

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## AGENDA

DECEMBER 21, 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

December 14, 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 **Tuesday, December 21, 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=e7f5e7a0abfa9cb40167e4392fe922a86>

Access Code: **2348 438 4698**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2348 438 4698** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of the September 15, 2021, Regular Meeting Minutes.
3. Consideration of **Resolution 2022-1**, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District staff regarding the acquisition of certain River Landing Phase 1B Utilities and Conveyance of River Landing Phase 1b Utilities to Pasco County, Florida.
4. Consideration of **Resolution 2022-2**, a Resolution of the Board of Supervisors of the River Landing Community Development District approving the Phase 1A Easement Agreement: (i) authorizing the Chairperson to execute the Phase 1A Easement Agreement; (ii) approving the conveyance of certain tracts on the Phase 1A Plats; and (iii) providing general authorization.
5. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) State Law requirements for new Stormwater Reporting.
    - b) Financial Statement for period ending September 30, 2021 (unaudited).
    - c) Financial Statement for period ending October 31, 2021 (unaudited).
    - d) Financial Statement for period ending November 30, 2021 (unaudited).

6. Supervisor's Requests and Audience Comments.

7. Adjournment.

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

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The second order of business is the consideration of the September 15, 2021, Regular Meeting Minutes.

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The third order of business is the consideration of **Resolution 2022-1**, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District staff regarding the acquisition of certain River Landing Phase 1b Utilities and Conveyance of River Landing Phase 1b Utilities to Pasco County, Florida.

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The fourth order of business is the consideration of **Resolution 2022-2**, a Resolution of the Board of Supervisors of the River Landing Community Development District approving the Phase 1A Easement Agreement: (i) authorizing the Chairperson to execute the Phase 1A Easement Agreement; (ii) approving the conveyance of certain tracts on the Phase 1A Plats; and (iii) providing general authorization.

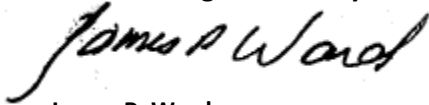
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The fifth order of business are Staff Reports by the District Attorney, District Engineer, and the District Manager. The District Manager shall report on Financial Statements (unaudited) for the periods ending September 30, 2021, October 31, 2021, and November 30, 2021.

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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

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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, September 15, 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
Jere Earlywine	District Counsel

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**Audience:**

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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**

**Call to Order/Roll Call**

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District Manager James P. Ward called the meeting to order at approximately 11:13 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Pelleova, constituting a quorum. He asked the Board to confirm they were present at the Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556. Mr. David Wilson confirmed the Board was indeed present at the Esplanade Amenity Center.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**May 29, 2021, Regular Meeting Minutes**

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

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**On MOTION made by Mr. David Wilson, seconded by Mr. Travis Stagnitta, and with all in favor, the May 19, 2021, Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS** **Consideration of Resolution 2021-16**

**Consideration of Resolution 2021-16, a Resolution appointing the firm of KE Law Group, PLLC, as District Counsel**

*Mr. Ward: Mr. Earlywine is on the phone today representing the firm. I know you all know Jere from when he was with his prior firm representing River Landing.*

*Mr. Jere Earlywine: Thank you. We really appreciate the opportunity to be working with you again. It is good to hear your voices and we are looking forward to getting underway.*

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

**On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson, and with all in favor, Resolution 2021-16 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**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)

No report.

**FIFTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor’s requests; there were none. Mr. Ward asked if there were any members of the audience present in person, by audio or by video with any questions or comments; there were none.

**SIXTH ORDER OF BUSINESS** **Adjournment**

Mr. Ward adjourned the meeting at approximately 11:16 a.m.

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**On MOTION made by Mr. Travis Stagnitta, seconded by Mr. David Wilson, and with all in favor, the meeting was adjourned.**

**ATTEST:**

**River Landing Community Development District**

\_\_\_\_\_  
**James P. Ward, Secretary**

\_\_\_\_\_  
**Robert Lee, Chairperson**

Draft

**RESOLUTION 2022-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN RIVER LANDING PHASE 1B UTILITIES AND CONVEYANCE OF RIVER LANDING PHASE 1B UTILITIES TO PASCO COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the River Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

**WHEREAS**, the Act authorizes the District to construct, acquire, operate, and maintain public infrastructure improvements; and

**WHEREAS**, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District and specifically relating to the area known as River Landing Phase 1B, which plan is detailed in the *Master Engineer's Report*, dated July 2020, as supplemented by the *Supplemental Engineer's Report*, dated October 2020 ("**Capital Improvement Program**"); and

**WHEREAS**, the District has authorized an *Acquisition Agreement*, dated August 28, 2020, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

**WHEREAS**, the Developer has advanced, funded, commenced, and completed certain Phase 1B utilities located within the plat known as "*River Landing Phase 1B*", recorded in Plat Book 86, Page 22, of the Official Records of Pasco County, Florida ("**Utilities**"); and

**WHEREAS**, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Utilities and subsequent conveyance of the Utilities to the County.

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

**SECTION 1.** The acquisition of the Utilities, the execution of documents relating to such acquisition of the Utilities, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of December 2021.

ATTEST:

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Robert Lee, Chairman

**Exhibit A:** River Landing Phases 1B Utilities Acquisition Package



# **RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

JP Ward & Associates, LLC, 2301 NE 37<sup>th</sup> Street, Ft. Lauderdale, Florida 33308

**TO:** Jim Ward  
**FROM:** Jere Earlywine and Katie Ibarra  
**RE:** Summary of Acquisition of Phase 1B Utilities  
**DATE:** October 5<sup>th</sup>, 2021

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At this time, the River Landing Community Development District (“**District**”) is acquiring certain utilities improvements and related work product (“**Acquired Improvements and Work Product**”) located in Phase 1B from the Developer pursuant to the *Acquisition Agreement*, dated August 28, 2020. Upon acquisition, the District will convey the Acquired Utilities by Bill of Sale to Pasco County for ownership, operation and maintenance. Here are the improvements and work product being funded:

## ***Utility Improvements***

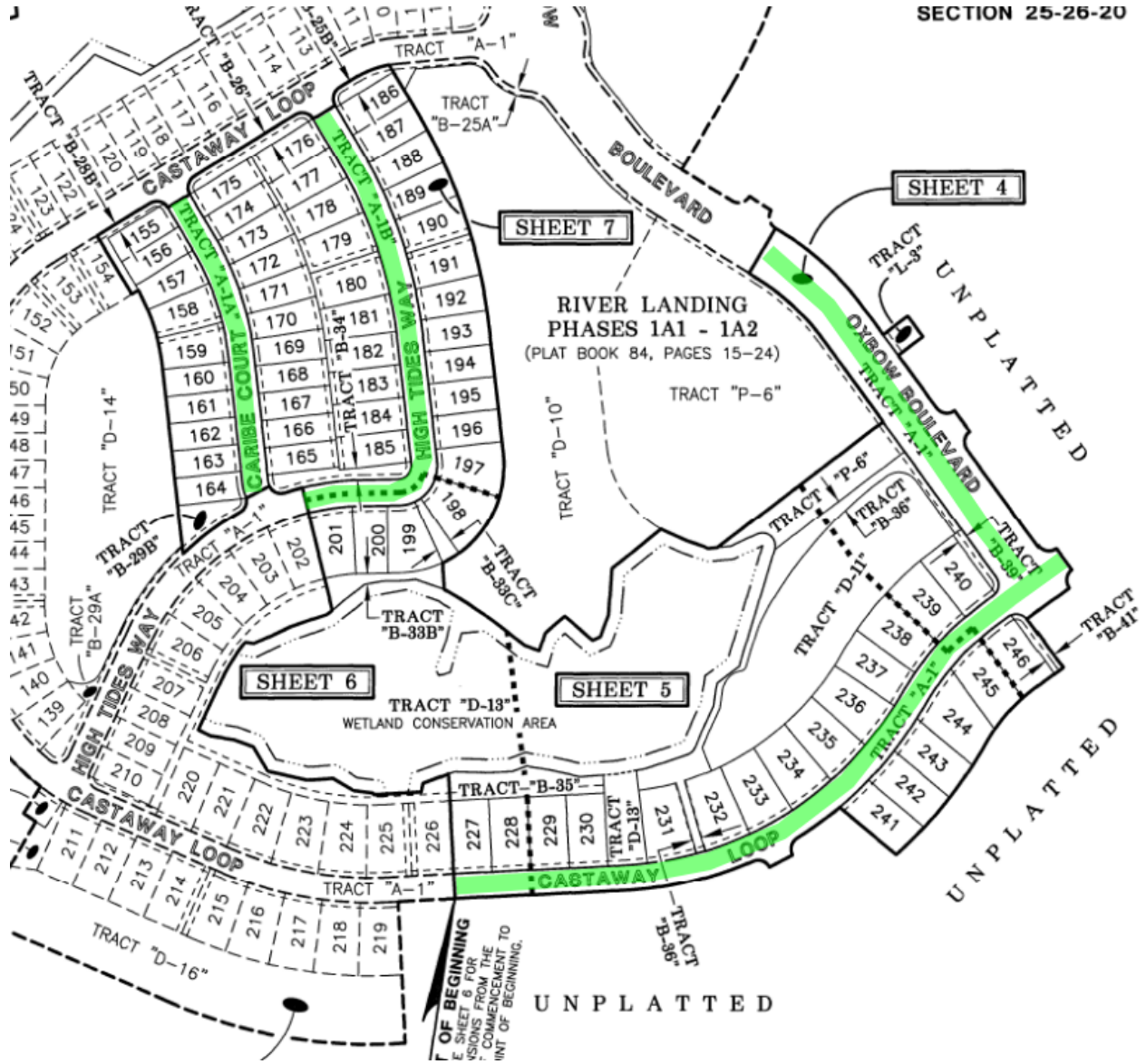
<b>Description</b>	<b>Contract Amount</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Sewer</b>	\$592,010.36	\$584,148.80	\$436,520.38	\$99,126.16	\$48,502.26
<b>Potable Water</b>	\$187,099.76	\$187,099.76	\$158,858.78	\$10,590.00	\$17,650.98
<b>Reclaimed Water</b>	\$127,313.53	\$127,313.53	\$114,582.18	\$0.00	\$12,731.35
<b>Work Product</b>	\$22,500.00	\$22,500.00	\$22,500.00	\$0.00	\$0.00
<b>TOTAL:</b>	<b>\$928,923.65</b>	<b>\$921,062.09</b>	<b>\$732,461.34</b>	<b>\$109,716.16</b>	<b>\$78,884.59</b>

