law and Code of Ethics for Public Employees**
50 **d) Form 1 – Statement of Financial Interests**

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Mr. Ward: As a matter of law the resignation is effective as of the date of the letter. There is no Board action required. I will ask, however, that you accept the resignation for purposes of inclusion in the record only.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, the Letter of Resignation was accepted for purposes of inclusion in the record.

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Mr. Ward explained the Board could now appoint an individual to fill the unexpired term of Ms. Gardner by a simple motion and second. He explained the appointed individual was required to be a citizen of the United States, resident of the State of Florida and not a convicted felon. He asked if there were any appointments.

On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson, and with all in favor, Jason Ford was appointed to fill Seat 5.

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Mr. Ward ensured Mr. Jason Ford was qualified to serve on the Board. As a notary public, he administered the Oath of Office to Mr. Jason Ford. He asked Mr. Ford to sign the Oath of Office and return the signed Oath to himself for notarization and to be made part of the public record. He discussed the Form 1 – Statement of Financial Interests and noted Mr. Ford should call himself (Mr. Ward) with any questions regarding Form 1. He encouraged Mr. Ford not to forget to file Form 1 or risk incurring fees for late filing. Mr. Ford requested a digital copy of Form 1. Mr. Ward indicated a digital copy would be sent to Mr. Ford. He noted Mr. Ford sat on other boards and as such was familiar with the Sunshine Law and Code of Ethics.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-8

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Consideration of Resolution 2021-8 re-designation the officers of the River Landing Community Development District

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Mr. Ward explained, currently Mr. Lee served as Chairperson, Mr. Stagnitta served as Vice Chair, Mr. Wilson and Ms. Pelleova served as Assistant Secretaries while he served as Secretary and Treasurer. He noted Mr. Ford could simply be added as an Assistant Secretary or the officer's positions could be reorganized as the Board deemed appropriate. He stated if the Board wished to simply add Mr. Ford as an Assistant Secretary and leave the remaining positions as they were, approval of Resolution 2021-8 would be in order. The Board chose to add Mr. Ford as an Assistant Secretary; no other changes were made.

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. David Wilson, and with all in favor, Resolution 2021-8 was adopted, and the Chair was authorized to sign.

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96 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

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98 **March 29, 2021, Regular Meeting Minutes**

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100 Mr. Ward asked if there were any corrections, additions, or deletions from the Minutes; hearing none,
101 he called for a motion.

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103 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert**
104 **Lee, and with all in favor, the March 29, 2021, Regular Meeting**
105 **Minutes were approved.**

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108 **FIFTH ORDER OF BUSINESS** **PUBLIC HEARING**

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110 Mr. Ward explained the public hearing process including public comment, Board discussion and vote.

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112 **a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET**

113

114 **I. Public Comment and Testimony**

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116 Mr. Ward called for a motion to open the Public Hearing.

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118 **On MOTION made by Mr. Robert Lee, seconded by Mr. Travis**
119 **Stagnitta, and with all in favor, the Public Hearing was opened.**

120

121 Mr. Ward asked if there were any members of the public present by audio or video with
122 any comments or questions respecting the Fiscal Year 2022 Budget; there were none.
123 He noted there were no members of the public present in person. He called for a
124 motion to close the public hearing.

125

126 **On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson,**
127 **and with all in favor, the Public Hearing was closed.**

128

129 **II. Board Comment**

130

131 Mr. Ward noted the operations assessment rate was \$200.43 for the General Fund per unit
132 across all 870 units within the District. He noted the Debt Service Fund budget (Series 2020A
133 and 2020B bonds) would be on roll this coming year for the platted lots associated with the
134 2020A bonds. He noted the 2020B bonds would not go on roll. He asked if there were any
135 Board comments or questions; there were none.

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137 **III. Consideration of Resolution 2021-9 adopting the annual appropriation and Budget for Fiscal**
138 **Year 2022**

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140 Mr. Ward called for a motion for Resolution 2021-9.

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On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-9 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

Mr. Ward: This Resolution will adopt an assessment roll which means that we levy the assessments only on the General Fund for Fiscal Year 2022. That amount will be \$200.43 per unit over the 870 units in the District. They are levied on a uniform basis. That means they have an equal assessment for each product type. They do not vary based upon the size of the lot. This Resolution imposes the special assessment, certifies the roll, and approves the methodology that levies it on a uniform basis.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Robert Lee, seconded by Mr. Travis Stagnitta, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present by audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions; there were none.

III. Consideration of Resolution 2021-10 Imposing Special Assessments, adopting an Assessment Roll, and approving the General Fund Special Assessment Methodology

Mr. Ward called for a motion.

On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-10 was adopted, and the Chair was authorized to sign.

