

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS – STREET LIGHTS
TABLE OF CONTENTS**

- I. General Information
 - a. Notice of Request for Proposals
 - b. Instructions to Proposers
 - c. Evaluation Criteria

- II. Proposal Form
 - a. General Information
 - b. Experience
 - c. Financial Capacity
 - d. Pricing
 - e. Schedule
 - f. Legal Concerns
 - i. Sworn Statement on Public Entity Crimes
 - ii. Sworn Statement Regarding Scrutinized Companies
 - g. Affidavit Regarding Proposal

- III. Form of Purchase Order Agreement
 - a. Specifications
 - b. Terms and Conditions

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS – STREET LIGHTS
Pasco County, Florida**

The River Landing Community Development District (“**District**”) hereby requests proposals (“**RFP**”) from firms to provide 188 solar street lighting packages (poles/fixtures/solar panels/embedded controls/photometrics) (“**Street Lights**”) for streets within the River Landing community. The District is a special purpose unit of local government established under Chapter 190 of the Florida Statutes for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the River Landing community, which is located in Pasco County.

The District is requesting proposals from suppliers who are able to manufacture and deliver the Street Lights, which will be installed in phases. Proposers will be required to hold pricing through the course of the installation.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the project manual (“**Project Manual**”), an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Pasco County and the State of Florida.

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for public inspection and may be obtained via e-mail beginning **Friday, October 16, 2020 at 12:00 p.m.** from the District Engineer, Waldrop Engineering c/o Bryan Jackson, P.E. at Bryan.Jackson@waldropengineering.com. Proposers must request the Project Manual via e-mail and shall provide contact information in the e-mail. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have obtained a Project Manual.

Each firm desiring to submit a proposal for the Project must submit one original and eight (8) copies of the firm’s proposal no later than **Monday, October 26, 2020 at 12:00 p.m.** at the District Engineer’s office, Waldrop Engineering, 10401 Highland Manor Drive, Suite 220, Tampa, Florida 33610. Proposers shall also provide a PDF version of the proposal to the District Manager, JP Ward & Associates, LLC, 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334. The District’s Engineer will conduct a special public meeting at 12:00 p.m. on October 26, 2020 at the Engineer’s Office to open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190 of the Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Engineer, at the Engineer’s Office, or (813) 443-8282. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Engineer at (904) 642-8990. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

The proposals otherwise may be maintained on a confidential basis throughout the procurement process and to the extent permitted by Florida law. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation “**RESPONSE TO RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS – STREET LIGHTS.**” The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the Project in phases, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

Any and all questions relative to this Request for Proposals or the Project shall be directed in writing by e-mail only to Bryan Jackson, P.E., at Bryan.Jackson@waldropengineering.com, with e-mail copies to James P. Ward, District Manager, jimward@jpwardassociates.com, and Jere Earlywine, District Counsel, at jeree@hgslaw.com. No phone inquiries please.

James P. Ward
District Manager
River Landing Community Development District

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS – STREET LIGHTS
PART I.B. GENERAL INFORMATION – INSTRUCTIONS TO PROPOSERS**

ANY PROTEST OF THIS PROJECT MANUAL MUST BE FILED WITH THE DISTRICT WITHIN 72 HOURS OF PICKUP OF THE PROJECT MANUAL, TOGETHER WITH A PROTEST BOND IN A FORM ACCEPTABLE TO THE DISTRICT AND IN THE AMOUNT OF \$50,000, AND FOLLOWED WITHIN SEVEN (7) CALENDAR DAYS BY A FORMAL WRITTEN PROTEST STATING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH SUCH PROTEST IS BASED. FAILURE TO TIMELY FILE A PROTEST, OR FAILURE TO TIMELY POST A PROTEST BOND, WILL RESULT IN A WAIVER OF PROCEEDINGS UNDER CHAPTER 190, FLORIDA STATUTES, AND OTHER LAW. ADDITIONAL REQUIREMENTS FOR FILING A PROTEST CAN BE FOUND IN THE DISTRICT’S RULES OF PROCEDURE, WHICH ARE AVAILABLE UPON REQUEST.

General Instructions

1. OVERVIEW. The River Landing Community Development District (“**District**”) is seeking proposals (“**Proposal(s)**”) from firms (“**Proposer(s)**”) capable of providing 188 solar street lighting packages (poles/fixtures/solar panels/embedded controls/photometrics) (“**Street Lights**”) for streets within the River Landing community. The Street Lights shall comply with the specifications attached as **Exhibit A** to the Purchase Order included with this Project Manual, which includes a description of the Street Lights, the communication system for the Street Lights (which shall be included with the Proposal), and a map showing the proposed location of the Street Lights and identifying the number of each type of Street Light. The District is a special purpose unit of local government established under Chapter 190 of the Florida Statutes for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community, which is located in Pasco County, Florida.