- Real estate rights for the conveyance exist by virtue of platted utility easements in favor of the County.
- Note that the **\$921,062.09** worth of Acquired Improvements was constructed by QGS Development, Inc. pursuant to contracts with the Developer, but the Acquired Improvements are only a portion of a larger contracts which involves additional improvements within and without the District’s boundaries. Of this amount, **\$732,461.34** will be paid immediately and the balance of **\$188,600.75** will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

[CONTINUED ON FOLLOWING PAGE]

**Location of Improvements**

SECTION 25-26-20



River Landing Community Development District  
c/o James P. Ward, District Manager  
JP Ward & Associates, LLC  
2301 NE 37<sup>th</sup> Street  
Ft. Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements and Work Product  
River Landing Phase 1B Utilities

Dear Jim,

Pursuant to the *Acquisition Agreement*, dated August 28, 2020 ("**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the River Landing Community Development District ("**District**") certain utilities improvements ("**Improvements**") and related work product ("**Work Product**"), related to what is known as River Landing Phase 1B and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds the amount of \$921,062.09 which represents the actual cost of constructing and/or creating the Improvements and Work Product<sup>1</sup>.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Pasco County all of the District's rights, title and interest in the utility improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such Improvements to the extent required by Pasco County, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

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<sup>1</sup> As of October 15, 2021, the Developer has paid \$732,461.34 to the Contractor for the Improvements. This amount will be immediately processed by requisition and paid to Developer. The District will process the remaining \$188,600.75 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:

**TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors



Name: Andrew "Drew" Miller

Title: V.P.

**EXHIBIT A**

Description of Improvements and Work Product

**Contractor: QGS Development, Inc.**

**Contract: *Master Land Development Services Agreement dated March 13, 2015***

**Pay Application #18, Dated September 15, 2021**

**Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, in each case specifically located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site) of the plat titled “*River Landing Phase 1B*”, recorded in Plat Book 86, Page 22, of the Official Records of Pasco County, Florida, as identified in **Exhibit B** attached hereto.

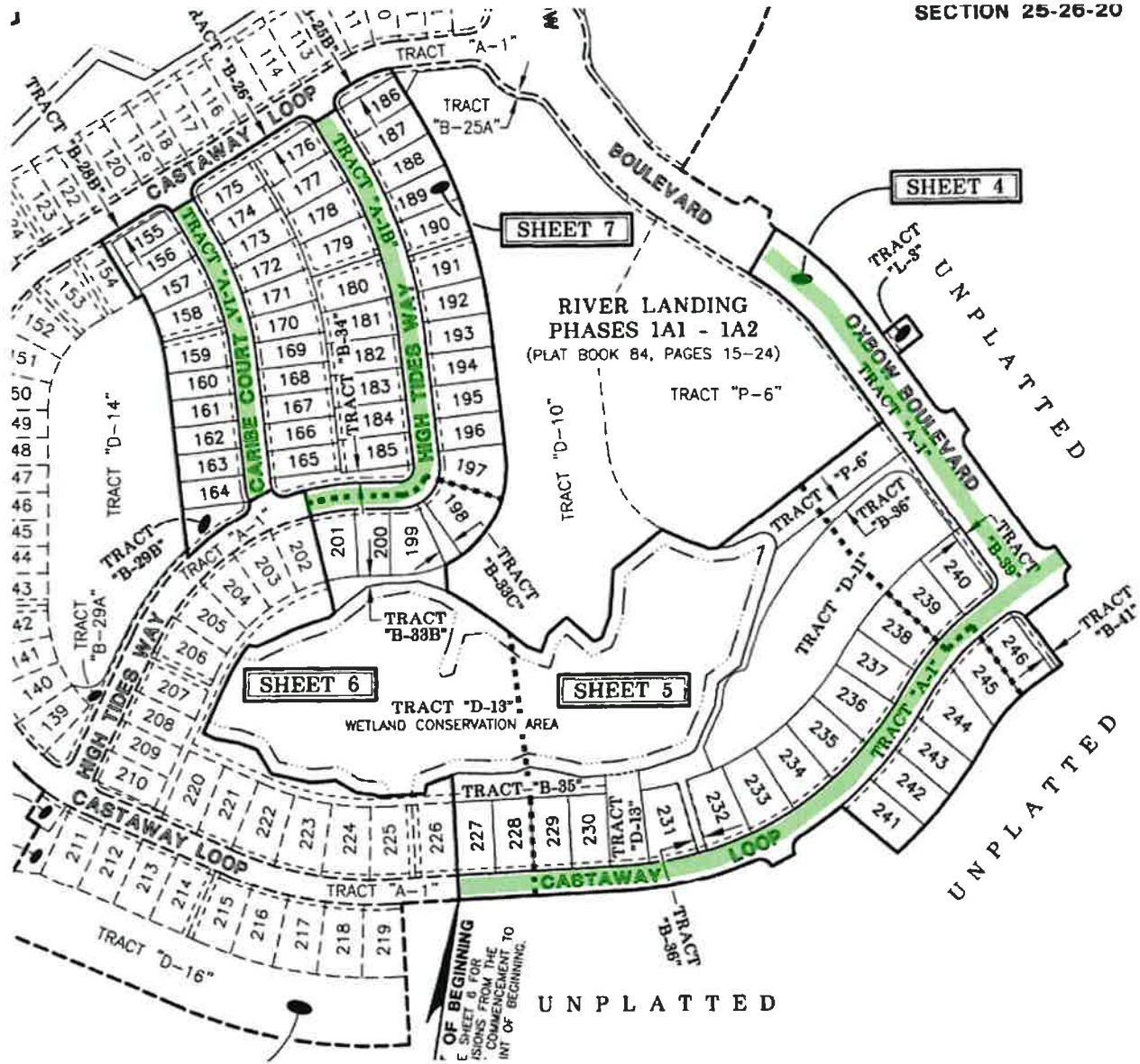
**Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

<b>Description</b>	<b>Contract Amount</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Sewer</b>	\$592,010.36	\$584,148.80	\$436,520.38	\$99,126.16	\$48,502.26
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**EXHIBIT B**

Location of Improvements

SECTION 25-26-20



**AFFIDAVIT REGARDING COSTS PAID**  
**(RIVER LANDING PHASE 1B)**

STATE OF Florida  
COUNTY OF Hillsborough

I, Andrew "Drew" Miller, of Taylor Morrison of Florida, Inc., a Florida corporation ("**Taylor Morrison**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Andrew "Drew" Miller and I am employed by Taylor Morrison as Vice President. I have authority to make this Affidavit on behalf of Taylor Morrison.
3. Taylor Morrison is the developer of certain lands within the River Landing Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Master Engineer's Report*, dated July 2020, as supplemented by the *Supplemental Engineer's Report*, dated October 2020 (together, "**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Taylor Morrison has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Taylor Morrison has spent on those improvements and work product. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 14th day of October, 2021.

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

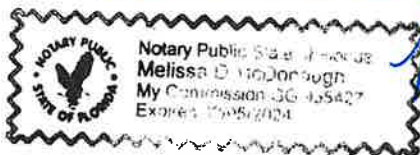
By: [Signature]  
Name: Marlon Castillo

By: [Signature]  
Name: Andrew "Drew" Miller  
Title: V.P.

By: [Signature]  
Name: Frances Arnall

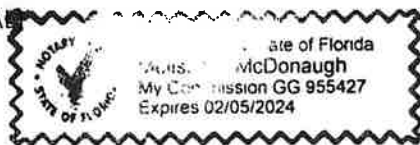
STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of October, 2021, by Andrew "Drew" Miller as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Melissa D. McDonough  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product





**EXHIBIT A**

Description of Improvements and Work Product

**Contractor: QGS Development, Inc.**

**Contract: Master Land Development Services Agreement dated March 13, 2015**

**Pay Application #18, Dated September 15, 2021**

**Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, in each case specifically located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site) of the plat titled “*River Landing Phase 1B*”, recorded in Plat Book 86, Page 22, of the Official Records of Pasco County, Florida, as identified in **Exhibit B** attached hereto.