187 **IV. Consideration or Resolution 2021-11, Establishing an Operation and Maintenance Assessment**
 188 **Cap for notice purposes**
 189

190 *Mr. Ward: This is an optional resolution for the Board. It is what we call an operations and*
 191 *maintenance cap rate resolution. Essentially, in order to get to the point of levying a General*
 192 *Fund Assessment, statute required mailed notice to all individual units on an annual basis. We*
 193 *have the ability to adopt a cap rate which basically says unless you go over the cap rate in the*
 194 *future you do not have to do mailed notice to individual units. We did do the mailed notice this*
 195 *year, along with the cap rate notice which told them what the cap rate would be, which is*
 196 *\$220.48 per unit, so in future years, if you do not go over that amount, then we do not have to*
 197 *do individual mailed notice to all property owners within the District. It is an optional resolution,*
 198 *but it is recommended.*
 199

200 **On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson,**
 201 **and with all in favor, Resolution 2021-11 was adopted, and the Chair**
 202 **was authorized to sign.**

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205 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2021-12

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207 **Consideration of Resolution 2021-12 designating dates, time, and location for regular meeting of the**
 208 **Board of Supervisor's for Fiscal Year 2022**

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210 Mr. Ward explained Meetings would be advertised once for the entire year. He stated the meetings
 211 were scheduled for the third Tuesday each month at 11:00 A.M. at the Esplanade Amenity Center, 4495
 212 Myrica Drive, Odessa, Florida 33556. He noted the Board would not be bound to these dates; meetings
 213 could be added or subtracted from as the Board saw fit.
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215 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert**
 216 **Lee, and with all in favor, Resolution 2021-12 was adopted, and the**
 217 **Chair was authorized to sign.**

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220 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2021-13

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222 **Consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the River Landing**
 223 **Community Development District confirming and approving the actions of the Chairman and District**
 224 **Staff regarding the Acquisition of certain offsite Utility Improvements and offsite Roadway**
 225 **Improvements, Phase 1a Improvements and work product**
 226

227

Mr. Ward asked Mr. Wes Haber to discuss this Resolution.

228

229 *Mr. Wes Haber: This Resolution was a ratification resolution subsequent to closing on your bonds. My*
 230 *office worked with your engineer and the Chair to effectuate two acquisitions. One was for certain off-*
 231 *site infrastructure, and the second one was for offsite roadways, as well as on site infrastructure. The*
 232 *support for all of those acquisitions, the detailed explanation of what was acquired, and the real*
 233 *property conveyance documents for each of those, are all included as exhibits to the resolution. This*

234 Resolution just ratifies the actions of the CDD using those bond proceeds to acquire these improvements.
235 As you can see it is pretty straightforward. Notably, the exhibits include certificates from your Engineer
236 confirming that those improvements are included in the Engineer’s Report and were appropriate to
237 acquisition. I am happy to answer any questions.

238
239 Mr. Ward asked if there were any questions; hearing none, he called for a motion.
240

**On MOTION made by Mr. Robert Lee, seconded by Mr. Travis Stagnita,
and with all in favor, Resolution 2021-13 was adopted, and the Chair
was authorized to sign.**

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EIGHTH ORDER OF BUSINESS

Staff Reports

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I. District Attorney

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250 Mr. Wes Haber: By way of update, the District has formally acquired, and paid for, the portion of the
251 streetlight improvements that it ordered from Ampro. We are presently in a position to be able to
252 work to get those streetlight improvements installed. This Board has already approved a resolution,
253 approved a form of installation agreement, authorizing the District Manager to approve an
254 agreement for that installation. In looking at the plat it’s contemplated that those right of ways are
255 to be conveyed to the HOA and it provides for a utility easement over those right-of-ways for various
256 utilities, and I think these streetlights would be considered utilities. That being said, we do think it
257 makes sense for there to be a specific easement from whichever entity presently owns those right-of-
258 ways. If they haven’t yet been conveyed to the HOA, then the easement would come from the
259 developer. If they have already been conveyed to the HOA, then the easement would come from the
260 HOA. But a specific operation installation, and maintenance easement from the owner to the CDD
261 that would be recorded in perpetuity just to ensure the CDD has all the rights it needs for ongoing
262 operation and maintenance of the streetlights. We don’t have a specific resolution for you to
263 approve, but the recommended action would be for the Board to authorize a resolution in
264 substantially the form I just described, authorizing your Chair to review and ultimately approve the
265 Resolution authorizing the execution of an easement with the owner of the right-of-ways for the
266 installation, operation and maintenance of the streetlights to be installed. I’m happy to answer any
267 questions.

268

269 Mr. Robert Lee: The current right-of-way is just set up, Phase 1 is already conveyed. Is it just the
270 HOA then?

271

272 Mr. Kyle Clawson: The HOA is going to own the right-of-way, and the CDD should have an easement
273 in place.

274

275 Mr. Haber: The purpose of the easement I am discussing is just to make certain because the CDD
276 pays for the streetlights and will ultimately need to be the party responsible for the operation and
277 ongoing maintenance of the streetlights, that there is no question in the future that the CDD has that
278 right. I didn’t see necessarily on the plat that the – the closest thing I saw on the plat was the utility
279 easement which arguably we could operate under. I feel like there is some benefit to having it

280 specifically spelled out that the CDD will have the perpetual right to access the right-of-way for the
281 purpose of operating and maintaining the streetlights, as well as for installation of streetlights.
282

On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-14 was adopted in substantially the form identified by Mr. Wes Haber, and the Chair was authorized to sign.