The Street Lights will be installed in phases and the District anticipates placing multiple orders for the Street Lights from a single supplier over the course of the installation. The Street Lights must be delivered in a timely manner. The District does not know the actual schedule for the installation of the Street Lights and is requiring that all pricing be held through December 31, 2024.

2. DUE DATE. Sealed Proposals must be received no later than **12:00 p.m., Monday, October 26, 2020** at the offices of Waldrop Engineering, 10401 Highland Manor Drive, Suite 220, Tampa, Florida 33610, attention Bryan Jackson, P.E. Proposals will be publicly opened at that time, provided however that, subject to such public opening and announcements, all Proposals may be kept confidential for a period of time to the extent permitted by Florida law.

3. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances and regulations.



MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

October 8, 2020

James P. Ward, District Manager
River Landing Community Development District
2900 NE 12th Terrace, Suite 1
Oakland Park, FL 33334

Re: Agreement for River Landing CDD
Resolution #2020-27

Dear Mr. Ward:

This will acknowledge receipt of the District's above referenced resolution dated September 29, 2020.

Chapter 197.3632(2) F.S. provides that a written agreement be executed by the Tax Collector and local governing board as a prerequisite to the collection of a non-ad valorem assessment. Our policy requires payment of a non-refundable administrative fee in the amount of \$700.00 with the submission of the contract.

Attached is an original contract. Please execute two copies and return to me together with your check in the amount of \$700.00. I will execute and return an original to you. We must receive the contracts and payment no later than March 1, 2021 in order to collect the assessments on the 2021 tax roll.

Thank you for your cooperation.

Best wishes,

Mike Fasano
Tax Collector

MF/jlo
Enclosure

CC:

Abby Noyes, Director of Finance
Jody Grove, Director of IT
Jill Cardillo, Tax Manager

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

**INTERLOCAL AGREEMENT BETWEEN
RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
AND THE PASCO COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT (the "Agreement"), made and entered into in duplicate this ____ day of _____, 2020, by and between **RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the State of Florida (hereinafter the "District"), whose address is 2900 NE 12TH Terrace, Suite 1, Oakland Park, FL 33334 and the **PASCO COUNTY TAX COLLECTOR**, a constitutional officer of the state of Florida (hereinafter the "Tax Collector"), whose address is 14236 6th Street, Dade City, Florida 33523.

WITNESSETH:

WHEREAS, the District is authorized to impose special assessments for non ad valorem assessments and by Resolution Number 2020-27 adopted the 29th day of September, 2020, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of assessments (hereinafter referred to as the "Uniform Collection Method"), as authorized by Section 197.3632 and Section 190.011(14), Florida Statutes for the notice, levy, collection and enforcement of the annual District assessments; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions, including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is believed to be a fairer methodology to collect non ad valorem assessments from a delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the Uniform Collection Method is believed to be a more efficient manner of collection due to the fact that the assessment will be placed on the tax notice issued by the Tax

Collector, thereby hopefully producing positive economic benefits to the District; and

WHEREAS, the Uniform Collection Method is believed to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District's non ad valorem assessments roll with the ad valorem tax roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b)(2), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting its non ad valorem assessments based on the actual costs of collection, whichever is greater.

NOW, THEREFORE, for and in consideration of the foregoing as well as the mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect, and enforce the collection of, those certain non ad valorem assessments levied by the District; and to include compensation by the District to the Tax Collector, pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non merger of any non ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), Florida Statutes; and to address the reimbursement of the necessary administrative

costs, including but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

Article II

Term

The Term of this Agreement shall commence on the date that this Agreement is executed by both parties hereto and shall continue through and end on December 31, 2022. Thereafter, this Agreement shall automatically be renewed for successive periods, not to exceed one (1) year each, unless the parties hereto, prior to December 31st of any year, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by said subsequent agreement. Notwithstanding the foregoing, the District shall inform the Tax Collector, as well as the Pasco County Property Appraiser and the Florida Department of Revenue, by January 10th, in any calendar year if the District intends to discontinue using, in the following calendar year, the Uniform Collection Method of collecting the non ad valorem assessments referred to in this Agreement.

ARTICLE III

Compliance With Laws And Regulations

The parties hereto shall abide by all statutes, rules and regulations pertaining to the levy and collection of non ad valorem assessments, and any ordinances promulgated by District not

inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to these statutes by the Department of Revenue.

