

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - NOVEMBER 2021

FISCAL YEAR 2022

---

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 November 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 15,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,194
<b>Debt Service Fund</b>								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account			0					0
Capitalized Interest		-	-	-	-			-
Prepayment Account			54,366					54,366
Construction Account				775,663	5,232			780,896
Cost of Issuance Account				-	-			-
<b>Due from Other Funds</b>								
General Fund	-	6,144	-	-	-	-	-	6,144
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>								
<b>Assessments Receivable</b>								
<b>Amount Available in Debt Service Funds</b>								
	-	-	-	-	-	413,366		413,366
<b>Amount to be Provided by Debt Service Funds</b>								
	-	-	-	-	-	12,816,634		12,816,634
<b>Total Assets</b>	<b>\$ 15,194</b>	<b>\$ 259,975</b>	<b>\$ 153,391</b>	<b>\$ 775,663</b>	<b>\$ 5,232</b>	<b>\$ 13,230,000</b>		<b>\$ 14,439,456</b>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending November 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			
<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)	6,144	-	-	-	-	-	-	6,144
<b>Bonds Payable</b>								
Current Portion						155,000		155,000
Long Term						\$13,075,000		13,075,000
<b>Total Liabilities</b>	<b>\$ 9,338</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,230,000</b>		<b>\$ 13,239,338</b>
<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		(169,769)	(61,587)	29	11	-		(231,316)
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)	10,149							10,149
Results from Current Operations	(4,292)							(4,292)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 5,856</b>	<b>\$ 259,975</b>	<b>\$ 153,391</b>	<b>\$ 775,663</b>	<b>\$ 5,232</b>	<b>\$ -</b>		<b>\$ 1,200,118</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 15,194</b>	<b>\$ 259,975</b>	<b>\$ 153,391</b>	<b>\$ 775,663</b>	<b>\$ 5,232</b>	<b>\$ 13,230,000</b>		<b>\$ 14,439,456</b>

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	1,972	1,972	163,735	1%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Developer Contribution</b>	-	5,958	5,958	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 7,930</b>	<b>\$ 7,930</b>	<b>\$ 163,735</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	5,000	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	1,333	1,333	2,667	16,000	17%
Arbitrage Rebate Services	-	-	-	500	0%
<b>Other Contractual Services</b>					
Legal Advertising	-	-	-	2,000	0%
Trustee Services	-	-	-	4,300	0%
Dissemination Agent Services	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	22	25	47	360	13%
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	-	-	-	500	0%
<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 November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	-	-	-	5,500	0%
<b>Printing &amp; Binding</b>	-	-	-	400	0%
<b>Subscription &amp; Memberships</b>	175	-	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	-	-	15,000	0%
Legal - 2020 Bonds	-	-	-	-	N/A
<b>Other General Government Services</b>					
Engineering Services	-	-	-	1,000	0%
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>12,222</b>	<b>163,735</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,197</b>	<b>\$ 6,025</b>	<b>\$ 12,222</b>	<b>\$ 163,735</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,197)	1,905	(4,292)	-	
Fund Balance - Beginning	10,149	3,951	10,149	-	
<b>Fund Balance - Ending</b>	<b>\$ 3,951</b>	<b>\$ 5,856</b>	<b>5,856</b>	<b>\$ -</b>	

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 November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	160,747	0%
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	1	1	2	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	1	1	1	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	6,144	6,144	509,984	1%
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>\$ 6,147</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	23	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 175,916</b>	<b>175,916</b>	<b>\$ 506,788</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	(169,771)	(169,769)	3,196	
Fund Balance - Beginning	429,744	429,746	429,744	-	
<b>Fund Balance - Ending</b>	<b>\$ 429,746</b>	<b>\$ 259,975</b>	<b>259,975</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 November 30, 2021**

Description	October	November	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	1	-	N/A
Prepayment Account	0	0	0	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	0	0	1	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	99,025	0%
Special Assessments - Prepayments	-	52,447	52,447	-	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>\$ 52,449</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	15,000	-	N/A
<b>Interest Expense</b>					
Series 2020B	-	99,025	99,025	189,522	52%
<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	11	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 114,036</b>	<b>\$ 114,036</b>	<b>\$ 189,522</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	(61,587)	(61,587)	-	
Fund Balance - Beginning	214,978	214,979	214,978	-	
<b>Fund Balance - Ending</b>	<b>\$ 214,979</b>	<b>\$ 153,391</b>	<b>\$ 153,391</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 November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	-	-	-	\$ -	N/A
<b>Interest Income</b>					
Construction Account	3	3	6	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	23	23	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 3	\$ 26	\$ 29	\$ -	N/A
<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>	-	-	-	\$ -	N/A
<b>Capital Outlay</b>					
Water-Sewer Combination	-	-	-	\$ -	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>	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3	\$ 26	\$ 29	-	
Fund Balance - Beginning	\$ 775,634	\$ 775,637	\$ 775,634	\$ -	
<b>Fund Balance - Ending</b>	\$ 775,637	\$ 775,663	\$ 775,663	\$ -	

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 November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	-	-	-	\$ -	N/A
<b>Interest Income</b>					
Construction Account	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	11	11	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 0	\$ 11	\$ 11	\$ -	N/A
<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>	-	-	-	\$ -	N/A
<b>Capital Outlay</b>					
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>	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 11	\$ 11	-	
Fund Balance - Beginning	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	
<b>Fund Balance - Ending</b>	\$ 5,222	\$ 5,232	\$ 5,232	\$ -	

Prepared by:

**JPWARD and Associates, LLC**