287
288 *Mr. Ward: In the authorization to permit the installation, is there a maximum amount in there or*
289 *does it just provide that the Manager can authorize the installation?*

290
291 *Mr. Haber: My recollection, Jim, is that the amount was \$50,000 for the installation of the first*
292 *phase.*

293
294 *Mr. Ward: Did we do that by resolution or by agreement?*

295
296 *Mr. Haber: I believe there is a resolution that the Board adopted.*

297
298 *Mr. Ward: Do you know the resolution number?*

299
300 *Mr. Haber: Resolution 2021-3 which section 2 specified that the "District Manager is hereby*
301 *authorized to select a contractor to perform the streetlight installation and execute the agreement.*
302 *Such authority shall be subject to the cost of the streetlight installation services, not exceeding*
303 *\$50,000."*

304
305 *Mr. Ward: I think it might be appropriate to amend that resolution upwards to \$130,000 dollars so*
306 *we can cover the installation cost of all of the streetlights, beyond just Phase 1, otherwise we will*
307 *have to do this every time. So, a motion to amend Resolution 2021-3, and Wes will do this by*
308 *Resolution 2021-15, to increase that authority to \$130,000 dollars, would be in order.*

On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee, and with all in favor, Resolution 2021-15 was adopted, and the Chair was authorized to sign.

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314 **II. District Engineer**

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316 No report.

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318 **III. District Manager**

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320 a) **Reported Number of Registered Voters as of April 15, 2021**
321 b) **Financial Statement for period ending March 31, 2021 (unaudited)**
322 c) **Financial Statement for period ending April 30, 2021 (unaudited)**
323

324 Mr. Ward indicated Statute required the Supervisor of Elections to report the number of
325 registered voters in the District annually. He explained this number became significant when the
326 District hit two thresholds: one was six years from the effective date of establishment (July 14,

327 2020) and two was 250 registered voters (qualified electors). He noted at that point the Board
328 would begin to transition from a landowner-controlled board to a qualified elector-based board.
329 He reported as of April 15, 2021, there were 0 registered voters within the District. He noted
330 there was no action required from the Board. He asked if there were any questions; there were
331 none.

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334 **NINTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

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336 Mr. Ward asked if there were any Supervisor’s requests; there were none. Mr. Ward asked if there were
337 any audience questions or comments; there were none.

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340 **TENTH ORDER OF BUSINESS**

Adjournment

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342 Mr. Ward adjourned the meeting at approximately 11:31 a.m.

343

344 **On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee,**
345 **and with all in favor, the meeting was adjourned.**

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347 **ATTEST:**

River Landing Community Development District

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350 _____
James P. Ward, Secretary

_____ **Robert Lee, Chairperson**

RESOLUTION 2021-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT APPOINTING LEGAL COUNSEL FOR THE DISTRICT, AUTHORIZING COMPENSATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to an ordinance adopted by the Board of County Commissioners of Sarasota County, Florida, and is located entirely within Sarasota County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint a District Counsel and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

Section 1. APPROVAL OF AGREEMENT. KE Law PLLC is appointed as District Counsel and shall be compensated for their services in such capacity in the manner prescribed in **Exhibit A**.

Section 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions in conflict are hereby repealed to the extent of such conflict, including but not limited to Resolution 2020-3 of the Board of Supervisors.

Section 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

Section 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of September 2021.

Attest:

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Robert Lee, Chairperson

Exhibit A: Attorney Retainer Agreement



P.O. Box 6386, Tallahassee, Florida 32314

**KE LAW GROUP, PLLC
FEE AGREEMENT
RIVER LANDING CDD**

I. PARTIES

THIS AGREEMENT (“Agreement”) is made and entered into by and between the following parties:

A. River Landing Community Development District (“Client”)
c/o JPWard & Associates, LLC
2301 NW 37th Street
Fort Lauderdale, Florida 33308

and

B. KE Law Group, PLLC (“KE Law”)
P.O. Box 6386
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the hourly rates will be \$325 per hour for partners, \$265 per hour for associates, \$225 per hour for part-time contract attorneys, and \$185 per hour for paralegals. All hourly rates will be increased each calendar year by \$15 per hour.