ARTICLE IV

Duties and Responsibilities of the District

The District agrees, covenants and contracts to:

- (a) Be solely responsible for imposing and levying valid non ad valorem assessments.
- (b) Indemnify and hold Tax Collector harmless from any and all claims, liability, loss damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the District hereunder.
- (c) Compensate the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, as opted by the Tax Collector on an annual basis during the term of this Agreement.
- (d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non ad valorem assessments by the Tax Collector under the new uniform law, pursuant to Section 197.3632(2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- (e) Pay for or, alternatively, to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non ad valorem assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes.
- (f) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the new Uniform Collection Method pursuant to Sections 197.3632

and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(g) By July 7, of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the preliminary non ad valorem assessment roll for publication on the Notice of Proposed Property Taxes (also known as the TRIM Notice). The preliminary non ad valorem assessment roll must be submitted on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. Accompanying the preliminary non ad valorem assessment roll shall be public hearing information for inclusion on the Notice of Proposed Property Taxes. The District shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The District shall inform Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10th of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(h) By September 15th of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the final non ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The District shall inform the Tax Collector, as well as the Property Appraiser and the Department

of Revenue by January 10th of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(i) The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

(j) The District agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.

ARTICLE V

Duties of the Tax Collector

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non ad valorem assessments for the District pursuant to Section 197.3632 and 197.3635, Florida Statutes and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions, adopted by the District, so long as said ordinances and resolutions shall clearly state the District's intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Section 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

(b) Tax Collector shall collect the non ad valorem assessments of District as certified no later than September 15, of each calendar year on compatible electronic medium, tied to the

property identification number of each parcel, and in the format used by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue and if free of errors or omissions.

(c) The Tax Collector agrees to cooperate with the District in the implementation of the Uniform Collection Method for collection and enforcing non ad valorem assessments pursuant to Section 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non ad valorem assessment roll that is not officially certified by the District by September 15th of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Department of Revenue.

(d) If the Tax Collector discovers errors or omissions on such roll, he may request the District to file a corrected roll or a correction of the amount of any assessment and the District shall bear the costs of any such error or omission.

(e) If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non ad valorem assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated with the separate mailing for the non ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.

ARTICLE VI

Miscellaneous

(a) Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (i) actually received or (ii) signed for or "refused" as indicated on the postal service return receipt. Delivery may be by personal delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written notice delivered in accordance herewith:

To the Tax Collector: Pasco County Tax Collector
Attn: Mike Fasano, or his successor
P.O. Box 276
Dade City, Florida 33526-0276

with a copy to: Pasco County Property Appraiser
Attn: Gary Joiner, or his successor
P.O. Box 401
Dade City, Florida 33526-0401

To the District: _____
Attn: _____
_____, Florida _____

with copy to: _____
Attn: _____
_____, Florida _____

(b) This Agreement may not be assigned by either party without the prior written consent from the non-assigning party.

(c) Waiver of breach of any provision of this Agreement shall not be deemed to be a

waiver of any other breach, and shall not be construed to be a modification of the terms of this Agreement.

(d) Time is of the essence of this Agreement and of each provision hereof.

(e) In the event of litigation to enforce any part of this Agreement, the prevailing party shall be entitled to recover from the other party or parties a reasonable attorneys' fee (both at the trial and appellate levels) and costs.

(f) The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants.

(g) This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Agreement shall be the state courts located in Pasco County, Florida.

(h) The parties hereto agree that they have had the opportunity to consult with their respective counsels in this matter and hereby acknowledge that both have sought and received the advice of their respective counsels in connection with the meaning and import of each provision of this Agreement. As a result, both parties hereby enter into this Agreement with full understanding of the terms and conditions contained herein.

(i) This Agreement may not be amended, modified or revised unless in a written addendum signed by the authorized representatives of both parties. Any other attempt at amending, modifying or revising this Agreement shall be null, void and of no force or effect.

(j) The parties hereto represent and warrant to the other that (a) they are duly organized, qualified and existing entities under the laws of the state of Florida, and (b) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

(k) If any clause or provision of this Agreement is found to be illegal, invalid, or unenforceable under present or future laws effective during the Term or any renewal period of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.

(l) This Agreement constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate for the uses and purposes expressed herein on the day and year first above written.

