

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2022

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)

*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 February 28, 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 1,101,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,101,963
<b>Debt Service Fund</b>								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	98,706					352,538
Revenue Account		416,087	1					416,088
Capitalized Interest		-	-					-
Prepayment Account			87,571					87,571
Construction Account				43,215	5,234			48,449
Cost of Issuance Account								-
<b>Due from Other Funds</b>								
General Fund	-	247,961	46,755					294,716
Debt Service Fund(s)	-	-	145,792					145,792
<b>Accounts Receivable</b>	-	-	-					-
<b>Assessments Receivable</b>	-	-	-					-
<b>Amount Available in Debt Service Funds</b>	-	-	-			1,296,704		1,296,704
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-			11,933,296		11,933,296
<b>Total Assets</b>	<u>\$ 1,101,963</u>	<u>\$ 917,879</u>	<u>\$ 378,825</u>	<u>\$ 43,215</u>	<u>\$ 5,234</u>	<u>\$ 13,230,000</u>		<u>\$ 15,677,116</u>

**River Landing Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 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			
<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)	294,716	145,792	-	-	-	-	-	440,508
<b>Bonds Payable</b>								
Current Portion							155,000	155,000
Long Term							\$13,075,000	13,075,000
<b>Total Liabilities</b>	<u>\$ 297,910</u>	<u>\$ 145,792</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,230,000</u>	<u>\$ 13,673,702</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		342,343	163,847	(732,419)	12	-	-	(226,216)
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)	10,149							10,149
Results from Current Operations	793,905							793,905
<b>Total Fund Equity and Other Credits</b>	<u>\$ 804,053</u>	<u>\$ 772,088</u>	<u>\$ 378,825</u>	<u>\$ 43,215</u>	<u>\$ 5,234</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,003,414</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 1,101,963</u>	<u>\$ 917,879</u>	<u>\$ 378,825</u>	<u>\$ 43,215</u>	<u>\$ 5,234</u>	<u>\$ 13,230,000</u>	<u>\$ -</u>	<u>\$ 15,677,116</u>

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	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	131,593	-	(46,755)	86,810	163,735	53%
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
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 7,930</b>	<b>\$ 816,653</b>	<b>\$ 79,596</b>	<b>\$ (46,755)</b>	<b>\$ 857,424</b>	<b>\$ 163,735</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	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	5,000	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>								
Legal Advertising	-	-	-	-	-	-	2,000	0%
Trustee Services	-	-	-	-	6,988	6,988	4,300	163%
Dissemination Agent Services	-	-	600	-	-	600	5,000	12%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	22	25	27	-	-	74	360	20%
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	11	-	23	33	500	7%
<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 February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	-	-	9,972	-	-	9,972	5,500	181%
<b>Printing &amp; Binding</b>	-	-	194	-	-	194	400	48%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	4,806	-	4,113	8,919	15,000	59%
Legal - 2020 Bonds	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering Services	-	-	4,440	-	2,125	6,565.00	1,000	657%
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>26,050</b>	<b>6,000</b>	<b>19,248</b>	<b>63,520</b>	<b>163,735</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,197</b>	<b>\$ 6,025</b>	<b>\$ 26,050</b>	<b>\$ 6,000</b>	<b>\$ 19,248</b>	<b>\$ 63,520</b>	<b>\$ 163,735</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	1,905	790,603	73,596	(66,003)	793,905	-	
Fund Balance - Beginning	10,149	3,951	5,856	796,460	870,056	10,149	-	
<b>Fund Balance - Ending</b>	<b>\$ 3,951</b>	<b>\$ 5,856</b>	<b>\$ 796,460</b>	<b>\$ 870,056</b>	<b>\$ 804,053</b>	<b>804,053</b>	<b>\$ -</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	160,747	0%
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	5	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	2	2	-	N/A
Capitalized Interest Account	1	1	-	-	-	1	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	6,144	409,942	\$ 247,961	\$ (145,792)	518,254	509,984	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 6,146</b>	<b>\$ 409,943</b>	<b>\$ 247,962</b>	<b>\$ (145,789)</b>	<b>\$ 518,263</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	1	1	1	26	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 175,916</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>175,920</b>	<b>\$ 506,788</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	(169,771)	409,942	247,961	(145,790)	342,343	3,196	
Fund Balance - Beginning	429,744	429,746	259,975	669,917	917,878	429,744	-	
<b>Fund Balance - Ending</b>	<b>\$ 429,746</b>	<b>\$ 259,975</b>	<b>\$ 669,917</b>	<b>\$ 917,878</b>	<b>\$ 772,088</b>	<b>772,088</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 February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	90,497	0%
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	0	0	-	0	0	2	-	N/A
Prepayment Account	0	0	0	\$ 0	\$ 0	1	-	N/A
Revenue Account	-	-	0	-	-	0	-	N/A
Capitalized Interest Account	0	0	-	-	-	1	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	-	-	-	\$ 192,547	192,547	-	N/A
Special Assessments - Off Roll	-	-	-	\$ 1,115	-	1,115	99,025	1%
Special Assessments - Prepayments	-	52,447	55,197	-	82,689	190,334	-	N/A
<b>Debt Proceeds</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 52,448</b>	<b>\$ 55,197</b>	<b>\$ 1,116</b>	<b>\$ 275,237</b>	<b>\$ 384,000</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	-	-	105,000	120,000	-	N/A
<b>Interest Expense</b>								
Series 2020B	-	99,025	-	-	1,116	100,141	189,522	53%
<b>Unamortized Premium/Discount on Bonds Payable</b>								
Underwriters Discount	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>								
	-	11	0	0	0	12	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 114,036</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 106,116</b>	<b>\$ 220,153</b>	<b>\$ 189,522</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	(61,587)	55,197	1,116	169,121	163,847	-	
Fund Balance - Beginning	214,978	214,979	153,391	208,588	209,704	214,978	-	
<b>Fund Balance - Ending</b>	<b>\$ 214,979</b>	<b>\$ 153,391</b>	<b>\$ 208,588</b>	<b>\$ 209,704</b>	<b>\$ 378,825</b>	<b>\$ 378,825</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 February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	3	3	3	3	3	16	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	23	1	1	1	26	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 26</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 42</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Executive								
Professional Management	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	-	-	-	-	732,461	732,461	\$ -	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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 732,461</b>	<b>\$ 732,461</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 26	\$ 4	\$ 4	\$ (732,457)	\$ (732,419)	-	
Fund Balance - Beginning	\$ 775,634	\$ 775,637	\$ 775,663	\$ 775,667	\$ 775,672	\$ 775,634	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 775,637</b>	<b>\$ 775,663</b>	<b>\$ 775,667</b>	<b>\$ 775,672</b>	<b>\$ 43,215</b>	<b>\$ 43,215</b>	<b>\$ -</b>	

**River Landing Community Development District**  
**Capital Projects Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	0	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	0	12	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 11</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 12</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 11	\$ 0	\$ 0	\$ 0	\$ 12	-	
Fund Balance - Beginning	\$ 5,222	\$ 5,222	\$ 5,232	\$ 5,233	\$ 5,233	\$ 5,222	-	
<b>Fund Balance - Ending</b>	<b>\$ 5,222</b>	<b>\$ 5,232</b>	<b>\$ 5,233</b>	<b>\$ 5,233</b>	<b>\$ 5,234</b>	<b>\$ 5,234</b>	<b>\$ -</b>	