IV. CLIENT FILES

The files and work product materials (“Client File”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client

File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

RIVER LANDING CDD

By: _____

Its: _____

Date: _____

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: August 23, 2021

ATTACHMENT A

KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

River Landing Community Development District

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<i>Series 2020A</i>	<i>5</i>
<i>Series 2020B</i>	<i>6</i>
<i>Capital Project Funds</i>	
<i>Series 2020A</i>	<i>7</i>
<i>Series 2020B</i>	<i>8</i>

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	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	\$ 16,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,110
Debt Service Fund								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,906	99,031	-	-			274,936
Prepayment Account								-
Construction Account				760,374	19			760,393
Cost of Issuance Account				15,247	5,202			20,449
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
Amount Available in Debt Service Funds	-	-	-	-	-	627,793		627,793
Amount to be Provided by Debt Service Funds								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,617,207		12,617,207
Total Assets	\$ 16,110	\$ 429,737	\$ 198,056	\$ 775,621	\$ 5,222	\$ 13,245,000		\$ 14,669,745

**River Landing Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	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 Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,245,000	\$ 13,245,000
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		429,737	198,056	775,621	5,222	-		1,408,635
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	12,916							12,916
Total Fund Equity and Other Credits	\$ 16,110	\$ 429,737	\$ 198,056	\$ 775,621	\$ 5,222	\$ -		\$ 1,424,745
Total Liabilities, Fund Equity and Other Credits	\$ 16,110	\$ 429,737	\$ 198,056	\$ 775,621	\$ 5,222	\$ 13,245,000		\$ 14,669,745

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	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	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	-	-	607,245	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	\$ -	\$ -	607,245	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	-	N/A
Financial and Administrative											
Audit Services	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	1,333	9,333	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	8,000	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
Legal Advertising	-	663	-	-	-	187	198	671	1,719	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	21	22	140	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	619	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	-	-	100	-	N/A
Insurance	5,000	-	-	-	-	-	-	-	5,000	-	N/A
Printing & Binding		133	160	-	-	279	-	-	573	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	175	-	N/A

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	8,153	7,947	-	4,475	-	2,059	-	22,635	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	-	-	-	180	6,585	1,214	-	7,978.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities											
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	-	504,939.75	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	9,492	6,739	594,329	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 6,739	\$ 594,329	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	(6,739)	12,916	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	\$ 16,110	16,110	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income									
Interest Account						0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	5	-	N/A
Prepayment Account	-							-	N/A
Revenue Account	-							-	N/A
Capitalized Interest Account	-	1	1	1	1	1	7	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-							-	N/A
Special Assessments - Off Roll	-							-	N/A
Special Assessments - Prepayments	-							-	N/A
Debt Proceeds	589,922						589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 589,934	\$ -	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2020A	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2020A	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2020A	-	-	-	-	-	145,601	145,601	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	\$ -	\$ 145,601	160,197	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	429,737	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	\$ 575,335	429,737	429,737	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income									
Interest Account						0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	2	-	N/A
Prepayment Account	-					-	-	-	N/A
Revenue Account	-					-	-	-	N/A
Capitalized Interest Account	-	1	1	1	1	1	4	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-					-	-	-	N/A
Special Assessments - Off Roll	-					-	-	-	N/A
Special Assessments - Prepayments	-					-	-	-	N/A
Debt Proceeds	295,492						295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 295,498	\$ -	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2020B	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2020B	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2020B	-	-	-	-	-	81,971	81,971	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	\$ -	\$ 81,971	97,442	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	198,056	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	198,056	198,056	\$ -	

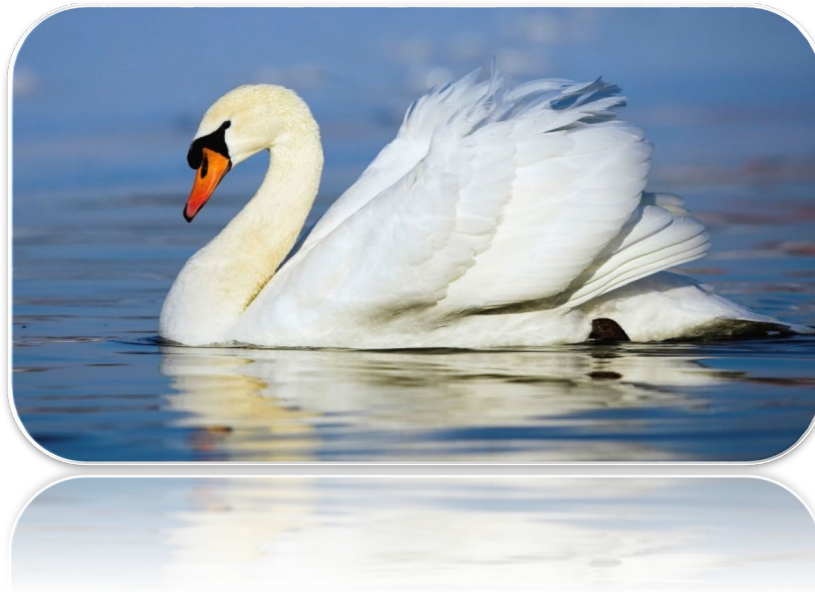
River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	-	26	17	15	13	3	74	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	-	-	7,995,078	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 13	\$ 3	\$ 7,995,153	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	32,408	-	-	-	-	-	32,408	\$ -	N/A
Other Contractual Services									
Trustee Services	5,925	-	-	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	-	-	972	\$ -	N/A
Capital Outlay									
Water-Sewer Combination	1,169,513	-	-	2,174,525	-	-	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	-	-	976,137	\$ -	N/A
Cost of Issuance									
Legal - Series 2020A Bonds	98,036	-	380	-	-	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ -	\$ -	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 3	\$ 775,621	-	-
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ -	\$ -	-
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,621	\$ -	-