WITNESS:

**RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
CHAIRPERSON

Date

WITNESS:

"TAX COLLECTOR"
PASCO COUNTY TAX COLLECTOR,
a constitutional officer of the state of Florida

By: _____
MIKE FASANO, TAX COLLECTOR

Date



November 6, 2020

Mr. James P. Ward
JP Ward & Associates
2900 NE 12th Terrace Suite 1
Oakland Park, FL 33334

Mr. James Ward,

I am enclosing an Interlocal Agreement between River Landing and Gary Joiner, Pasco County Property Appraiser. In order for the Pasco County Property Appraiser to include the non-ad valorem assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments, the Agreement must be signed and returned, along with the **\$750.00** fee, which includes the setup and one year's inclusion on the tax roll. Please sign and return **both** copies of the Agreement provided.

Upon receipt of the signed Agreement and the \$750.00 fee, we will notify you of the procedures and deadlines necessary to ensure the uniform method of collection, and we will return to you a fully executed copy of the Agreement. Please see the added footnote at the bottom of the signature page of the Agreement.

The enclosed Agreement is supplemental to any existing or perceived agreement with the Pasco County Tax Collector's Office.

If you have any questions, please contact this office.

Best Wishes,

Gary Joiner
Pasco County Property Appraiser
8731 Citizens Drive, Suite 130
New Port Richey, FL. 34654-5572
[Tel:727-815-7162](tel:727-815-7162)
gjoiner@pascopa.com

GJ/ts
Encs.

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE: 727-847-8151
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
14236 6TH STREET, SUITE 101
DADE CITY FLORIDA 33523-3411
TELEPHONE: 352-521-4433
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
LAND O' LAKES
TELEPHONE: 813-929-2780
FAX: 813-929-2784

**INTERLOCAL AGREEMENT BETWEEN RIVER LANDING CDD
AND THE PASCO COUNTY PROPERTY APPRAISER
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT made and entered into in duplicate this 5th day of November, AD 2020 by and through its Board of Directors, hereinafter referred to as "District", and Gary Joiner in his official capacity as Property Appraiser of Pasco County, Florida, hereinafter referred to as the "Property Appraiser". For the purposes of this agreement non-ad valorem assessments and special assessments are hereinafter referred to as "non-ad valorem assessments".

WITNESSETH

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its' intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes; and,

WHEREAS, chapter 197, Florida Statutes, requires that the District enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred implementing the uniform method; and,

WHEREAS, chapter 197, Florida Statutes, provides that the District shall compensate the Property Appraiser for necessary administrative costs, and,

WHEREAS, the District and the Property Appraiser agreed to include the non-ad valorem assessments on the Notice of Proposed Property Taxes (also known as the Truth-in-Millage notice or TRIM) and,

WHEREAS, a separate agreement between the District and the Pasco County Tax Collector must be entered into that expresses the responsibility of the Pasco County Tax Collector and the District regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable.

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The District will impose non-ad valorem assessments using the uniform method of levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes.

2. The District agrees to reimburse the Property Appraiser for necessary administrative costs pursuant to section 197.3632 (2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, programming, and postage. For the 2020 budget year, the parties hereto agree that the District will fund the Property Appraiser's general budget in the amount of Seven Hundred Fifty Dollars (\$750.00), for administrative costs associated with the establishment of the non-ad valorem assessment district and for amending non-ad valorem district boundaries. Thereafter there will be an annual fee of One Hundred Fifty Dollars (\$150.00) for the annual inclusion on the Notice of Proposed Property taxes as defined in this agreement. Such administrative costs include but are not limited to, costs incurred for providing information to the District for the development of the non-ad valorem assessment roll pursuant to chapter 197, Florida statutes; for including information regarding the non-ad valorem assessment on the Notice of Proposed Property taxes; for providing the District with a copy of the non-ad valorem assessment roll upon request by the District so that it may be certified to the Property Appraiser in accordance with the time frame pursuant to the Florida Statutes or schedules as promulgated by the Property Appraiser. The District will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non-terminating party 30 days written notice prior to the effective date of determination. In the event that the District does not reimburse the Property Appraiser for the cost incurred as provided herein, the Property Appraiser may terminate this agreement upon (10) days written notice of his election to terminate pursuant to this section.

- a. In the event that either party terminates this agreement, the Property Appraiser shall be reimbursed a pro rata amount to adequately compensate his office for that portion of work or services performed prior to termination date.
- b. In the event funds to reimburse to the Property Appraiser for cost incurred for completion of the above reference services become unavailable, the District may terminate this agreement upon no less than 24 hours' notice, written and delivered to the Property Appraiser.

- c. The District shall be the final authority as to the availability of funds. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a sign proof of delivery.