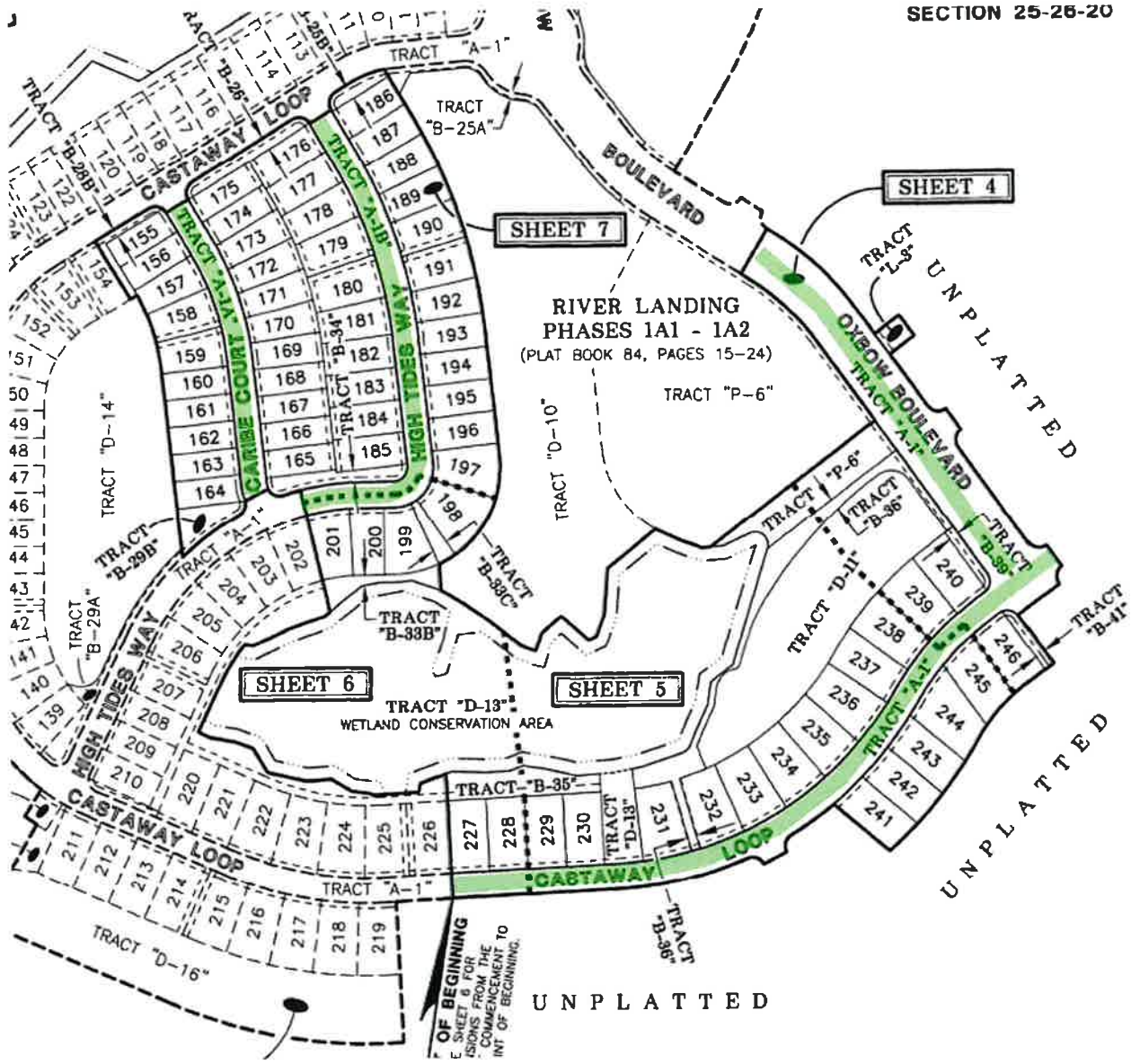
**Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

<b>Description</b>	<b>Contract Amount</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
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<b>TOTAL:</b>	<b>\$928,923.65</b>	<b>\$921,062.09</b>	<b>\$732,461.34</b>	<b>\$109,716.16</b>	<b>\$78,884.59</b>

**EXHIBIT B**

Location of Improvements

SECTION 25-26-20



OF BEGINNING FOR THE COMMENCEMENT TO INT OF BEGINNING.

UNPLATTED

UNPLATTED

SHEET 4

SHEET 7

SHEET 6

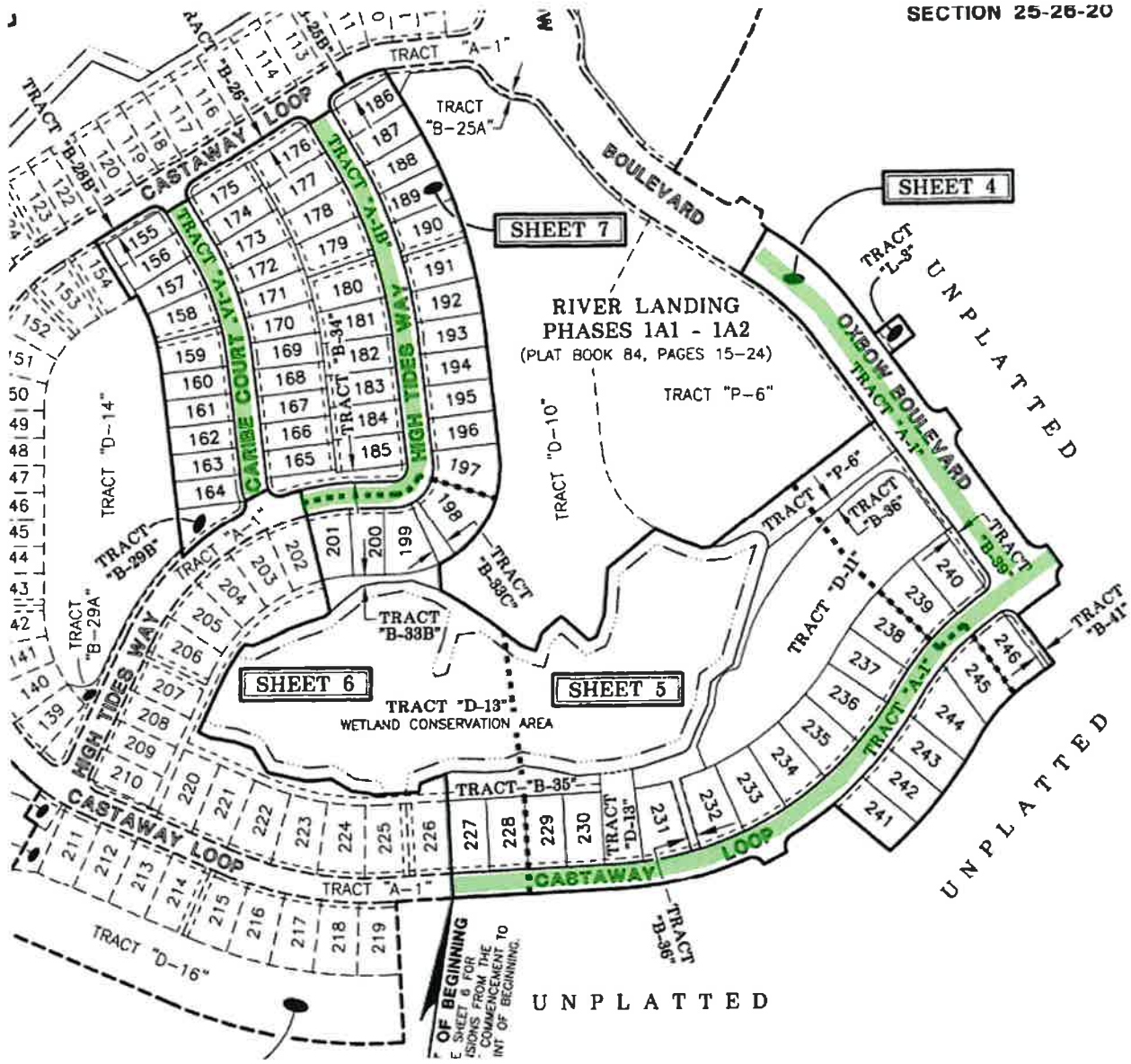
SHEET 5

RIVER LANDING PHASES 1A1 - 1A2 (PLAT BOOK 84, PAGES 15-24)

TRACT "D-13" WETLAND CONSERVATION AREA

TRACT "L-8" UNPLATTED

TRACT "B-41" UNPLATTED



**ACKNOWLEDGMENT AND RELEASE  
(RIVER LANDING PHASE 1B)**

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 12<sup>th</sup> day of October, 2021, by **QGS Development, Inc.**, having offices located at 1450 S. Park Road, Plant City, FL 33566 ("Contractor"), in favor of the **River Landing Community Development District** ("District"), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement ("Contract") dated March 13, 2015 and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("Improvements"); and

**WHEREAS**, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.


**SECTION 4. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Contractor (specifically, \$109,716.16 in balance owed and \$78,884.59 in retainage for the Contract identified in

Exhibit A, which includes a larger scope of improvements than the Improvements being acquired by the District through this acquisition) and Developer has agreed to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

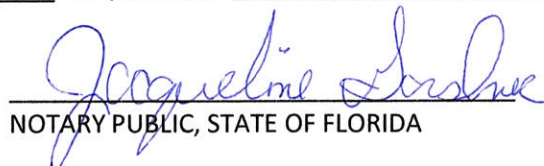
SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

QGS DEVELOPMENT, INC.

  
By: Gregory D. Fowler, Sr.  
Its: Chief Financial Officer

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of Oct., 2021, by Gregory D. Fowler, Sr., as Chief Financial Officer of QGS Development, Inc. who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Jacqueline Gardner  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A**