River Landing Community Development District
 Capital Projects Fund - Series 2020B
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2021

Description	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	-	12	3	2	2	-	19	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 2	\$ 0	\$ 4,364,528	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	17,592	-	-	-	-	-	17,592	\$ -	N/A
Other Contractual Services									
Trustee Services	4,650	-	-	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	-	-	528	\$ -	N/A
Capital Outlay									
Water-Sewer Combination	3,559,280	-	-	630,636	-	-	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance									
Legal - Series 2020B Bonds	53,214	-	206	-	-	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ -	\$ -	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 2	\$ 0	\$ 5,222	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ -	-

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2021

FISCAL YEAR 2021

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

River Landing Community Development District

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<i>Series 2020B</i>	<i>6</i>
<i>Capital Project Funds</i>	
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JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending June 30, 2021**

	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	\$ 36,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,160
Debt Service Fund								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,907	99,032	-	-			274,939
Prepayment Account								-
Construction Account				775,624	5,222			780,846
Cost of Issuance Account				-	-			-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	627,795		627,795
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,617,205		12,617,205
Total Assets	<u>\$ 36,160</u>	<u>\$ 429,739</u>	<u>\$ 198,057</u>	<u>\$ 775,624</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,689,801</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending June 30, 2021**

	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 Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,245,000</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		429,739	198,057	775,624	5,222	-		1,408,641
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	32,966							32,966
Total Fund Equity and Other Credits	<u>\$ 36,160</u>	<u>\$ 429,739</u>	<u>\$ 198,057</u>	<u>\$ 775,624</u>	<u>\$ 5,222</u>	<u>\$ -</u>		<u>\$ 1,444,801</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 36,160</u>	<u>\$ 429,739</u>	<u>\$ 198,057</u>	<u>\$ 775,624</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,689,801</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	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	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	-	-	35,000	642,245	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	\$ -	\$ -	\$ 35,000	642,245	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	-	N/A
Financial and Administrative												
Audit Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Legal Advertising	-	663	-	-	-	187	198	671	667	2,386	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	21	22	24	164	-	N/A
Communications & Freight Services												
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	-	619	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	-	-	-	100	-	N/A
Insurance	5,000	-	-	-	-	-	-	-	-	5,000	-	N/A
Printing & Binding		133	160	-	-	279	-	-	-	573	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	-	N/A
Legal Services												
Legal - General Counsel	-	8,153	7,947	-	4,475	-	2,059	-	2,094	24,728	-	N/A

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services	-	-	-	-	180	6,585	1,214	-	6,165	14,143.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities												
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	-	-	504,939.75	-	N/A
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	9,492	6,739	14,950	609,279	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 6,739	\$ 14,950	\$ 609,279	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	(6,739)	20,050	32,966	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	16,110	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	\$ 16,110	\$ 36,160	36,160	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income										
Interest Account						0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	1	6	-	N/A
Prepayment Account	-							-	-	N/A
Revenue Account	-							-	-	N/A
Capitalized Interest Account	-	1	1	1	1	1	1	7	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-							-	-	N/A
Special Assessments - Off Roll	-							-	-	N/A
Special Assessments - Prepayments	-							-	-	N/A
Debt Proceeds	589,922							589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 589,936	\$ -	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020A	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions										
Series 2020A	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2020A	-	-	-	-	-	145,601	-	145,601	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	\$ -	\$ 145,601	\$ -	160,197	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	2	429,739	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	429,737	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	\$ 575,335	\$ 429,737	\$ 429,739	\$ 429,739	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income										
Interest Account						0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	0	2	-	N/A
Prepayment Account	-								-	N/A
Revenue Account	-								-	N/A
Capitalized Interest Account	-	1	1	1	1	1	0	4	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-								-	N/A
Special Assessments - Off Roll	-								-	N/A
Special Assessments - Prepayments	-								-	N/A
Debt Proceeds	295,492							295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 295,499	\$ -	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020B	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions										
Series 2020B	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2020B	-	-	-	-	-	81,971	-	81,971	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	\$ -	\$ 81,971	\$ -	97,442	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	1	198,057	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	198,056	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	198,056	\$ 198,057	198,057	\$ -	