Notice to the District shall be sent to: JP Ward & Associates
2900 NE 12th Terrace
Suite 1
Oakland Park, Florida 33334

Notice to the Property Appraiser shall be sent to: Gary Joiner
Pasco County Property Appraiser
PO Box 401
Dade City, FL 33525-0401

A copy of any notice sent hereunder shall be sent to: Mike Fasano, Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

4. Waiver of breach of any provision of this agreement shall not be deemed a waiver of any other breach, and shall not be construed to be a modification of the terms of this agreement.

5. Fees for the establishment of a non-ad valorem assessment district shall be delivered, with the signed agreement on or before *January 1, 2021. Subsequent annual fees will be due on or before June 1st of each year. All sums due from the District to the Property Appraiser will bear interest at the rate of 12 per cent (12%) per annum, if delinquent, in accordance with section 218.74, Florida Statutes.

6. The term of this agreement shall commence on *January 1, 2021, and shall automatically renew thereafter for subsequent periods not to exceed one (1) year each so long as the District is current on the payments required pursuant to Paragraph 5 of this agreement, unless terminated pursuant to Paragraph 3 of this agreement.

7. The parties shall abide by all Statutes, rules and regulation pertaining to the levy and collections of non-ad valorem assessments, and any ordinances promulgated by the District not

inconsistence with, or contrary to, the provision of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes.

8. The District shall be responsible for imposing non-ad valorem assessment pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

9. The District further agrees that it will strictly follow and be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser the District shall determine and identify the names and addresses of the property owners, the descriptions, parcel number and the of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at that District's expense and pursuing to the District's responsibility to develop and provide to the Property Appraiser, on electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser on the Property Appraiser's database shall maintain the District's non-ad valorem assessment information.

d. The District shall meet the Property Appraiser's imposed deadline and timetables as administered and determined by the Property Appraiser.

10. The Property Appraiser shall merge the non-ad valorem assessment information with the ad valorem information in such a way that property owners will receive a notice of non-ad valorem assessments on the notice of propose property taxes in manner that will comply with section 197.3632, Florida Statutes.

11. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation, and shall be entitled to reimbursement from the District for reasonable attorney fees and costs associated with such representation. Furthermore, the District shall indemnify the Property Appraiser against any claim, cause of action or suit arising out of, or in connection with any claim negligence action or inaction on the part of the District.

12. This agreement may not be assigned by either party without prior written consent from the non-assigning party.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

BY: _____

Attest: _____

PASCO COUNTY PROPERTY APPRAISER

By: _____

*Notwithstanding the date in Paragraph 5 and Paragraph 6, this Agreement shall be effective upon execution by both parties and payment of administrative fees as stated in Paragraph 2.

**INTERLOCAL AGREEMENT BETWEEN RIVER LANDING CDD
AND THE PASCO COUNTY PROPERTY APPRAISER
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT made and entered into in duplicate this 5th day of November, AD 2020 by and through its Board of Directors, hereinafter referred to as “District”, and Gary Joiner in his official capacity as Property Appraiser of Pasco County, Florida, hereinafter referred to as the “Property Appraiser”. For the purposes of this agreement non-ad valorem assessments and special assessments are hereinafter referred to as “non-ad valorem assessments”.

WITNESSETH

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its’ intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes; and,

WHEREAS, chapter 197, Florida Statutes, requires that the District enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred implementing the uniform method; and,

WHEREAS, chapter 197, Florida Statutes, provides that the District shall compensate the Property Appraiser for necessary administrative costs, and,

WHEREAS, the District and the Property Appraiser agreed to include the non-ad valorem assessments on the Notice of Proposed Property Taxes (also known as the Truth-in-Millage notice or TRIM) and,

WHEREAS, a separate agreement between the District and the Pasco County Tax Collector must be entered into that expresses the responsibility of the Pasco County Tax Collector and the District regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable.

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The District will impose non-ad valorem assessments using the uniform method of levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes.

2. The District agrees to reimburse the Property Appraiser for necessary administrative costs pursuant to section 197.3632 (2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, programming, and postage. For the 2020 budget year, the parties hereto agree that the District will fund the Property Appraiser's general budget in the amount of Seven Hundred Fifty Dollars (\$750.00), for administrative costs associated with the establishment of the non-ad valorem assessment district and for amending non-ad valorem district boundaries. Thereafter there will be an annual fee of One Hundred Fifty Dollars (\$150.00) for the annual inclusion on the Notice of Proposed Property taxes as defined in this agreement. Such administrative costs include but are not limited to, costs incurred for providing information to the District for the development of the non-ad valorem assessment roll pursuant to chapter 197, Florida statutes; for including information regarding the non-ad valorem assessment on the Notice of Proposed Property taxes; for providing the District with a copy of the non-ad valorem assessment roll upon request by the District so that it may be certified to the Property Appraiser in accordance with the time frame pursuant to the Florida Statutes or schedules as promulgated by the Property Appraiser. The District will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non-terminating party 30 days written notice prior to the effective date of determination. In the event that the District does not reimburse the Property Appraiser for the cost incurred as provided herein, the Property Appraiser may terminate this agreement upon (10) days written notice of his election to terminate pursuant to this section.

