

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2022

FISCAL YEAR 2022

PREPARED BY:

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

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

River Landing Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2020A</i>	<i>5</i>
<i>Series 2020B</i>	<i>6</i>
<i>Capital Project Fund</i>	
<i>Series 2020A</i>	<i>7</i>
<i>Series 2020B</i>	<i>8</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending January 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,121,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,121,211
Debt Service Fund								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	98,706	-	-			352,538
Revenue Account		416,086	1,116					417,201
Capitalized Interest		-	-	-	-			-
Prepayment Account			109,881					109,881
Construction Account				775,672	5,233			780,905
Cost of Issuance Account				-	-			-
Due from Other Funds								
General Fund	-	247,961	-	-	-	-	-	247,961
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,127,581		1,127,581
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,102,419		12,102,419
Total Assets	<u>\$ 1,121,211</u>	<u>\$ 917,878</u>	<u>\$ 209,704</u>	<u>\$ 775,672</u>	<u>\$ 5,233</u>	<u>\$ 13,230,000</u>		<u>\$ 16,259,698</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending January 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	3,194	-	-	-	-	-	-	3,194
Due to Other Funds	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	247,961	-	-	-	-	-	-	247,961
Bonds Payable								
Current Portion						155,000		155,000
Long Term						\$13,075,000		13,075,000
Total Liabilities	<u>\$ 251,155</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,230,000</u>		<u>\$ 13,481,155</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2021 (Unaudited)		429,744	214,978	775,634	5,222	-		1,425,577
Results from Current Operations		488,134	(5,274)	38	12	-		482,909
Unassigned								
Beginning: October 1, 2021 (Unaudited)	10,149							10,149
Results from Current Operations	859,908							859,908
Total Fund Equity and Other Credits	<u>\$ 870,056</u>	<u>\$ 917,878</u>	<u>\$ 209,704</u>	<u>\$ 775,672</u>	<u>\$ 5,233</u>	<u>\$ -</u>		<u>\$ 2,778,543</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,121,211</u>	<u>\$ 917,878</u>	<u>\$ 209,704</u>	<u>\$ 775,672</u>	<u>\$ 5,233</u>	<u>\$ 13,230,000</u>		<u>\$ 16,259,698</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	1,972	131,593	-	133,565	163,735	82%
Special Assessments - Off-Roll	-	-	-	79,596	79,596	-	N/A
Developer Contribution	-	5,958	685,060	-	691,018	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 7,930	\$ 816,653	\$ 79,596	\$ 904,179	\$ 163,735	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,000	0%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	2,000	0%
Trustee Services	-	-	-	-	-	4,300	0%
Dissemination Agent Services	-	-	600	-	600	5,000	12%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	22	25	27	-	74	360	20%
Communications & Freight Services							
Postage, Freight & Messenger	-	-	11	-	11	500	2%
Computer Services - Website Development	-	-	-	-	-	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 January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Insurance	-	-	9,972	-	9,972	5,500	181%
Printing & Binding	-	-	194	-	194	400	48%
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	4,806	-	4,806	15,000	32%
Legal - 2020 Bonds	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	4,440	-	4,440.00	1,000	444%
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Other Physical Environment							
Repairs and Maintenance							
Naturalized Area Maintenance	-	-	-	-	-	50,000	0%
Road & Street Facilities							
Capital Improvements	-	-	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	-	-	N/A
Reserves	-	-	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-
Sub-Total:	6,197	6,025	26,050	6,000	44,272	163,735	N/A
Total Expenditures and Other Uses:	\$ 6,197	\$ 6,025	\$ 26,050	\$ 6,000	\$ 44,272	\$ 163,735	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	1,905	790,603	73,596	859,908	-	
Fund Balance - Beginning	10,149	3,951	5,856	796,460	10,149	-	
Fund Balance - Ending	\$ 3,951	\$ 5,856	\$ 796,460	\$ 870,056	870,056	\$ -	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	160,747	0%
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	0	-	N/A
Capitalized Interest Account	1	1	-	-	1	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	6,144	409,942	\$ 247,961	664,046	509,984	130%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 6,146	\$ 409,943	\$ 247,962	\$ 664,052	\$ 670,731	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020A	-	-	-	-	-	155,000	0%
Principal Debt Service - Early Redemptions							
Series 2020A	-	-	-	-	-	-	N/A
Interest Expense							
Series 2020A	-	175,894	-	-	175,894	351,788	50%
Unamortized Premium/Discount on Bonds Payable							
-	-	-	-	-	-	-	N/A
Underwriter's Discount							
-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)							
-	23	1	1	25	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 175,916	\$ 1	\$ 1	175,919	\$ 506,788	N/A
Net Increase/ (Decrease) in Fund Balance	2	(169,771)	409,942	247,961	488,134	3,196	
Fund Balance - Beginning	429,744	429,746	259,975	669,917	429,744	-	
Fund Balance - Ending	\$ 429,746	\$ 259,975	\$ 669,917	\$ 917,878	917,878	\$ 3,196	

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 January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	90,497	0%
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	0	0	-	0	1	-	N/A
Prepayment Account	0	0	0	\$ 0	1	-	N/A
Revenue Account	-	-	0	-	0	-	N/A
Capitalized Interest Account	0	0	-	-	1	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	\$ 1,115	1,115	99,025	1%
Special Assessments - Prepayments	-	52,447	55,197	-	107,644	-	N/A
Debt Proceeds							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 52,448	\$ 55,197	\$ 1,116	\$ 108,763	\$ 189,522	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020B	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2020B	-	15,000	-	-	15,000	-	N/A
Interest Expense							
Series 2020B	-	99,025	-	-	99,025	189,522	52%
Unamortized Premium/Discount on Bonds Payable							
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)							
	-	11	0	0	12	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 114,036	\$ 0	\$ 0	\$ 114,037	\$ 189,522	N/A
Net Increase/ (Decrease) in Fund Balance	1	(61,587)	55,197	1,116	(5,274)	-	
Fund Balance - Beginning	214,978	214,979	153,391	208,588	214,978	-	
Fund Balance - Ending	\$ 214,979	\$ 153,391	\$ 208,588	\$ 209,704	\$ 209,704	\$ -	

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 January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	3	3	3	3	13	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	23	1	1	25	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 26	\$ 4	\$ 4	\$ 38	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2020A Bonds	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 26	\$ 4	\$ 4	\$ 38	-	
Fund Balance - Beginning	\$ 775,634	\$ 775,637	\$ 775,663	\$ 775,667	\$ 775,634	\$ -	
Fund Balance - Ending	\$ 775,637	\$ 775,663	\$ 775,667	\$ 775,672	\$ 775,672	\$ -	

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 January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	0	0	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	11	0	0	12	\$ -	N/A
Total Revenue and Other Sources:	\$ 0	\$ 11	\$ 0	\$ 0	\$ 12	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2020B Bonds	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 11	\$ 0	\$ 0	\$ 12	-	
Fund Balance - Beginning	\$ 5,222	\$ 5,222	\$ 5,232	\$ 5,233	\$ 5,222	\$ -	
Fund Balance - Ending	\$ 5,222	\$ 5,232	\$ 5,233	\$ 5,233	\$ 5,233	\$ -	

Prepared by:

JPWARD and Associates, LLC