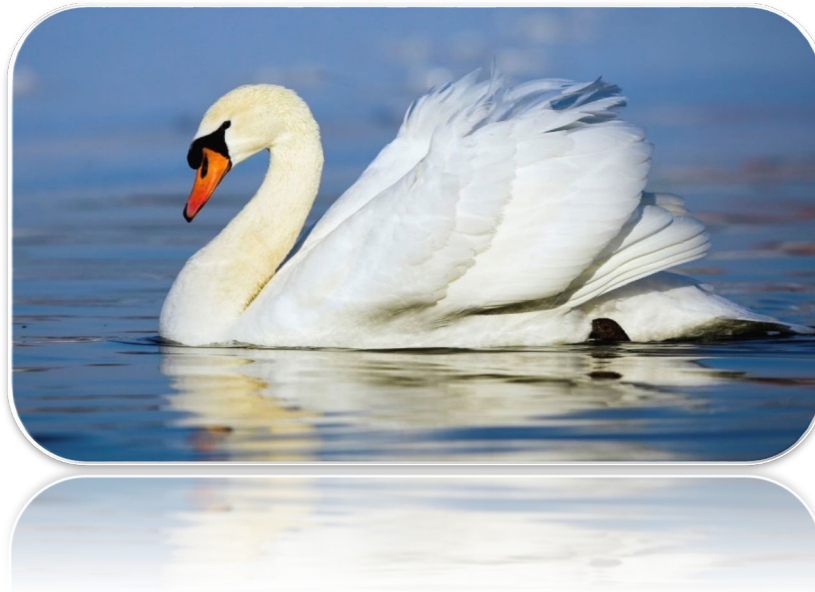
River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	26	17	15	13	3	3	77	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	-	-	-	7,995,078	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 13	\$ 3	\$ 3	\$ 7,995,156	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	32,408	-	-	-	-	-	-	32,408	\$ -	N/A
Other Contractual Services										
Trustee Services	5,925	-	-	-	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	-	-	-	972	\$ -	N/A
Capital Outlay										
Water-Sewer Combination	1,169,513	-	-	2,174,525	-	-	-	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	-	-	-	976,137	\$ -	N/A
Cost of Issuance										
Legal - Series 2020A Bonds	98,036	-	380	-	-	-	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ -	\$ -	\$ -	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 3	\$ 3	\$ 775,624	-	
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ -	\$ -	
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,624	\$ -	

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	12	3	2	2	-	-	19	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 2	\$ 0	\$ 0	\$ 4,364,528	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	17,592	-	-	-	-	-	-	17,592	\$ -	N/A
Other Contractual Services										
Trustee Services	4,650	-	-	-	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	-	-	-	528	\$ -	N/A
Capital Outlay										
Water-Sewer Combination	3,559,280	-	-	630,636	-	-	-	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance										
Legal - Series 2020B Bonds	53,214	-	206	-	-	-	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ -	\$ -	\$ -	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 2	\$ 0	\$ 0	\$ 5,222	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	-

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

River Landing Community Development District

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JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending July 31, 2021**

	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	\$ 75,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,844
Debt Service Fund								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,909	99,032	-	-			274,942
Prepayment Account								-
Construction Account				775,627	5,222			780,849
Cost of Issuance Account				-	-			-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	627,798		627,798
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,617,202		12,617,202
Total Assets	<u>\$ 75,844</u>	<u>\$ 429,740</u>	<u>\$ 198,057</u>	<u>\$ 775,627</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,729,491</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending July 31, 2021**

	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 Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,245,000</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		429,740	198,057	775,627	5,222	-		1,408,647
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	72,650							72,650
Total Fund Equity and Other Credits	<u>\$ 75,844</u>	<u>\$ 429,740</u>	<u>\$ 198,057</u>	<u>\$ 775,627</u>	<u>\$ 5,222</u>	<u>\$ -</u>		<u>\$ 1,484,491</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 75,844</u>	<u>\$ 429,740</u>	<u>\$ 198,057</u>	<u>\$ 775,627</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,729,491</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	-	-	35,000	47,064	689,309	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	\$ -	\$ -	\$ 35,000	\$ 47,064	689,309	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	-	N/A
Financial and Administrative													
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Legal Advertising	-	663	-	-	-	187	198	671	667	-	2,386	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	-	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	-	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	21	22	24	24	188	-	N/A
Communications & Freight Services													
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	-	8	627	-	N/A
Computer Services - Website Development													
	50	50	-	-	-	-	-	-	-	-	100	-	N/A
Insurance													
	5,000	-	-	-	-	-	-	-	-	-	5,000	-	N/A
Printing & Binding													
		133	160	-		279	-	-	-	-	573	-	N/A
Subscription & Memberships													
	175	-	-	-	-	-	-	-	-	-	175	-	N/A
Legal Services													
Legal - General Counsel	-	8,153	7,947	-	4,475	-	2,059	-	2,094	1,349	26,077	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													