- a. In the event that either party terminates this agreement, the Property Appraiser shall be reimbursed a pro rata amount to adequately compensate his office for that portion of work or services performed prior to termination date.
- b. In the event funds to reimburse to the Property Appraiser for cost incurred for completion of the above reference services become unavailable, the District may terminate this agreement upon no less than 24 hours' notice, written and delivered to the Property Appraiser.

- c. The District shall be the final authority as to the availability of funds. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a sign proof of delivery.

Notice to the District shall be sent to: JP Ward & Associates
2900 NE 12th Terrace
Suite 1
Oakland Park, Florida 33334

Notice to the Property Appraiser shall be sent to: Gary Joiner
Pasco County Property Appraiser
PO Box 401
Dade City, FL 33525-0401

A copy of any notice sent hereunder shall be sent to: Mike Fasano, Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

4. Waiver of breach of any provision of this agreement shall not be deemed a waiver of any other breach, and shall not be construed to be a modification of the terms of this agreement.

5. Fees for the establishment of a non-ad valorem assessment district shall be delivered, with the signed agreement on or before *January 1, 2021. Subsequent annual fees will be due on or before June 1st of each year. All sums due from the District to the Property Appraiser will bear interest at the rate of 12 per cent (12%) per annum, if delinquent, in accordance with section 218.74, Florida Statutes.

6. The term of this agreement shall commence on *January 1, 2021, and shall automatically renew thereafter for subsequent periods not to exceed one (1) year each so long as the District is current on the payments required pursuant to Paragraph 5 of this agreement, unless terminated pursuant to Paragraph 3 of this agreement.

7. The parties shall abide by all Statutes, rules and regulation pertaining to the levy and collections of non-ad valorem assessments, and any ordinances promulgated by the District not

inconsistence with, or contrary to, the provision of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes.

8. The District shall be responsible for imposing non-ad valorem assessment pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

9. The District further agrees that it will strictly follow and be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser the District shall determine and identify the names and addresses of the property owners, the descriptions, parcel number and the of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at that District's expense and pursuing to the District's responsibility to develop and provide to the Property Appraiser, on electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser on the Property Appraiser's database shall maintain the District's non-ad valorem assessment information.

d. The District shall meet the Property Appraiser's imposed deadline and timetables as administered and determined by the Property Appraiser.

10. The Property Appraiser shall merge the non-ad valorem assessment information with the ad valorem information in such a way that property owners will receive a notice of non-ad valorem assessments on the notice of propose property taxes in manner that will comply with section 197.3632, Florida Statutes.

11. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation, and shall be entitled to reimbursement from the District for reasonable attorney fees and costs associated with such representation. Furthermore, the District shall indemnify the Property Appraiser against any claim, cause of action or suit arising out of, or in connection with any claim negligence action or inaction on the part of the District.

12. This agreement may not be assigned by either party without prior written consent from the non-assigning party.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

BY: _____

Attest: _____

PASCO COUNTY PROPERTY APPRAISER

By: _____

*Notwithstanding the date in Paragraph 5 and Paragraph 6, this Agreement shall be effective upon execution by both parties and payment of administrative fees as stated in Paragraph 2.

**RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2021-4 to be provided/distributed prior to meeting

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

River Landing Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance General Fund</i>	<i>3-4</i>

*JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334*

**River Landing Community Development District
Balance Sheet
for the Period Ending August 31, 2020**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 20,672	\$ -	\$ 20,672
Debt Service Fund			
Interest Account			\$ -
Sinking Account			\$ -
Reserve Account			\$ -
Revenue Account			\$ -
Capitalized Interest			\$ -
Prepayment Account			\$ -
Construction Account			\$ -
Cost of Issuance Account			\$ -
Due from Other Funds			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Accounts Receivable	-	-	-
Assessments Receivable	-	-	-
Amount Available in Debt Service Funds	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-
Total Assets	<u>\$ 20,672</u>	<u>\$ -</u>	<u>\$ 20,672</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending August 31, 2020**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Fiscal Agent			
Due to Other Funds	-		-
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion			
Long Term			
Series 2019		\$0	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	20,672	-	20,672
Total Fund Equity and Other Credits	<u>\$ 20,672</u>	<u>\$ -</u>	<u>\$ 20,672</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 20,672</u>	<u>\$ -</u>	<u>\$ 20,672</u>

