

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2022

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 April 30, 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	\$ 772,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 772,759
<b>Debt Service Fund</b>								
Interest Account		175,894	96,475	-	-			272,369
Sinking Account		155,000						155,000
Reserve Account		253,831	96,475	-	-			350,306
Revenue Account		187,366	96,073					283,439
Capitalized Interest		-	-	-	-			-
Prepayment Account			132,994					132,994
Construction Account				43,217	5,235			48,452
Cost of Issuance Account				-	-			-
<b>Due from Other Funds</b>								
General Fund	-	1	0	-	-	-	-	1
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	1,194,110		1,194,110
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	12,035,890		12,035,890
<b>Total Assets</b>	<u>\$ 772,759</u>	<u>\$ 772,092</u>	<u>\$ 422,018</u>	<u>\$ 43,217</u>	<u>\$ 5,235</u>	<u>\$ 13,230,000</u>		<u>\$ 15,245,320</u>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending April 30, 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>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-
Due to Other Funds	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1	-	-	-	-	-	-	1
<b>Bonds Payable</b>								
Current Portion						155,000		155,000
Long Term						\$13,075,000		13,075,000
<b>Total Liabilities</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,230,000</b>		<b>\$ 13,230,001</b>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Audited)		429,744	214,978	775,634	5,222	-		1,425,577
Results from Current Operations		342,347	207,040	(732,417)	13	-		(183,016)
<b>Unassigned</b>								
Beginning: October 1, 2021 (Audited)	-							-
Results from Current Operations	772,758							772,758
<b>Total Fund Equity and Other Credits</b>	<b>\$ 772,758</b>	<b>\$ 772,092</b>	<b>\$ 422,018</b>	<b>\$ 43,217</b>	<b>\$ 5,235</b>	<b>\$ -</b>		<b>\$ 2,015,319</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 772,759</b>	<b>\$ 772,092</b>	<b>\$ 422,018</b>	<b>\$ 43,217</b>	<b>\$ 5,235</b>	<b>\$ 13,230,000</b>		<b>\$ 15,245,320</b>

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	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)	-	0	86,810	163,735	53%
Special Assessments - Off-Roll	-	-	-	79,596	-	-	-	79,596	-	N/A
<b>Developer Contribution</b>	-	5,958	685,060	-	-	-	-	691,018	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	-	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>\$ -</b>	<b>\$ 0</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	3,333	3,333	23,333	40,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	-	-	-	-	-	5,000	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
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	-	-	-	5,000	5,600	5,000	112%
Bond Amortization Schedules	-	-	-	-	-	-	500	500	-	N/A
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	8	81	123	500	25%

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	-	-	2,000	0%
<b>Insurance</b>	-	-	9,972	-	-	-	-	9,972	5,500	181%
<b>Printing &amp; Binding</b>	-	-	194	-	-	-	912	1,105	400	276%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	4,806	-	4,113	-	2,645	11,565	15,000	77%
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>6,008</b>	<b>15,138</b>	<b>84,666</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>\$ 6,008</b>	<b>\$ 15,138</b>	<b>\$ 84,666</b>	<b>\$ 163,735</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	1,905	790,603	73,596	(66,003)	(6,008)	(15,138)	772,758	-	
Fund Balance - Beginning	-	(6,197)	(4,292)	786,311	859,908	793,905	787,896	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (6,197)</b>	<b>\$ (4,292)</b>	<b>\$ 786,311</b>	<b>\$ 859,908</b>	<b>\$ 793,905</b>	<b>\$ 787,896</b>	<b>\$ 772,758</b>	<b>772,758</b>	<b>\$ -</b>	

Unaudited

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 April 30, 2022**

Description	October	November	December	January	February	March	April	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	1	1	7	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	2	2	2	5	-	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)	-	1	518,255	509,984	102%
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>\$ 409,943</b>	<b>\$ 247,962</b>	<b>\$ (145,789)</b>	<b>\$ 3</b>	<b>\$ 4</b>	<b>\$ 518,269</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	1	1	28	-	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>\$ 1</b>	<b>\$ 1</b>	<b>\$ 175,922</b>	<b>\$ 506,788</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	(169,771)	409,942	247,961	(145,790)	2	2	342,347	3,196	
Fund Balance - Beginning	429,744	429,746	259,975	669,917	917,878	772,088	772,089	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>\$ 772,089</b>	<b>772,092</b>	<b>772,092</b>	<b>\$ 3,196</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	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	0	0	2	-	N/A
Prepayment Account	0	0	0	0	0		0	1	-	N/A
Revenue Account	-	-	0			\$ 0	-	0	-	N/A
Capitalized Interest Account	0	0	-	-	-	-	-	1	-	N/A
<b>Special Assessments - Prepayments</b>										
Special Assessments - On Roll	-	-	-		\$ 192,547		0	192,547	-	N/A
Special Assessments - Off Roll	-	-	-	\$ 1,115			-	1,115	99,025	1%
Special Assessments - Prepayments	-	52,447	55,197		82,689	43,192		233,526	-	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>\$ 55,197</b>	<b>\$ 1,116</b>	<b>\$ 275,237</b>	<b>\$ 43,193</b>	<b>\$ 1</b>	<b>\$ 427,194</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>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriters Discount</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>										
	-	11	0	0	0	0	0	13	-	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>\$ 0</b>	<b>\$ 0</b>	<b>\$ 220,154</b>	<b>\$ 189,522</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	(61,587)	55,197	1,116	169,121	43,192	1	207,040	-	
Fund Balance - Beginning	214,978	214,979	153,391	208,588	209,704	378,825	422,017	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>\$ 422,017</b>	<b>\$ 422,018</b>	<b>\$ 422,018</b>	<b>\$ -</b>	



**River Landing Community Development District**  
**Capital Projects Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>										
Construction Account	3	3	3	3	3	0	0	17	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>										
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	23	1	1	1	1	1	28	\$ -	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>\$ 1</b>	<b>\$ 1</b>	<b>\$ 45</b>	<b>\$ -</b>	<b>N/A</b>
<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>										
Capital Outlay	-	-	-	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	732,461	-	-	732,461	\$ -	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>										
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>\$ -</b>	<b>\$ -</b>	<b>\$ 732,461</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 26	\$ 4	\$ 4	\$ (732,457)	\$ 1	\$ 1	\$ (732,417)	-	
Fund Balance - Beginning	\$ 775,634	\$ 775,637	\$ 775,663	\$ 775,667	\$ 775,672	\$ 43,215	\$ 43,216	\$ 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>\$ 43,216</b>	<b>\$ 43,217</b>	<b>\$ 43,217</b>	<b>\$ -</b>	

**River Landing Community Development District**  
**Capital Projects Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>										
Construction Account	0	0	0	0	0	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>										
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	11	0	0	0	0	0	13	\$ -	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>\$ 0</b>	<b>\$ 0</b>	<b>\$ 13</b>	<b>\$ -</b>	<b>N/A</b>
<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>										
Capital Outlay	-	-	-	-	-	-	-	-	\$ -	N/A
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>										
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>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 11	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13	-	
Fund Balance - Beginning	\$ 5,222	\$ 5,222	\$ 5,232	\$ 5,233	\$ 5,233	\$ 5,234	\$ 5,234	\$ 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>\$ 5,235</b>	<b>\$ 5,235</b>	<b>\$ -</b>	<b>-</b>