Description of Improvements

**Contractor: QGS Development, Inc.**

**Contract: *Master Land Development Services Agreement dated March 13, 2015***

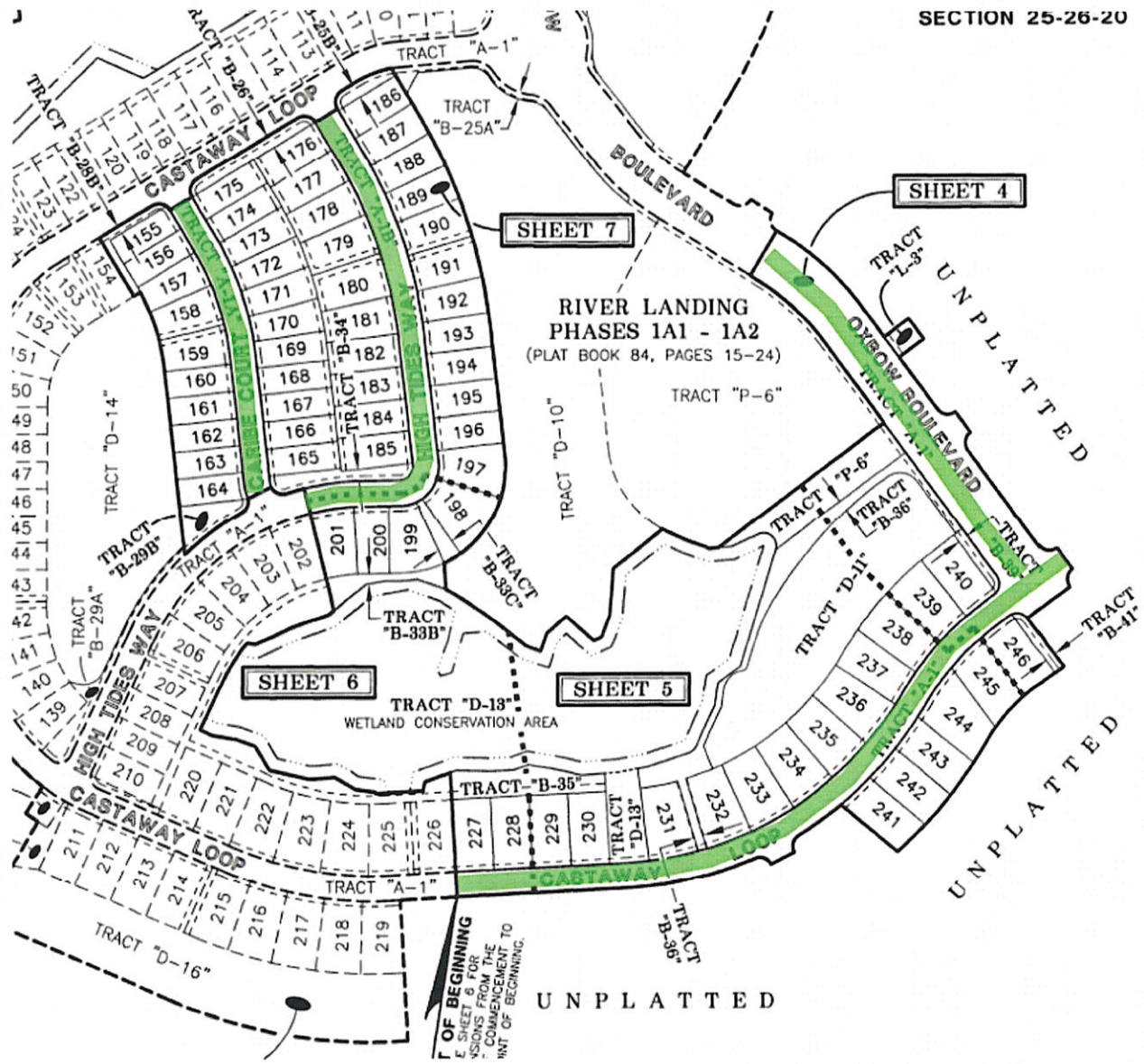
**Pay Application #18, Dated September 15, 2021**

**Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, in each case specifically located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site) of the plat titled “*River Landing Phase 1B*”, recorded in Plat Book 86, Page 22, of the Official Records of Pasco County, Florida, as identified in **Exhibit B** attached hereto.

<b>Description</b>	<b>Contract Amount</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Sewer</b>	\$592,010.36	\$584,148.80	\$436,520.38	\$99,126.16	\$48,502.26
<b>Potable Water</b>	\$187,099.76	\$187,099.76	\$158,858.78	\$10,590.00	\$17,650.98
<b>Reclaimed Water</b>	\$127,313.53	\$127,313.53	\$114,582.18	\$0.00	\$12,731.35

**EXHIBIT B**  
Location of Improvements

SECTION 25-26-20



**ACKNOWLEDGMENT AND RELEASE**  
**(RIVER LANDING PHASE 1B)**

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the <sup>14<sup>th</sup></sup>~~10<sup>th</sup>~~ day of October, 2021, by **Waldrop Engineering, P.A.**, having offices located at 10401 Highland Manor Drive, Suite 220, Tampa, Florida 33610 ("**Professional**"), in favor of the **River Landing Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 NE 37<sup>th</sup> Street, Ft. Lauderdale, Florida 33308.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement ("**Contract**") dated October 20, 2011, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A** ("**Work Product**"); and

**WHEREAS**, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.
3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

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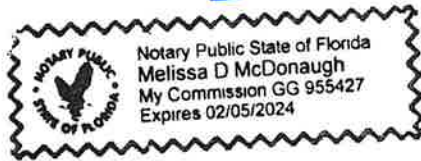
5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

**Waldrop Engineering, P.A.**

*[Signature]*  
By: Kyle Clawson ; EFL Reg #89260  
Its: Consulting Engineer

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of October, 2021, by Kyle Clawson, as Consulting Engineer of Waldrop Engineering, P.A. who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA

Name: Melissa D. McDonough  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



**EXHIBIT A**

Description of Work Product

**Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Description	Contract Amount	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Work Product	\$22,500.00	\$22,500.00	\$22,500.00	\$0.00	\$.00

**CONSULTING ENGINEER'S CERTIFICATE**  
**(RIVER LANDING PHASE 1B)**

October 14, 2021

Board of Supervisors  
River Landing Community Development District

Re: River Landing Community Development District (Pasco County, Florida)  
Acquisition of Improvements and Work Product – River Landing Phase 1B

Ladies and Gentlemen:

The undersigned, a representative of Waldrop Engineering, P.A. ("**Consulting Engineer**"), as engineer for River Landing Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**") and work product ("**Work Product**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the *Master Engineer's Report*, dated July 2020, as supplemented by the *Supplemental Engineer's Report*, dated October 2020, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements and Work Product are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements and Work Product.

FURTHER AFFIANT SAYETH NOT.

Kyle Clawson

Kyle Clawson, P.E.

Waldrop Engineering, P.A.

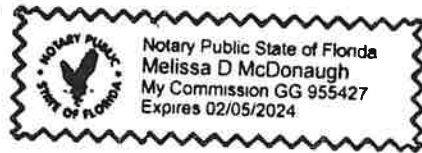
Florida Registration No. 89260

Consulting Engineer

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of October, 2021, by Kyle Clawson, as Consulting Engineer of Waldrop Engineering who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

Melissa D. McDonough  
NOTARY PUBLIC, STATE OF FLORIDA

Name: Melissa D. McDonough

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A**

Description of Improvements and Work Product

**Contractor: QGS Development, Inc.**

**Contract: *Master Land Development Services Agreement dated March 13, 2015***

**Pay Application #18, Dated September 15, 2021**

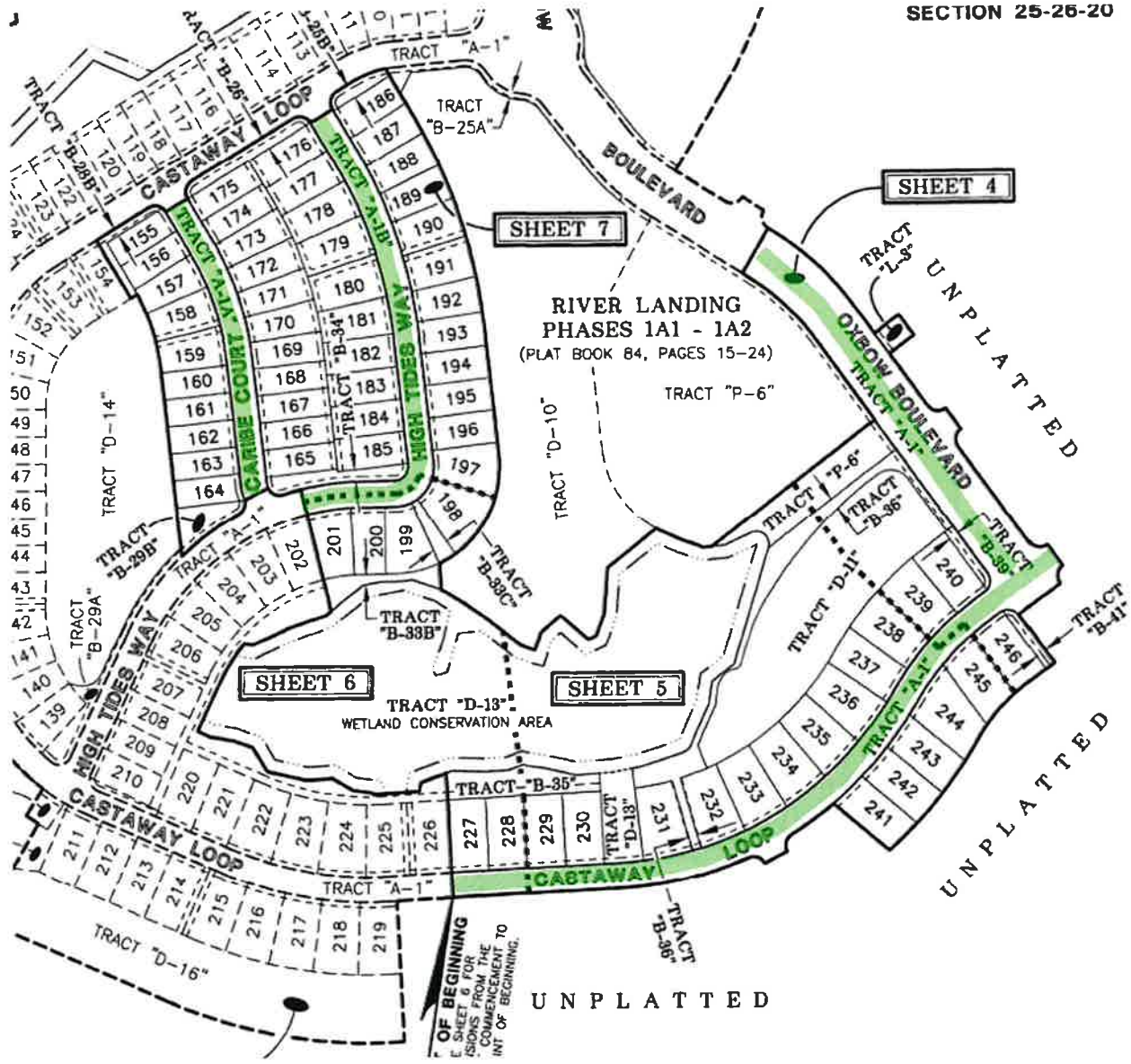
**Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, in each case specifically located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site) of the plat titled “*River Landing Phase 1B*”, recorded in Plat Book 86, Page 22, of the Official Records of Pasco County, Florida, as identified in **Exhibit B** attached hereto.

**Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

<b>Description</b>	<b>Contract Amount</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Sewer</b>	\$592,010.36	\$584,148.80	\$436,520.38	\$99,126.16	\$48,502.26
<b>Potable Water</b>	\$187,099.76	\$187,099.76	\$158,858.78	\$10,590.00	\$17,650.98
<b>Reclaimed Water</b>	\$127,313.53	\$127,313.53	\$114,582.18	\$0.00	\$12,731.35
<b>Work Product</b>	\$22,500.00	\$22,500.00	\$22,500.00	\$0.00	\$.00
<b>TOTAL:</b>	<b>\$928,923.65</b>	<b>\$921,062.09</b>	<b>\$732,461.34</b>	<b>\$109,716.16</b>	<b>\$78,884.59</b>

**EXHIBIT B**  
Location of Improvements

SECTION 25-26-20



**BILL OF SALE AND LIMITED ASSIGNMENT**  
**(RIVER LANDING PHASE 1B)**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made as of this 14<sup>th</sup> day of October, 2021, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **River Landing Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**"), whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37<sup>th</sup> Street, Ft. Lauderdale, Florida 33308.

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and their respective successors and assigns.)

**BACKGROUND STATEMENT**

This instrument is intended to convey certain improvements and work product described below and located within the boundaries of the plat ("**Plat**") known as River Landing Phase 1B, recorded at Plat Book 83, Pages 22-28, in the Official Records of Pasco County, Florida.

**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements, work product and other property interests as described below to have and to hold for Grantee's own use and benefit forever:
  - a) All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site), identified in the plat known as River Landing Phase 1B, as recorded in Plat Book 86, Pages 22, et seq. of Official Records of Pasco County, Florida, as identified in **Exhibit A** attached hereto; and
  - b) All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way), identified in the plat known as River Landing Phase 1B, as recorded in Plat Book 86, Pages 22- of Official Records of Pasco County, Florida, as identified in **Exhibit A** attached hereto; and
  - c) All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way), identified in the plat known as River Landing Phase 1B, as recorded in Plat Book 86, Pages 22- of Official Records of Pasco County, Florida, as identified in **Exhibit A** attached hereto (subsections a – c, "Improvements"); and
  - d) Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut

and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements ("Work Product"); and

- e) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements; and
- f) All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements and Work Product are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements and Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

**[CONTINUED ON NEXT PAGE]**

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: Griffin M Furlong  
Name: Griffin Furlong

By: Andrew "Drew" Miller  
Name: Andrew "Drew" Miller  
Title: V.P.

By: Amy He  
Name: Amy He

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of October, 2021, by Andrew "Drew" Miller as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



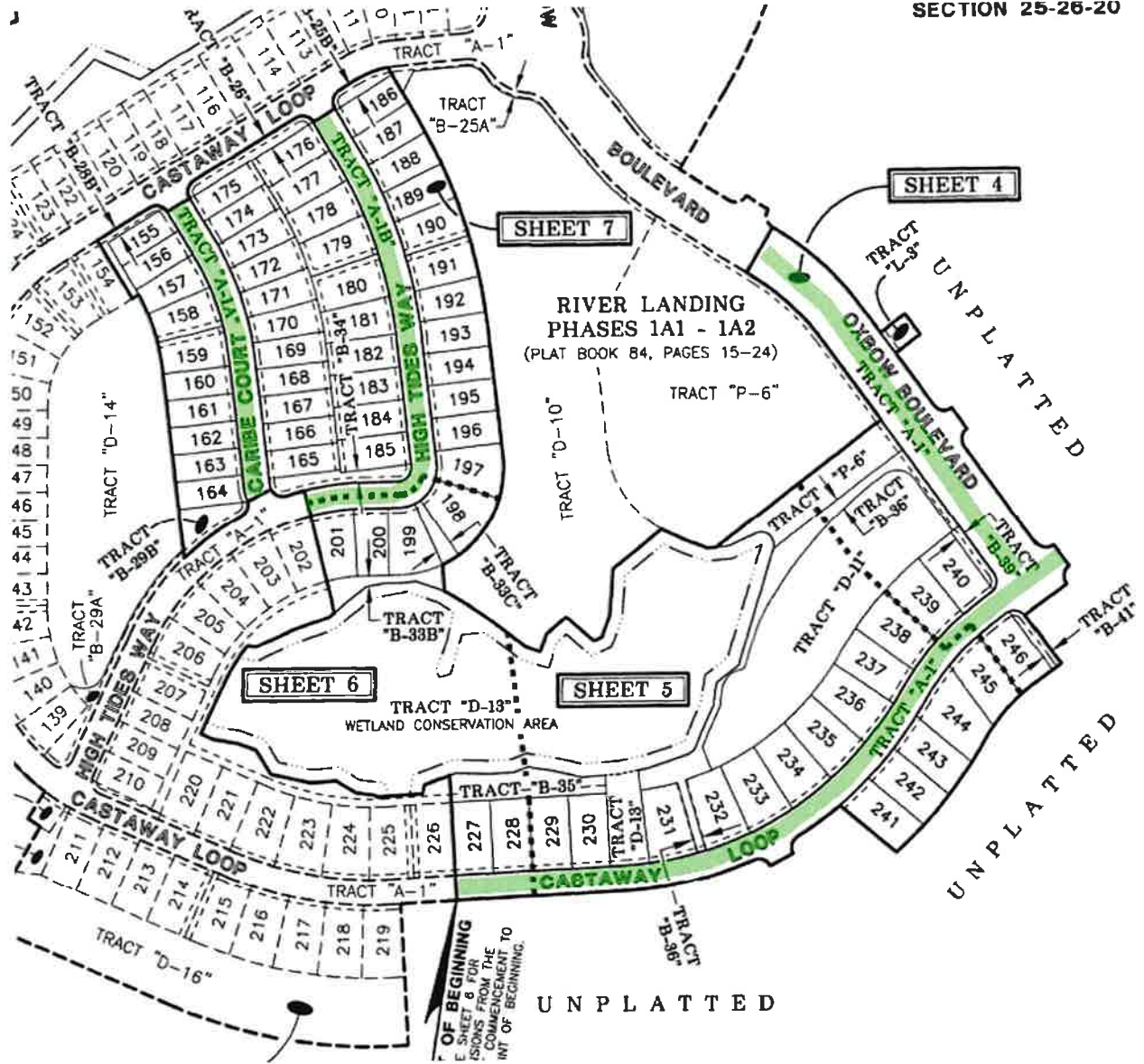
(NOTARY SEAL)

Melissa D. McDonough  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: Melissa D. McDonough  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



**EXHIBIT A**  
Location of Improvements

SECTION 25-26-20



**BILL OF SALE**  
**(RIVER LANDING PHASE 1B)**

PROJECT: RIVER LANDING PHASE 1B

PCU PROJECT NO.:

PROJECT LOCATION: South of SR-56 , Parcel ID #

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT** (Grantor), in the County of Pasco, State of Florida, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto **PASCO COUNTY, FLORIDA** (Grantee) the following:

- a) All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site), identified in the plat known as River Landing Phase 1B, as recorded in Plat Book 86, Pages 22- of Official Records of Pasco County, Florida, as identified in **Exhibit A** attached hereto; and
- b) All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way), identified in the plat known as River Landing Phase 1B, as recorded in Plat Book 86, Pages 22- of Official Records of Pasco County, Florida, as identified in **Exhibit A** attached hereto; and
- c) All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within those certain portions of Tracts A-1, A-1A, A-1B (HOA Right of Way), identified in the plat known as River Landing Phase 1B, as recorded in Plat Book 86, Pages

22- of Official Records of Pasco County, Florida, as identified in Exhibit A attached hereto.

The above-referenced facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Pasco County, Florida, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 14 day of October, 2021.

WITNESSES:

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

Signature: [Signature]  
Print Name: David Wilson

[Signature]  
By: ROBERT LEE  
Its: CHAIRMAN

Signature: [Signature]  
Print Name: Eric Ellinwood

STATE OF FLORIDA  
COUNTY OF Hillsborough

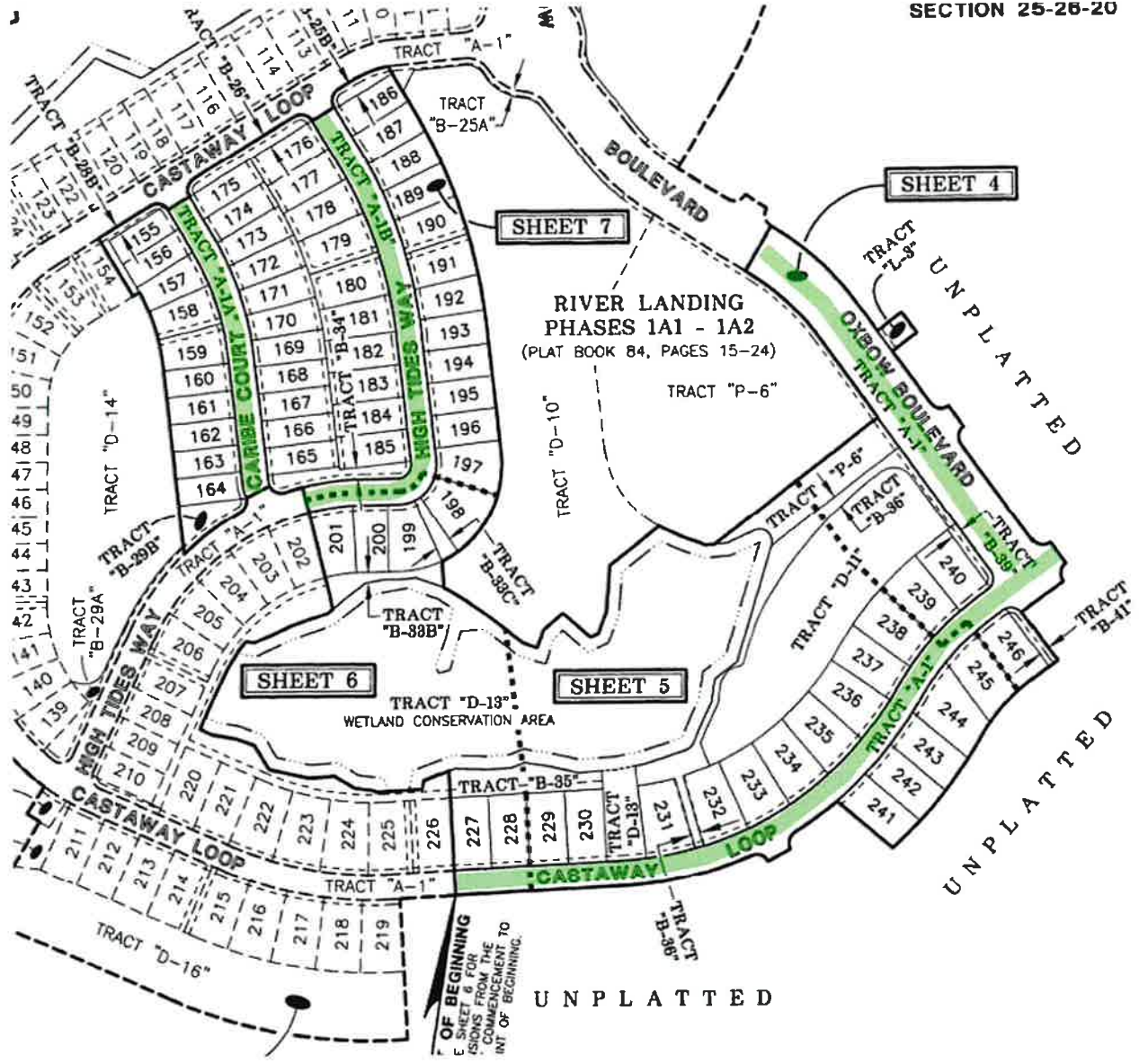
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of October, 2021, by Robert Lee as Chairman, of River Landing Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. They are personally known to me or have produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Notary Public  
Melissa D. McDonough  
Name Typed, Printed or Stamped  
Commission No.: GG955427  
My Commission Expires: 2/5/24

**EXHIBIT A**  
Location of Improvements

**SECTION 25-26-20**



**EXHIBIT B**

Description of Improvements and Work Product

**Contractor: QGS Development, Inc.**

**Contract: *Master Land Development Services Agreement dated March 13, 2015***

**Pay Application #18, Dated September 15, 2021**

**Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, in each case specifically located within Tracts A-1, A-1A, A-1B (HOA Right of Way) and Tract L-3 (Lift Station Site) of the plat titled “*River Landing Phase 1B*”, recorded in Plat Book 86, Page 22, of the Official Records of Pasco County, Florida.

**Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

<b>Description</b>	<b>Contract Amount</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Sewer</b>	\$592,010.36	\$584,148.80	\$436,520.38	\$99,126.16	\$48,502.26
<b>Potable Water</b>	\$187,099.76	\$187,099.76	\$158,858.78	\$10,590.00	\$17,650.98
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<b>Work Product</b>	\$22,500.00	\$22,500.00	\$22,500.00	\$0.00	\$.00
<b>TOTAL:</b>	<b>\$928,923.65</b>	<b>\$921,062.09</b>	<b>\$732,461.34</b>	<b>\$109,716.16</b>	<b>\$78,884.59</b>

## RESOLUTION 2022-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PHASE 1A EASEMENT AGREEMENT; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE PHASE 1A EASEMENT AGREEMENT; APPROVING THE CONVEYANCE OF CERTAIN TRACTS ON THE PHASE 1A PLATS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING SEVERABILITY AND EFFECTIVE DATES.**

### RECITALS

**WHEREAS**, the River Landing Community Development District ("**District**") is a local unit of special-purpose government creating and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary to conduct District business; and

**WHEREAS**, the *River Landing Phases 1A1 – 1A2* Plat was recorded in Plat Book 84, Pages 15-24, of the Official Records of Pasco County, Florida and the *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6* Plat was recorded in Plat Book 84, Pages 25-36, of the Official Records of Pasco County, Florida; and

**WHEREAS**, the Board has reviewed, considered and desires to approve the Phase 1A Easement Agreement ("**Easement**"), attached hereto in substantial form as **Exhibit A**, between the District, Developer and Community Associations; and

**WHEREAS**, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to negotiate, finalize, and execute the Easement on the District's behalf; and

**WHEREAS**, the District further desires to approve the acceptance and recordation of the Quit-Claim Deed ("**Deed**"), attached hereto in substantial form as **Exhibit B**, whereby certain tracts will be conveyed to the District in fee simple.

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

**1. FINDINGS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. APPROVAL OF EASEMENT.** The District hereby approves the Easement, attached hereto in substantial form as **Exhibit A**. The District further authorizes the Chairman, in

conjunction with District Staff, to effectuate any revisions to the Easement and authorizes the Chairman to execute the Easement.

**3. APPROVAL OF DEED.** The District hereby approves the acceptance and recordation of the Deed, attached hereto in substantial form as **Exhibit B**, whereby certain tracts will be conveyed to the District in fee simple.

**4. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**5. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of December 2021.

WITNESS:

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

---

James P. Ward, Secretary

---

Robert Lee, Chairperson

**Exhibit A:** Easement Agreement

**Exhibit B:** Quit Claim Deed



**Exhibit A:**  
Easement Agreement

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

**EASEMENT AGREEMENT**  
**[PHASES 1A1, 1A2, 1A3, 1A4, 1A5 AND 1A6]**

This **EASEMENT AGREEMENT** ("**Agreement**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and among:

**Taylor Morrison of Florida, Inc.**, a Florida corporation, whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Developer**", and together with the Association, "**Grantor**"); and

**River Landing Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**District**" or "**Grantee**"); and

**River Landing Community Association, Inc.**, a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Community Association**"); and

**River Landing Townhomes Homeowners Association, Inc.**, a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Townhomes Association**," together with the Community Association, "**Association**").

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

**WHEREAS**, by virtue of that certain plat recorded in the Public Records of Pasco County, to wit: River Landing Phases 1A1 – 1A2, as recorded in Plat Book 84, Pages 15-24, of the Official Records of Pasco County, Florida ("**Phases 1A1 – 1A2 Plat**") and River Landing Phases 1A3 – 1A4 – 1A5 – 1A6, as recorded in Plat Book 84, Pages 25-36, of the Official Records of Pasco County, Florida ("**Phases 1A3 – 1A4 – 1A5 – 1A6 Plat**," and together with Phases 1A1 – 1A2 Plat, "**Plats**"), Grantor reserved to itself the

right to dedicate and/or dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plats; and

**WHEREAS**, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described herein; and

**WHEREAS**, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

**WHEREAS**, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

**NOW, THEREFORE**, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

**2. GRANT OF EASEMENT.** Grantor hereby grants – to the extent of the Developer's, Community Association's and Townhome Association's respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

- (a) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities located within Tract A-1 (CDD Drainage, Access & Utility Easement) and Tracts B-20A, B-21, B-25A, B-29A, B-33A (CDD Drainage & Access Easement) of the Phases 1A1 – 1A2 Plat and Tracts A-2 and A-3 (CDD Drainage, Access and Utility Easement) and Tracts B-1, B-2, B-3, B-5, B-9A, B-9B, B-12, P-3, P-4 and P-5 (CDD Drainage & Access Easement) of the Phases 1A3 – 1A4 – 1A5 – 1A6 Plat.
- (b) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities located within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD) Side Yard Drainage/Access Easements," "Drainage and Access Easements" and "Drainage, Access and Utility Easements," as identified on the Plats.

**3. INCONSISTENT USE.** Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

**4. DEFAULT.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

**5. ENFORCEMENT OF AGREEMENT.** In the event that either the District or any owner of property upon which the Easement Areas are located seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**6. CONTROLLING LAW.** This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

**7. PUBLIC RECORDS.** Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

**8. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

**9. BINDING EFFECT.** This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

**10. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

**11. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

**12. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

**13. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**WITNESS**

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as Chairperson of River Landing Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**WITNESS**

**RIVER LANDING COMMUNITY ASSOCIATION, INC.**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as  
Commissioned)

**WITNESS**

**RIVER LANDING TOWNHOMES HOMEOWNERS  
ASSOCIATION, INC.**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_

(Name of Notary Public, Printed, Stamped or Typed as  
Commissioned)



**Exhibit B:**  
Quit Claim Deed

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

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**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation (“**Grantor**”), whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619, and **River Landing Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12<sup>th</sup> Terrace, Suite 1, Oakland Park, Florida 33334.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pasco, State of Florida, and more particularly below (“**Property**”):

Tracts B-22 (CDD Open Space), D-9, D-10, D-14, D-15B and D-16 (CDD Drainage Area), and D-15A, D-15C and D-15D (Wetland Conservation Area), River Landing Phases 1A1 – 1A2, as recorded in Plat Book 84, Pages 15-24, of the Official Records of Pasco County, Florida.

Tracts D-1, D-2, D-3, D-4A, D-4B, D-4C, D-5, D-6A, D-7 and D-8 (CDD Drainage Area) and D-6B (Wetland Conservation Area), River Landing Phases 1A3 – 1A4 – 1A5 – 1A6, as recorded in Plat Book 84, Pages 25-36, of the Official Records of Pasco County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to impose the same.

**RESERVATION OF EASEMENT**

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, conservation and related improvements, which shall be conveyed upon completion by separate instrument, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**



## MEMORANDUM

**To:** District Manager  
District Engineer

**From:** District Counsel

**Date:** October 12, 2021

**Subject:** Stormwater Management Needs Analysis  
(Chapter 2021-194, Laws of Florida/HB53)

---

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

### ***When is the deadline?***

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

### ***What steps should the District take?***

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.



- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

***Stormwater Needs Analysis Resources from OEDR***

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)  
[http://edr.state.fl.us/Content/natural-resources/Stormwater\\_Needs\\_Analysis.xlsx](http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx)  
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)  
[http://edr.state.fl.us/Content/natural-resources/Stormwater\\_Needs\\_Analysis.pdf](http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf)  
(last updated October 8, 2021)

***Wastewater Needs Analysis Resources from OEDR***

- Forthcoming.

## **Exhibit A**



## MEMORANDUM

**To:** District Manager, District Engineer  
**From:** District Counsel  
**Date:** September 7, 2021  
**Subject:** Wastewater Services and Stormwater Management Needs Analysis  
(Chapter 2021-194, Laws of Florida/HB53)

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We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

### ***What is required?***

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

***When is the deadline?***

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

***What steps should districts take?***

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.



## CHAPTER 2021-194

### Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida’s water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Domestic wastewater” has the same meaning as provided in s. 367.021.

(b) “Facility” means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) “Treatment works” has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)



## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	
Name of stormwater utility, if applicable:	
Contact Person	
Name:	
Position/Title:	
Email Address:	
Phone Number:	

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

**Independent Special Districts:**

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

[Proceed to Part 5](#)



**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

**Routine Operation and Maintenance**

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

**Resiliency Projects with a Committed Funding Source** Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Resiliency Projects with No Identified Funding Source** Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Expansion**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Additional Table Rows**

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42



Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

**GENERAL INSTRUCTIONS FOR USING THE TEMPLATE**

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

**Links to Template Parts:**

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)



# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - SEPTEMBER 2021

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*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 September 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 13,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,539
<b>Debt Service Fund</b>								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account			0					0
Capitalized Interest		175,913	99,034	-	-			274,947
Prepayment Account								-
Construction Account				775,634	5,222			780,856
Cost of Issuance Account				-	-			-
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>								
Accounts Receivable	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>								
Assessments Receivable	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>								
Amount Available in Debt Service Funds	-	-	-	-	-	627,803		627,803
<b>Amount to be Provided by Debt Service Funds</b>								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,617,197		12,617,197
<b>Total Assets</b>	<b>\$ 13,539</b>	<b>\$ 429,744</b>	<b>\$ 198,059</b>	<b>\$ 775,634</b>	<b>\$ 5,222</b>	<b>\$ 13,245,000</b>		<b>\$ 14,667,198</b>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending September 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			
<b>Liabilities</b>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,245,000</u>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		429,744	198,059	775,634	5,222	-		1,408,659
<b>Unassigned</b>								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	10,345							10,345
<b>Total Fund Equity and Other Credits</b>	<u>\$ 13,539</u>	<u>\$ 429,744</u>	<u>\$ 198,059</u>	<u>\$ 775,634</u>	<u>\$ 5,222</u>	<u>\$ -</u>		<u>\$ 1,422,198</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 13,539</u>	<u>\$ 429,744</u>	<u>\$ 198,059</u>	<u>\$ 775,634</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,667,198</u>

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>															
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
<b>Total Revenue and Other Sources:</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 539,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,305</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ 47,064</b>	<b>\$ -</b>	<b>\$ -</b>	<b>689,309</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>															
<b>Executive</b>															
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	-	N/A
<b>Financial and Administrative</b>															
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	1,333	14,667	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>															
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	42	248	-	N/A
<b>Communications &amp; Freight Services</b>															
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	-	8	8	21	656	-	N/A
<b>Computer Services - Website Development</b>															
	50	50	-	-	-	-	-	-	-	-	-	-	100	-	N/A
<b>Insurance</b>															
	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	-	N/A
<b>Printing &amp; Binding</b>															
		133	160	-	-	279	-	-	-	-	-	-	573	-	N/A
<b>Subscription &amp; Memberships</b>															
	175	-	-	-	-	-	-	-	-	-	-	-	175	-	N/A
<b>Legal Services</b>															
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
<b>Other General Government Services</b>															
Engineering Services	-	-	-	-	180	6,585	1,214	-	6,165	-	825	-	14,968.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road &amp; Street Facilities</b>															

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	-	-	-	-	47,064	552,004.00	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees															
<b>Sub-Total:</b>	<b>9,381</b>	<b>13,399</b>	<b>20,616</b>	<b>510,940</b>	<b>10,685</b>	<b>13,075</b>	<b>9,492</b>	<b>6,739</b>	<b>14,950</b>	<b>7,381</b>	<b>9,177</b>	<b>53,128</b>	<b>678,964</b>	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,381</b>	<b>\$ 13,399</b>	<b>\$ 20,616</b>	<b>\$ 510,940</b>	<b>\$ 10,685</b>	<b>\$ 13,075</b>	<b>\$ 9,492</b>	<b>\$ 6,739</b>	<b>\$ 14,950</b>	<b>\$ 7,381</b>	<b>\$ 9,177</b>	<b>\$ 53,128</b>	<b>\$ 678,964</b>	<b>\$ -</b>	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)	(53,128)	10,345	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	16,110	-	39,684	30,507	3,194	-	
<b>Fund Balance - Ending</b>	<b>\$ 28,813</b>	<b>\$ 15,413</b>	<b>\$ 534,737</b>	<b>\$ 23,797</b>	<b>\$ 13,112</b>	<b>\$ 32,342</b>	<b>\$ 22,849</b>	<b>\$ 16,110</b>	<b>\$ 36,160</b>	<b>\$ 39,684</b>	<b>\$ 30,507</b>	<b>\$ (22,621)</b>	<b>13,539</b>	<b>\$ -</b>	

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

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>													
Interest Account						0	0				0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	1	1	1	1	9	-	N/A
Prepayment Account	-										-	-	N/A
Revenue Account	-										-	-	N/A
Capitalized Interest Account	-	1	1	1	1	1	1	1	1	1	10	-	N/A
<b>Special Assessments - Prepayments</b>													
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
<b>Total Revenue and Other Sources:</b>	<b>\$ 589,922</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 589,941</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ 14,596</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,601</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 160,197</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	2	2	2	2	429,744	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	429,737	429,739	429,740	429,742	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 575,326</b>	<b>\$ 575,328</b>	<b>\$ 575,331</b>	<b>\$ 575,333</b>	<b>\$ 575,335</b>	<b>\$ 429,737</b>	<b>\$ 429,739</b>	<b>\$ 429,740</b>	<b>\$ 429,742</b>	<b>\$ 429,744</b>	<b>\$ 429,744</b>	<b>\$ -</b>	

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

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>													
Interest Account						0	0				0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	0	0	0	0	4	-	N/A
Prepayment Account	-									0	0	-	N/A
Revenue Account	-											-	N/A
Capitalized Interest Account	-	1	1	1	1	1	0	0	0	0	5	-	N/A
<b>Special Assessments - Prepayments</b>													
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
<b>Total Revenue and Other Sources:</b>	<b>\$ 295,492</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 16,919</b>	<b>\$ 1</b>	<b>\$ 295,501</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ 15,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,442</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	1	1	16,919	1	198,059	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	198,056	198,057	198,057	214,977	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 280,021</b>	<b>\$ 280,022</b>	<b>\$ 280,023</b>	<b>\$ 280,024</b>	<b>\$ 280,025</b>	<b>\$ 198,056</b>	<b>\$ 198,057</b>	<b>\$ 198,057</b>	<b>\$ 214,977</b>	<b>\$ 214,978</b>	<b>\$ 198,059</b>	<b>\$ -</b>	



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

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>													
Construction Account	-	26	17	15	13	3	3	3	3	3	87	\$ -	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
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,995,078</b>	<b>\$ 26</b>	<b>\$ 17</b>	<b>\$ 15</b>	<b>\$ 13</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 7,995,166</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	32,408	-	-	-	-	-	-	-	-	-	32,408	\$ -	N/A
<b>Other Contractual Services</b>													
Trustee Services	5,925	-	-	-	-	-	-	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	-	-	-	-	-	-	972	\$ -	N/A
<b>Capital Outlay</b>													
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
<b>Cost of Issuance</b>													
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,068,490</b>	<b>\$ -</b>	<b>\$ 380</b>	<b>\$ 3,150,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,219,532</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 775,634	-	-
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,627	\$ 775,631	\$ -	\$ -	-
<b>Fund Balance - Ending</b>	<b>\$ 3,926,588</b>	<b>\$ 3,926,614</b>	<b>\$ 3,926,251</b>	<b>\$ 775,605</b>	<b>\$ 775,618</b>	<b>\$ 775,621</b>	<b>\$ 775,624</b>	<b>\$ 775,627</b>	<b>\$ 775,631</b>	<b>\$ 775,634</b>	<b>\$ 775,634</b>	<b>\$ -</b>	<b>-</b>

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

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

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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*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 October 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 7,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,145
<b>Debt Service Fund</b>								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account			0					0
Capitalized Interest		175,915	99,035	-	-			274,949
Prepayment Account			16,919					16,919
Construction Account				775,637	5,222			780,859
Cost of Issuance Account				-	-			-
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	644,724		644,724
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	12,600,276		12,600,276
<b>Total Assets</b>	<u>\$ 7,145</u>	<u>\$ 429,746</u>	<u>\$ 214,979</u>	<u>\$ 775,637</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,677,729</u>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending October 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			
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	3,194	-	-	-	-	-	-	3,194
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
Current Portion						155,000		155,000
Long Term						\$13,090,000		13,090,000
<b>Total Liabilities</b>	<u>\$ 3,194</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,248,194</u>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Unaudited)		429,744	214,978	775,634	5,222	-		1,425,577
Results from Current Operations		2	1	3	0	-		6
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)	10,149							10,149
Results from Current Operations	(6,197)							(6,197)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 3,951</u>	<u>\$ 429,746</u>	<u>\$ 214,979</u>	<u>\$ 775,637</u>	<u>\$ 5,222</u>	<u>\$ -</u>		<u>\$ 1,429,535</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 7,145</u>	<u>\$ 429,746</u>	<u>\$ 214,979</u>	<u>\$ 775,637</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,677,729</u>