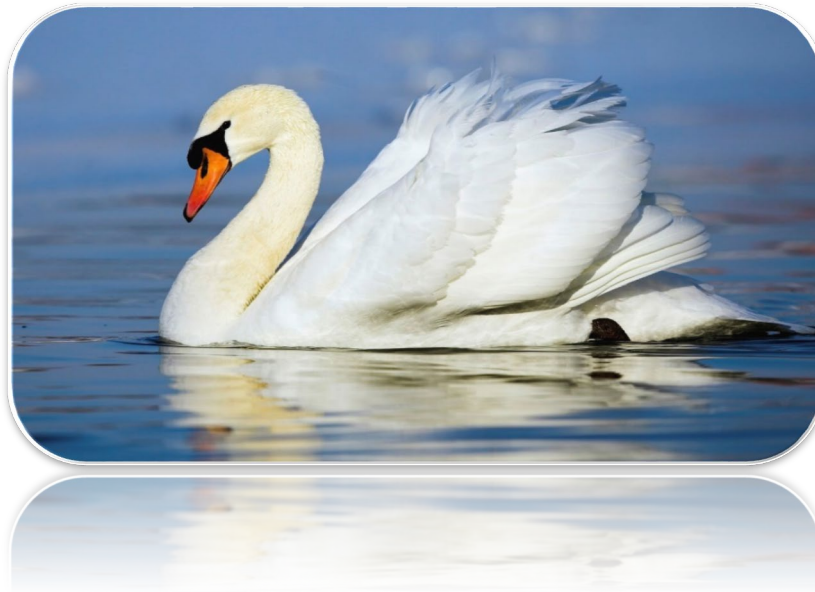
River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	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	-	25,000	25,000	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 25,000	25,000	\$ -	N/A
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	-	N/A
Financial and Administrative					
Audit Services	-	-	-	-	N/A
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	N/A
Other Contractual Services					
Legal Advertising	-	340	340	-	N/A
Trustee Services	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	N/A
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	-	N/A

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	July	August	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	1,320	1,320	-	N/A
Insurance	-	1,000	1,000	-	N/A
Printing & Binding	-	694	694	-	N/A
Subscription & Memberships	-	75	75	-	N/A
Legal Services					
Legal - General Counsel	-	899	899	-	N/A
Legal -	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	
Sub-Total:	-	4,328	4,328	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 4,328	\$ 4,328	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	20,672	20,672	-	
Fund Balance - Beginning	-	-	-	-	
Fund Balance - Ending	\$ -	\$ 20,672	20,672	\$ -	

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

River Landing Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance General Fund</i>	<i>3-4</i>

*JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334*

**River Landing Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 3,194	\$ -	\$ 3,194
Debt Service Fund			
Interest Account			\$ -
Sinking Account			\$ -
Reserve Account			\$ -
Revenue Account			\$ -
Capitalized Interest			\$ -
Prepayment Account			\$ -
Construction Account			\$ -
Cost of Issuance Account			\$ -
Due from Other Funds			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Accounts Receivable	-	-	-
Assessments Receivable	-	-	-
Amount Available in Debt Service Funds	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-
Total Assets	\$ 3,194	\$ -	\$ 3,194

**River Landing Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Fiscal Agent			
Due to Other Funds	-		-
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion			
Long Term			
Series 2019		\$0	-
Total Liabilities	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	3,194	-	3,194
Total Fund Equity and Other Credits	<u><u>\$ 3,194</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,194</u></u>
Total Liabilities, Fund Equity and Other Credits	<u><u>\$ 3,194</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,194</u></u>

