

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 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 June 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	\$ 36,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,160
Debt Service Fund								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,907	99,032	-	-			274,939
Prepayment Account								-
Construction Account				775,624	5,222			780,846
Cost of Issuance Account				-	-			-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	627,795		627,795
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,617,205		12,617,205
Total Assets	<u>\$ 36,160</u>	<u>\$ 429,739</u>	<u>\$ 198,057</u>	<u>\$ 775,624</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,689,801</u>

**River Landing Community Development District
Balance Sheet
for the Period Ending June 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		429,739	198,057	775,624	5,222	-		1,408,641
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	32,966							32,966
Total Fund Equity and Other Credits	<u>\$ 36,160</u>	<u>\$ 429,739</u>	<u>\$ 198,057</u>	<u>\$ 775,624</u>	<u>\$ 5,222</u>	<u>\$ -</u>		<u>\$ 1,444,801</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 36,160</u>	<u>\$ 429,739</u>	<u>\$ 198,057</u>	<u>\$ 775,624</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,689,801</u>

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

Description	October	November	December	January	February	March	April	May	June	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	-	-	35,000	642,245	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	\$ -	\$ -	\$ 35,000	642,245	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	-	N/A
Financial and Administrative												
Audit Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Legal Advertising	-	663	-	-	-	187	198	671	667	2,386	-	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	22	24	164	-	N/A
Communications & Freight Services												
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	-	619	-	N/A
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	-	2,059	-	2,094	24,728	-	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 June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services	-	-	-	-	180	6,585	1,214	-	6,165	14,143.66	-	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												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	9,492	6,739	14,950	609,279	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 6,739	\$ 14,950	\$ 609,279	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	(6,739)	20,050	32,966	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	16,110	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	\$ 16,110	\$ 36,160	36,160	\$ -	

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

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income										
Interest Account						0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	1	6	-	N/A
Prepayment Account	-							-	-	N/A
Revenue Account	-							-	-	N/A
Capitalized Interest Account	-	1	1	1	1	1	1	7	-	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	\$ 2	\$ 2	\$ 589,936	\$ -	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020A	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions										
Series 2020A	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2020A	-	-	-	-	-	145,601	-	145,601	-	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	\$ -	\$ -	\$ -	\$ -	\$ 145,601	\$ -	160,197	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	2	429,739	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	429,737	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	\$ 575,335	\$ 429,737	\$ 429,739	\$ 429,739	\$ -	

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

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income										
Interest Account						0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	0	2	-	N/A
Prepayment Account	-								-	N/A
Revenue Account	-								-	N/A
Capitalized Interest Account	-	1	1	1	1	1	0	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	295,492							295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 295,499	\$ -	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020B	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions										
Series 2020B	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2020B	-	-	-	-	-	81,971	-	81,971	-	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	\$ -	\$ -	\$ -	\$ -	\$ 81,971	\$ -	\$ 97,442	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	1	198,057	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	198,056	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	198,056	\$ 198,057	198,057	\$ -	

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

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	26	17	15	13	3	3	77	\$ -	N/A
Cost of Issuance	-	0	0	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	\$ 3	\$ 3	\$ 7,995,156	\$ -	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	\$ 3	\$ 3	\$ 775,624	-	
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ -	\$ -	
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,624	\$ -	

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

Description	December	January	February	March	April	May	June	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	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	\$ 0	\$ 0	\$ 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	\$ 0	\$ 0	\$ 5,222	-	
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ -	\$ -	
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	