

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

PREPARED BY:

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

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

River Landing Community Development District

Table of Contents

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

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

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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 32,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,342
Debt Service Fund								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		321,502	180,999	-	-			502,501
Prepayment Account								-
Construction Account				760,357	17			760,375
Cost of Issuance Account				15,247	5,202			20,449
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	855,357		855,357
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,389,643		12,389,643
Total Assets	\$ 32,342	\$ 575,333	\$ 280,024	\$ 775,605	\$ 5,219	\$ 13,245,000		\$ 14,913,523

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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,245,000	\$ 13,245,000
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		575,333	280,024	775,605	5,219	-		1,636,181
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	29,148							29,148
Total Fund Equity and Other Credits	\$ 32,342	\$ 575,333	\$ 280,024	\$ 775,605	\$ 5,219	\$ -		\$ 1,668,523
Total Liabilities, Fund Equity and Other Credits	\$ 32,342	\$ 575,333	\$ 280,024	\$ 775,605	\$ 5,219	\$ 13,245,000		\$ 14,913,523

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	607,245	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	607,245	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	-	N/A
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	6,667	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	5,333	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	N/A
Other Contractual Services									
Legal Advertising	-	663	-	-	-	187	850	-	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	96	-	N/A
Communications & Freight Services									
Postage, Freight & Messenger	131	376	36	-	30	-	573	-	N/A

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	-	-	100	-	N/A
Insurance	5,000	-	-	-	-	-	5,000	-	N/A
Printing & Binding		133	160	-		279	573	-	N/A
Subscription & Memberships	175	-	-	-	-	-	175	-	N/A
Legal Services									
Legal - General Counsel	-	8,153	7,947	-	4,475	-	20,575	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	180	6,585	6,765.00	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities									
Capital Improvements - Street Lights	-	-	-	504,940	-	-	504,939.75	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	578,097	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 578,097	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	29,148	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	32,342	\$ -	

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

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account					-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	3	-	N/A
Prepayment Account	-				-	-	N/A
Revenue Account	-				-	-	N/A
Capitalized Interest Account	-	1	1	1	4	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-				-	-	N/A
Special Assessments - Off Roll	-				-	-	N/A
Special Assessments - Prepayments	-				-	-	N/A
Debt Proceeds	589,922				589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 589,929	\$ -	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2019	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2019	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019	-	-	-	-	-	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	14,596	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	575,333	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	575,333	\$ -	

Prepared by:

JWARD and Associates, LLC

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

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account					-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	1	-	N/A
Prepayment Account	-				-	-	N/A
Revenue Account	-				-	-	N/A
Capitalized Interest Account	-	1	1	1	2	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-				-	-	N/A
Special Assessments - Off Roll	-				-	-	N/A
Special Assessments - Prepayments	-				-	-	N/A
Debt Proceeds	295,492				295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 295,495	\$ -	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2019	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2019	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019	-	-	-	-	-	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	15,471	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	280,024	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	280,024	\$ -	

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 March 31, 2021

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	-	26	17	15	58	\$ -	N/A
Cost of Issuance	-	0	0	0	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	7,995,078	\$ -	N/A
Developer Contributions						\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 7,995,136	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	32,408	-	-	-	32,408	\$ -	N/A
Other Contractual Services							
Trustee Services	5,925	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	972	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	1,169,513	-	-	2,174,525	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	976,137	\$ -	N/A
Cost of Issuance							
Legal - Series 2020A Bonds	98,036	-	380	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 775,605	-	-
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ -	\$ -	-
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,605	\$ -	-

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 March 31, 2021

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	-	12	3	2	17	\$ -	N/A
Cost of Issuance	-	0	0	0	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 4,364,526	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	17,592	-	-	-	17,592	\$ -	N/A
Other Contractual Services							
Trustee Services	4,650	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	528	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	3,559,280	-	-	630,636	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2020B Bonds	53,214	-	206	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 5,219	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,219	\$ -	-

Prepared by:

JPWARD and Associates, LLC