River Landing Community Development District
 General Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Engineering Services	-	-	-	-	180	6,585	1,214	-	6,165	-	14,143.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities													
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	-	-	-	504,939.75	-	N/A
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	9,492	6,739	14,950	7,381	616,659	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 6,739	\$ 14,950	\$ 7,381	\$ 616,659	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	(6,739)	20,050	39,684	72,650	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	16,110	-	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	\$ 16,110	\$ 36,160	\$ 39,684	75,844	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account						0	0		0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	1	1	7	-	N/A
Prepayment Account	-									-	N/A
Revenue Account	-									-	N/A
Capitalized Interest Account	-	1	1	1	1	1	1	1	8	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-									-	N/A
Special Assessments - Off Roll	-									-	N/A
Special Assessments - Prepayments	-									-	N/A
Debt Proceeds	589,922								589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 589,937	\$ -	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020A	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions											
Series 2020A	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2020A	-	-	-	-	-	145,601	-	-	145,601	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	-	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	\$ -	\$ 145,601	\$ -	\$ -	160,197	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	2	2	429,740	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	429,737	429,739	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	\$ 575,335	\$ 429,737	\$ 429,739	\$ 429,740	\$ 429,740	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account						0	0		0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	0	0	3	-	N/A
Prepayment Account	-									-	N/A
Revenue Account	-									-	N/A
Capitalized Interest Account	-	1	1	1	1	1	0	0	5	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-									-	N/A
Special Assessments - Off Roll	-									-	N/A
Special Assessments - Prepayments	-									-	N/A
Debt Proceeds	295,492								295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 295,499	\$ -	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020B	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions											
Series 2020B	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2020B	-	-	-	-	-	81,971	-	-	81,971	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	-	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	\$ -	\$ 81,971	\$ -	\$ -	97,442	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	1	1	198,057	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	198,056	198,057	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	198,056	\$ 198,057	\$ 198,057	198,057	\$ -	

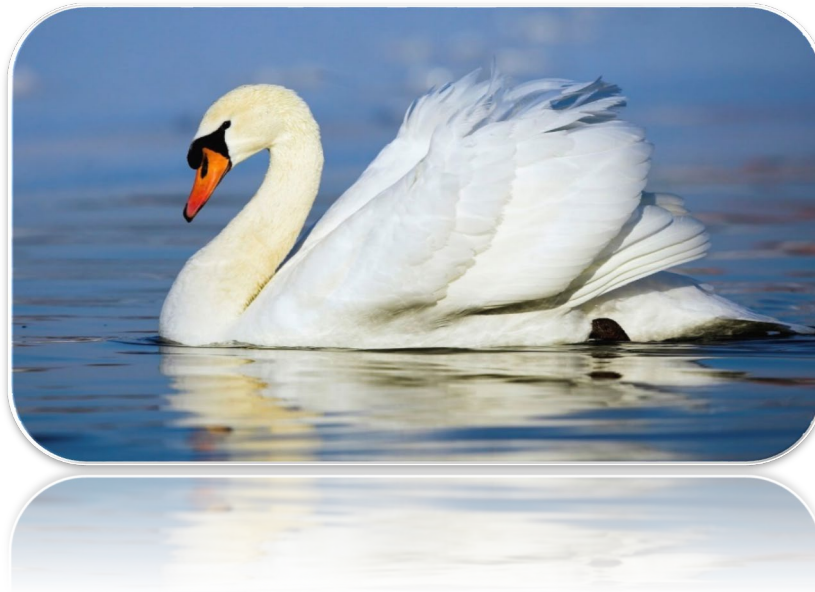
River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	-	26	17	15	13	3	3	3	81	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	-	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	-	-	-	-	7,995,078	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 13	\$ 3	\$ 3	\$ 3	\$ 7,995,159	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	32,408	-	-	-	-	-	-	-	32,408	\$ -	N/A
Other Contractual Services											
Trustee Services	5,925	-	-	-	-	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	-	-	-	-	972	\$ -	N/A
Capital Outlay											
Water-Sewer Combination	1,169,513	-	-	2,174,525	-	-	-	-	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	-	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	-	-	-	-	976,137	\$ -	N/A
Cost of Issuance											
Legal - Series 2020A Bonds	98,036	-	380	-	-	-	-	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	-	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ -	\$ -	\$ -	\$ -	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 3	\$ 3	\$ 3	\$ 775,627	-	
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ -	\$ -	
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,627	\$ 775,627	\$ -	

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	-	12	3	2	2	-	-	-	19	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	0	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	-	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 2	\$ 0	\$ 0	\$ 0	\$ 4,364,528	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	17,592	-	-	-	-	-	-	-	17,592	\$ -	N/A
Other Contractual Services											
Trustee Services	4,650	-	-	-	-	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	-	-	-	-	528	\$ -	N/A
Capital Outlay											
Water-Sewer Combination	3,559,280	-	-	630,636	-	-	-	-	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance											
Legal - Series 2020B Bonds	53,214	-	206	-	-	-	-	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	-	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ -	\$ -	\$ -	\$ -	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 2	\$ 0	\$ 0	\$ 0	\$ 5,222	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	-

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2021

FISCAL YEAR 2021

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

River Landing Community Development District

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JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending August 31, 2021**

	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	\$ 66,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,667
Debt Service Fund								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,911	99,033	-	-			274,944
Prepayment Account								-
Construction Account				775,631	5,222			780,852
Cost of Issuance Account				-	-			-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	627,801		627,801
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,617,199		12,617,199
Total Assets	<u>\$ 66,667</u>	<u>\$ 429,742</u>	<u>\$ 198,058</u>	<u>\$ 775,631</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,720,319</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending August 31, 2021**

