

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH 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 April 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			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 22,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,849
Debt Service Fund								
Interest Account		145,601	81,971	-	-			227,572
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,903	99,030	-	-			274,933
Prepayment Account								-
Construction Account				760,371	19			760,390
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	-	-	-	-	-	855,361		855,361
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,389,639		12,389,639
Total Assets	<u>\$ 22,849</u>	<u>\$ 575,335</u>	<u>\$ 280,025</u>	<u>\$ 775,618</u>	<u>\$ 5,221</u>	<u>\$ 13,245,000</u>		<u>\$ 14,904,049</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending April 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			
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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,245,000</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		575,335	280,025	775,618	5,221	-		1,636,200
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	19,655							19,655
Total Fund Equity and Other Credits	<u>\$ 22,849</u>	<u>\$ 575,335</u>	<u>\$ 280,025</u>	<u>\$ 775,618</u>	<u>\$ 5,221</u>	<u>\$ -</u>		<u>\$ 1,659,049</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 22,849</u>	<u>\$ 575,335</u>	<u>\$ 280,025</u>	<u>\$ 775,618</u>	<u>\$ 5,221</u>	<u>\$ 13,245,000</u>		<u>\$ 14,904,049</u>

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

Description	October	November	December	January	February	March	April	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	3,333	23,333	-	N/A
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	8,000	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	6,667	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Legal Advertising	-	663	-	-	-	187	198	1,048	-	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	118	-	N/A
Communications & Freight Services										
Postage, Freight & Messenger	131	376	36	-	30	-	-	573	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	-	100	-	N/A

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
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	-	2,059	22,635	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	180	6,585	1,214	7,978.66	-	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	9,492	587,590	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 587,590	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	19,655	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	22,849	\$ -	

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

Description	December	January	February	March	April	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	1	4	-	N/A
Prepayment Account	-					-	-	N/A
Revenue Account	-					-	-	N/A
Capitalized Interest Account	-	1	1	1	1	5	-	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	\$ 2	\$ 589,931	\$ -	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	2	575,335	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	575,335	575,335	\$ -	

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 April 30, 2021

Description	December	January	February	March	April	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	0	2	-	N/A
Prepayment Account	-					-	-	N/A
Revenue Account	-					-	-	N/A
Capitalized Interest Account	-	1	1	1	1	3	-	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	\$ 1	\$ 295,496	\$ -	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	1	280,025	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	280,025	\$ -	

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 April 30, 2021

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	26	17	15	13	71	\$ -	N/A
Cost of Issuance	-	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
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 13	\$ 7,995,149	\$ -	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)	\$ 13	\$ 775,618	-	-
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ -	\$ -	-
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,618	\$ -	-

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

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	12	3	2	2	19	\$ -	N/A
Cost of Issuance	-	0	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	\$ 2	\$ 4,364,528	\$ -	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)	\$ 2	\$ 5,221	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,221	\$ -	-