

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

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PREPARED BY:

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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 December 31, 2020**

	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	\$ 534,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 534,737
Debt Service Fund								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		321,495	180,996	-	-			502,490
Prepayment Account								-
Construction Account				3,910,961	630,636			4,541,597
Cost of Issuance Account				15,627	5,408			21,036
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	855,347		855,347
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	12,389,653		12,389,653
<b>Total Assets</b>	<b>\$ 534,737</b>	<b>\$ 575,326</b>	<b>\$ 280,021</b>	<b>\$ 3,926,588</b>	<b>\$ 636,045</b>	<b>\$ 13,245,000</b>		<b>\$ 19,197,716</b>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending December 31, 2020**

	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 Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion							0	
Long Term							\$13,245,000	
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,245,000</b>	<b>\$ -</b>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-	-	-
Results from Current Operations		575,326	280,021	3,926,588	636,045	-	-	5,417,980
<b>Unassigned</b>								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	531,543							531,543
<b>Total Fund Equity and Other Credits</b>	<b>\$ 534,737</b>	<b>\$ 575,326</b>	<b>\$ 280,021</b>	<b>\$ 3,926,588</b>	<b>\$ 636,045</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,952,716</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 534,737</b>	<b>\$ 575,326</b>	<b>\$ 280,021</b>	<b>\$ 3,926,588</b>	<b>\$ 636,045</b>	<b>\$ 13,245,000</b>	<b>\$ -</b>	<b>\$ 5,952,716</b>

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2020**

Description	October	November	December	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	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	574,940	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 539,940</b>	<b>574,940</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	-	N/A
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	2,667	-	N/A
Assessment Roll Services	-	-	1,333	1,333	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	N/A
<b>Other Contractual Services</b>						
Legal Advertising	-	663	-	663	-	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	72	-	N/A
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	131	376	36	543	-	N/A

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	-	100	-	N/A
<b>Insurance</b>	5,000	-	-	5,000	-	N/A
<b>Printing &amp; Binding</b>		133	160	294	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	175	-	N/A
<b>Legal Services</b>						
Legal - General Counsel	-	8,153	7,947	16,100	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	
<b>Sub-Total:</b>	<b>9,381</b>	<b>13,399</b>	<b>20,616</b>	<b>43,397</b>	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,381</b>	<b>\$ 13,399</b>	<b>\$ 20,616</b>	<b>\$ 43,397</b>	<b>\$ -</b>	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	531,543	-	
Fund Balance - Beginning	3,194	28,813	15,413	3,194	-	
<b>Fund Balance - Ending</b>	<b>\$ 28,813</b>	<b>\$ 15,413</b>	<b>\$ 534,737</b>	<b>534,737</b>	<b>\$ -</b>	

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	-	N/A
<b>Interest Income</b>				
Interest Account		-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>	761,622	761,622	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 761,622</b>	<b>\$ 761,622</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2019	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2019	-	-	-	N/A
<b>Interest Expense</b>				
Series 2019	-	-	-	N/A
<b>Unamortized Premium/Discount on Bonds Payable</b>	14,596	14,596	-	N/A
<b>Underwriter's Discount</b>	171,700	171,700	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 186,296</b>	<b>186,296</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	575,326	575,326	-	
Fund Balance - Beginning	-	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 575,326</b>	<b>575,326</b>	<b>\$ -</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 December 31, 2020**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	-	N/A
<b>Interest Income</b>				
Interest Account		-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>	388,692	388,692	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 388,692</b>	<b>\$ 388,692</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2019	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2019	-	-	-	N/A
<b>Interest Expense</b>				
Series 2019	-	-	-	N/A
<b>Unamortized Premium/Discount on Bonds Payable</b>	15,471	15,471	-	N/A
<b>Underwriters Discount</b>	93,200	93,200	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 108,671</b>	<b>108,671</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	280,021	280,021	-	
Fund Balance - Beginning	-	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 280,021</b>	<b>280,021</b>	<b>\$ -</b>	

Prepared by:

**JWARD and Associates, LLC**



**River Landing Community Development District  
Capital Projects Fund - Series 2020A  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through December 31, 2020**

Description	December	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	-	-	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	7,823,378	7,823,378	\$ -	N/A
<b>Developer Contributions</b>		-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 7,823,378</u>	<u>\$ 7,823,378</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	32,408	32,408	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	5,925	5,925	\$ -	N/A
<b>Printing &amp; Binding</b>	972	972	\$ -	N/A
<b>Capital Outlay</b>				
Water-Sewer Combination	1,169,513	1,169,513	\$ -	N/A
Stormwater Management	2,589,936	2,589,936	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2020A Bonds	98,036	98,036	\$ -	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>	<u>\$ 3,896,790</u>	<u>\$ 3,896,790</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 3,926,588	-	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 3,926,588</u>	<u>\$ 3,926,588</u>	<u>\$ -</u>	

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 December 31, 2020**

Description	December	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	-	-	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	4,271,308	4,271,308	\$ -	N/A
<b>Developer Contributions</b>		-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 4,271,308</u>	<u>\$ 4,271,308</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	17,592	17,592	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	4,650	4,650	\$ -	N/A
<b>Printing &amp; Binding</b>	528	528	\$ -	N/A
<b>Capital Outlay</b>				
Water-Sewer Combination	3,559,280	3,559,280	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2020B Bonds	53,214	53,214	\$ -	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>	<u>\$ 3,635,263</u>	<u>\$ 3,635,263</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 636,045	-	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 636,045</u>	<u>\$ 636,045</u>	<u>\$ -</u>	

Prepared by:

**JPWARD and Associates, LLC**