	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 Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,245,000</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		429,742	198,058	775,631	5,222	-		1,408,653
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	63,473							63,473
Total Fund Equity and Other Credits	<u>\$ 66,667</u>	<u>\$ 429,742</u>	<u>\$ 198,058</u>	<u>\$ 775,631</u>	<u>\$ 5,222</u>	<u>\$ -</u>		<u>\$ 1,475,319</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 66,667</u>	<u>\$ 429,742</u>	<u>\$ 198,058</u>	<u>\$ 775,631</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,720,319</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	-	-	35,000	47,064	-	689,309	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	\$ -	\$ -	\$ 35,000	\$ 47,064	\$ -	689,309	\$ -	N/A
Expenditures and Other Uses														
Executive														
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	-	N/A
Financial and Administrative														
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Legal Advertising	-	663	-	-	-	187	198	671	667	-	-	2,386	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	-	-	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	-	-	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	21	22	24	24	18	206	-	N/A
Communications & Freight Services														
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	-	8	8	635	-	N/A
Computer Services - Website Development														
	50	50	-	-	-	-	-	-	-	-	-	100	-	N/A
Insurance														
	5,000	-	-	-	-	-	-	-	-	-	-	5,000	-	N/A
Printing & Binding														
		133	160	-	-	279	-	-	-	-	-	573	-	N/A
Subscription & Memberships														
	175	-	-	-	-	-	-	-	-	-	-	175	-	N/A
Legal Services														
Legal - General Counsel	-	8,153	7,947	-	4,475	-	2,059	-	2,094	1,349	2,327	28,404	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	180	6,585	1,214	-	6,165	-	825	14,968.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities														
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	-	-	-	-	504,939.75	-	N/A
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	9,492	6,739	14,950	7,381	9,177	625,836	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 6,739	\$ 14,950	\$ 7,381	\$ 9,177	\$ 625,836	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	(6,739)	20,050	39,684	(9,177)	63,473	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	16,110	-	39,684	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	\$ 16,110	\$ 36,160	\$ 39,684	\$ 30,507	66,667	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income												
Interest Account						0	0			0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	1	1	1	8	-	N/A
Prepayment Account	-									-	-	N/A
Revenue Account	-									-	-	N/A
Capitalized Interest Account	-	1	1	1	1	1	1	1	1	9	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-									-	-	N/A
Special Assessments - Off Roll	-									-	-	N/A
Special Assessments - Prepayments	-									-	-	N/A
Debt Proceeds	589,922									589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 589,939	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2020A	-	-	-	-	-	145,601	-	-	-	145,601	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	-	-	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	\$ -	\$ 145,601	\$ -	\$ -	\$ -	\$ 160,197	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	2	2	2	429,742	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	429,737	429,739	429,740	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	\$ 575,335	\$ 429,737	\$ 429,739	\$ 429,740	\$ 429,742	\$ 429,742	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income												
Interest Account						0	0			0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	0	0	0	3	-	N/A
Prepayment Account	-										-	N/A
Revenue Account	-										-	N/A
Capitalized Interest Account	-	1	1	1	1	1	0	0	0	5	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-										-	N/A
Special Assessments - Off Roll	-										-	N/A
Special Assessments - Prepayments	-								16,919		-	N/A
Debt Proceeds	295,492									295,492	-	N/A
Intragovernmental Transfer In	-										-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 16,919	\$ 295,500	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2020B	-	-	-	-	-	81,971	-	-	-	81,971	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	-	-	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	\$ -	\$ 81,971	\$ -	\$ -	\$ -	\$ 97,442	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	1	1	16,919	198,058	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	198,056	198,057	198,057	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	198,056	\$ 198,057	\$ 198,057	\$ 214,977	198,058	\$ -	

**River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021**

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income												
Construction Account	-	26	17	15	13	3	3	3	3	84	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	-	-	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	-	-	-	-	-	7,995,078	\$ -	N/A
Developer Contributions												
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 13	\$ 3	\$ 3	\$ 3	\$ 3	\$ 7,995,162	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	32,408	-	-	-	-	-	-	-	-	32,408	\$ -	N/A
Other Contractual Services												
Trustee Services	5,925	-	-	-	-	-	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	-	-	-	-	-	972	\$ -	N/A
Capital Outlay												
Water-Sewer Combination	1,169,513	-	-	2,174,525	-	-	-	-	-	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	-	-	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	-	-	-	-	-	976,137	\$ -	N/A
Cost of Issuance												
Legal - Series 2020A Bonds	98,036	-	380	-	-	-	-	-	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	-	-	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 3	\$ 3	\$ 3	\$ 3	\$ 775,631	-	
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,627	\$ -	\$ -	
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,627	\$ 775,631	\$ 775,631	\$ -	

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income												
Construction Account	-	12	3	2	2	-	-	0	0	19	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	-	-	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	-	-	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 2	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,364,528	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	17,592	-	-	-	-	-	-	-	-	17,592	\$ -	N/A
Other Contractual Services												
Trustee Services	4,650	-	-	-	-	-	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	-	-	-	-	-	528	\$ -	N/A
Capital Outlay												
Water-Sewer Combination	3,559,280	-	-	630,636	-	-	-	-	-	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance												
Legal - Series 2020B Bonds	53,214	-	206	-	-	-	-	-	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	-	-	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 2	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,222	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	-