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest</b>				
Interest - General Checking	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	163,735	0%
Special Assessments - Off-Roll	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 163,735</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,333	3,333	40,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	5,000	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	16,000	8%
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	4,300	0%
Dissemination Agent Services	-	-	5,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	22	22	360	6%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	500	0%
<b>Computer Services - Website Development</b>	-	-	2,000	0%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	-	-	5,500	0%
<b>Printing &amp; Binding</b>	-	-	400	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	15,000	0%
Legal - 2020 Bonds	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	1,000	0%
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Other Physical Environment</b>				
Repairs and Maintenance				
Naturalized Area Maintenance	-	-	50,000	0%
<b>Road &amp; Street Facilities</b>				
Capital Improvements	-	-	-	N/A
Street Lights Purchase	-	-	-	N/A
Street Lights Installation	-	-	-	N/A
<b>Reserves</b>	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
<b>Sub-Total:</b>	<b>6,197</b>	<b>6,197</b>	<b>163,735</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,197</b>	<b>\$ 6,197</b>	<b>\$ 163,735</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	(6,197)	-	
Fund Balance - Beginning	10,149	10,149	-	
<b>Fund Balance - Ending</b>	<b>\$ 3,951</b>	<b>3,951</b>	<b>\$ -</b>	



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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	160,747	0%
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	1	1	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	1	1	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	509,984	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>				
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 670,731</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2020A	-	-	155,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2020A	-	-	-	N/A
<b>Interest Expense</b>				
Series 2020A	-	-	351,788	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>				
<b>Underwriter's Discount</b>	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>				
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 506,788</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	2	3,196	
Fund Balance - Beginning	429,744	429,744	-	
<b>Fund Balance - Ending</b>	<b>\$ 429,746</b>	<b>429,746</b>	<b>\$ 3,196</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	90,497	0%
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	0	0	-	N/A
Prepayment Account	0	0	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	0	0	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	99,025	0%
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 189,522</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2020B	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2020B	-	-	-	N/A
<b>Interest Expense</b>				
Series 2020B	-	-	189,522	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>				
	-	-	-	N/A
<b>Underwriters Discount</b>				
	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>				
	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 189,522</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	1	-	
Fund Balance - Beginning	214,978	214,978	-	
<b>Fund Balance - Ending</b>	<b>\$ 214,979</b>	<b>\$ 214,979</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	-	-	\$ -	N/A
<b>Interest Income</b>				
Construction Account	3	3	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 3	\$ 3	\$ -	N/A
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	\$ -	N/A
<b>Capital Outlay</b>				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2020A Bonds	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 3	-	
Fund Balance - Beginning	\$ 775,634	\$ 775,634	\$ -	
<b>Fund Balance - Ending</b>	\$ 775,637	\$ 775,637	\$ -	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	-	-	\$ -	N/A
<b>Interest Income</b>				
Construction Account	0	0	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	\$ -	N/A
<b>Capital Outlay</b>				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2020B Bonds	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	-	
Fund Balance - Beginning	<u>\$ 5,222</u>	<u>\$ 5,222</u>	<u>\$ -</u>	
<b>Fund Balance - Ending</b>	<u><u>\$ 5,222</u></u>	<u><u>\$ 5,222</u></u>	<u><u>\$ -</u></u>	

Prepared by:

**JPWARD and Associates, LLC**

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2021

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*River Landing Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**River Landing Community Development District  
Balance Sheet  
for the Period Ending November 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 15,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,194
<b>Debt Service Fund</b>								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	99,025					352,856
Revenue Account			0					0
Capitalized Interest								-
Prepayment Account			54,366					54,366
Construction Account					775,663	5,232		780,896
Cost of Issuance Account								-
<b>Due from Other Funds</b>								
General Fund	-	6,144	-	-	-	-	-	6,144
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>								
Accounts Receivable	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>								
Assessments Receivable	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>								
Amount Available in Debt Service Funds	-	-	-	-	-	413,366		413,366
<b>Amount to be Provided by Debt Service Funds</b>								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,816,634		12,816,634
<b>Total Assets</b>	<b>\$ 15,194</b>	<b>\$ 259,975</b>	<b>\$ 153,391</b>	<b>\$ 775,663</b>	<b>\$ 5,232</b>	<b>\$ 13,230,000</b>		<b>\$ 14,439,456</b>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending November 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			
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	3,194	-	-	-	-	-	-	3,194
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	6,144	-	-	-	-	-	-	6,144
<b>Bonds Payable</b>								
Current Portion						155,000		155,000
Long Term						\$13,075,000		13,075,000
<b>Total Liabilities</b>	<u>\$ 9,338</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,230,000</u>		<u>\$ 13,239,338</u>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Unaudited)		429,744	214,978	775,634	5,222	-		1,425,577
Results from Current Operations		(169,769)	(61,587)	29	11	-		(231,316)
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)	10,149							10,149
Results from Current Operations	(4,292)							(4,292)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 5,856</u>	<u>\$ 259,975</u>	<u>\$ 153,391</u>	<u>\$ 775,663</u>	<u>\$ 5,232</u>	<u>\$ -</u>		<u>\$ 1,200,118</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 15,194</u>	<u>\$ 259,975</u>	<u>\$ 153,391</u>	<u>\$ 775,663</u>	<u>\$ 5,232</u>	<u>\$ 13,230,000</u>		<u>\$ 14,439,456</u>



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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	1,972	1,972	163,735	1%
Special Assessments - Off-Roll	-	-	-	-	N/A
Developer Contribution	-	5,958	5,958	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 7,930</b>	<b>\$ 7,930</b>	<b>\$ 163,735</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	5,000	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	1,333	1,333	2,667	16,000	17%
Arbitrage Rebate Services	-	-	-	500	0%
<b>Other Contractual Services</b>					
Legal Advertising	-	-	-	2,000	0%
Trustee Services	-	-	-	4,300	0%
Dissemination Agent Services	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	22	25	47	360	13%
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	-	-	-	500	0%
<b>Computer Services - Website Development</b>					
	-	-	-	2,000	0%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	-	-	-	5,500	0%
<b>Printing &amp; Binding</b>	-	-	-	400	0%
<b>Subscription &amp; Memberships</b>	175	-	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	-	-	15,000	0%
Legal - 2020 Bonds	-	-	-	-	N/A
<b>Other General Government Services</b>					
Engineering Services	-	-	-	1,000	0%
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
<b>Other Physical Environment</b>					
Repairs and Maintenance					
Naturalized Area Maintenance	-	-	-	50,000	0%
<b>Road &amp; Street Facilities</b>					
Capital Improvements	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	N/A
<b>Reserves</b>	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-
<b>Sub-Total:</b>	<b>6,197</b>	<b>6,025</b>	<b>12,222</b>	<b>163,735</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,197</b>	<b>\$ 6,025</b>	<b>\$ 12,222</b>	<b>\$ 163,735</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	1,905	(4,292)	-	
Fund Balance - Beginning	10,149	3,951	10,149	-	
<b>Fund Balance - Ending</b>	<b>\$ 3,951</b>	<b>\$ 5,856</b>	<b>5,856</b>	<b>\$ -</b>	

Prepared by:

**JWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	160,747	0%
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	1	1	2	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	1	1	1	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	6,144	6,144	509,984	1%
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Debt Proceeds</b>					
-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>					
-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 6,146</b>	<b>\$ 6,147</b>	<b>\$ 670,731</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2020A	-	-	-	155,000	0%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2020A	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2020A	-	175,894	175,894	351,788	50%
<b>Unamortized Premium/Discount on Bonds Payable</b>					
-	-	-	-	-	N/A
<b>Underwriter's Discount</b>					
-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>					
-	23	23	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 175,916</b>	<b>175,916</b>	<b>\$ 506,788</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	(169,771)	(169,769)	3,196	
Fund Balance - Beginning	429,744	429,746	429,744	-	
<b>Fund Balance - Ending</b>	<b>\$ 429,746</b>	<b>\$ 259,975</b>	<b>259,975</b>	<b>\$ 3,196</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	90,497	0%
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	0	0	1	-	N/A
Prepayment Account	0	0	0	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	0	0	1	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	99,025	0%
Special Assessments - Prepayments	-	52,447	52,447	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 52,448</b>	<b>\$ 52,449</b>	<b>\$ 189,522</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2020B	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>					
Series 2020B	-	15,000	15,000	-	N/A
<b>Interest Expense</b>					
Series 2020B	-	99,025	99,025	189,522	52%
<b>Unamortized Premium/Discount on Bonds Payable</b>	-	-	-	-	N/A
<b>Underwriters Discount</b>	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	11	11	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 114,036</b>	<b>\$ 114,036</b>	<b>\$ 189,522</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	(61,587)	(61,587)	-	
Fund Balance - Beginning	214,978	214,979	214,978	-	
<b>Fund Balance - Ending</b>	<b>\$ 214,979</b>	<b>\$ 153,391</b>	<b>\$ 153,391</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	-	-	-	\$ -	N/A
<b>Interest Income</b>					
Construction Account	3	3	6	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	23	23	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 3	\$ 26	\$ 29	\$ -	N/A
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>					
Trustee Services	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	\$ -	N/A
<b>Capital Outlay</b>					
Water-Sewer Combination	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	\$ -	N/A
Landscaping	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>					
Legal - Series 2020A Bonds	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 26	\$ 29	-	
Fund Balance - Beginning	\$ 775,634	\$ 775,637	\$ 775,634	\$ -	
<b>Fund Balance - Ending</b>	\$ 775,637	\$ 775,663	\$ 775,663	\$ -	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	-	-	-	\$ -	N/A
<b>Interest Income</b>					
Construction Account	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	11	11	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 0	\$ 11	\$ 11	\$ -	N/A
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>					
Trustee Services	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	\$ -	N/A
<b>Capital Outlay</b>					
Water-Sewer Combination	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	\$ -	N/A
Landscaping	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>					
Legal - Series 2020B Bonds	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 11	\$ 11	-	
Fund Balance - Beginning	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	
<b>Fund Balance - Ending</b>	\$ 5,222	\$ 5,232	\$ 5,232	\$ -	

Prepared by:

**JPWARD and Associates, LLC**