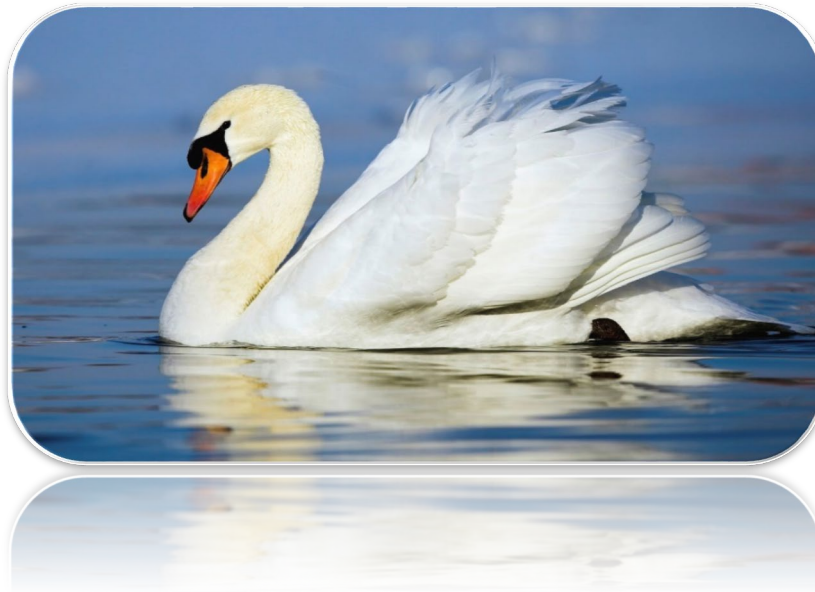
River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

Description	July	August	September	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	-	25,000	-	25,000	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 25,000	\$ -	25,000	\$ -	N/A
Expenditures and Other Uses						
Executive						
Professional Management	-	-	6,667	6,667	-	N/A
Financial and Administrative						
Audit Services	-	-	-	-	-	N/A
Accounting Services	-	-	1,333	1,333	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	N/A
Other Contractual Services						
Legal Advertising	-	340	6,634	6,974	-	N/A
Trustee Services	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	-	-	26	26	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	-	-	43	43	-	N/A

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	1,320	50	1,370	-	N/A
Insurance	-	1,000	-	1,000	-	N/A
Printing & Binding	-	694	271	965	-	N/A
Subscription & Memberships	-	75	-	75	-	N/A
Legal Services						
Legal - General Counsel	-	899	1,596	2,495	-	N/A
Legal - 2020 Bonds	-	-	858	858	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	
Sub-Total:	-	4,328	17,478	21,806	-	N/A
 Total Expenditures and Other Uses:	\$ -	\$ 4,328	\$ 17,478	\$ 21,806	\$ -	N/A
 Net Increase/ (Decrease) in Fund Balance	-	20,672	(17,478)	3,194	-	
Fund Balance - Beginning	-	-	20,672	-	-	
Fund Balance - Ending	\$ -	\$ 20,672	\$ 3,194	3,194	\$ -	

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

River Landing Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance General Fund</i>	<i>3-4</i>

*JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334*

**River Landing Community Development District
Balance Sheet
for the Period Ending October 31, 2020**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 28,813	\$ -	\$ 28,813
Debt Service Fund			
Interest Account			\$ -
Sinking Account			\$ -
Reserve Account			\$ -
Revenue Account			\$ -
Capitalized Interest			\$ -
Prepayment Account			\$ -
Construction Account			\$ -
Cost of Issuance Account			\$ -
Due from Other Funds			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Accounts Receivable	-	-	-
Assessments Receivable	-	-	-
Amount Available in Debt Service Funds	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-
Total Assets	\$ 28,813	\$ -	\$ 28,813

**River Landing Community Development District
Balance Sheet
for the Period Ending October 31, 2020**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Fiscal Agent			
Due to Other Funds	-		-
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion			
Long Term			
Series 2019		\$0	-
Total Liabilities	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2020 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2020 (Unaudited)	3,194	-	3,194
Results from Current Operations	25,619	-	25,619
Total Fund Equity and Other Credits	<u><u>\$ 28,813</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,813</u></u>
Total Liabilities, Fund Equity and Other Credits	<u><u>\$ 28,813</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,813</u></u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	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	35,000	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ 35,000</u>	<u>35,000</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	3,333	3,333	-	N/A
Financial and Administrative				
Audit Services	-	-	-	N/A
Accounting Services	667	667	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	N/A
Other Contractual Services				
Legal Advertising	-	-	-	N/A
Trustee Services	-	-	-	N/A
Dissemination Agent Services	-	-	-	N/A
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	25	25	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	131	131	-	N/A

**River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020**

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	N/A
Insurance	5,000	5,000	-	N/A
Printing & Binding		-	-	N/A
Subscription & Memberships	175	175	-	N/A
Legal Services				
Legal - General Counsel	-	-	-	N/A
Legal - 2020 Bonds	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees		-	-	
Sub-Total:	9,381	9,381	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 9,381	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	25,619	-	
Fund Balance - Beginning	3,194	3,194	-	
Fund Balance - Ending	\$ 28,813	28,813	\$ -	