

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

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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 January 31, 2023**

	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	\$ 24,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,756
<b>Debt Service Fund</b>								
Interest Account			-		-			-
Sinking Account		0						0
Reserve Account		253,831	82,981		-			336,813
Revenue Account		77,532	1,896					79,428
Capitalized Interest		-	-		-			-
Prepayment Account			131,352					131,352
Construction Account					4	5,238		5,243
Cost of Issuance Account					-	-		-
<b>Due from Other Funds</b>								
General Fund	-	9	-		-		-	9
Debt Service Fund(s)	-	-	-		-		-	-
<b>Accounts Receivable</b>	-	-	-		-		-	-
<b>Assessments Receivable</b>	-	-	-		-		-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-		-	547,601		547,601
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-		-	11,787,399		11,787,399
<b>Total Assets</b>	<u>\$ 24,756</u>	<u>\$ 331,372</u>	<u>\$ 216,229</u>	<u>\$ 4</u>	<u>\$ 5,238</u>	<u>\$ 12,335,000</u>		<u>\$ 12,912,600</u>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending January 31, 2023**

	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>	-	-	-	169,071	-	-	-	169,071
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	9	-	-	-	-	-	-	9
<b>Bonds Payable</b>								
Current Portion								-
Series 2020A						\$ 160,000		160,000
Series 2020B						\$ -		-
Long Term								-
Series 2020A						\$ 8,270,000		8,270,000
Series 2020B						\$ 3,905,000		3,905,000
<b>Total Liabilities</b>	<u>\$ 9</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 169,071</u>	<u>\$ -</u>	<u>\$ 12,335,000</u>		<u>\$ 12,504,080</u>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2022 (Unaudited)		441,203	386,782	(169,071)	5,237	-		664,151
Results from Current Operations		(109,831)	(170,553)	4	2	-		(280,378)
<b>Unassigned</b>								
Beginning: October 1, 2022 (Unaudited)	2,899							2,899
Results from Current Operations	21,848							21,848
<b>Total Fund Equity and Other Credits</b>	<u>\$ 24,747</u>	<u>\$ 331,372</u>	<u>\$ 216,229</u>	<u>\$ (169,066)</u>	<u>\$ 5,238</u>	<u>\$ -</u>		<u>\$ 408,520</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 24,756</u>	<u>\$ 331,372</u>	<u>\$ 216,229</u>	<u>\$ 4</u>	<u>\$ 5,238</u>	<u>\$ 12,335,000</u>		<u>\$ 12,912,600</u>

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	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	-	2,512	21,310	3	23,825	190,675	12%
Special Assessments - Off-Roll	-	45,000		-	45,000	-	N/A
<b>Developer Contribution</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 47,512</b>	<b>\$ 21,310</b>	<b>\$ 3</b>	<b>\$ 68,825</b>	<b>\$ 190,675</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	3,417	3,417	3,417	3,417	13,667	41,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	500	500	5,200	10%
Accounting Services	2,125	2,125	2,125	2,125	8,500	25,500	33%
Assessment Roll Services	1,417	1,417	1,417	1,417	5,667	17,000	33%
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>							
Legal Advertising	-	366	-	-	366	1,500	24%
Trustee Services	-	-	-	2,956	2,956	4,300	69%
Dissemination Agent Services	-	-	-	-	-	5,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	21	21	20	9	72	350	20%
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	31	13	6	50	250	20%

Prepared by:

**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	-	-	1,500	0%
<b>Insurance</b>	-	10,840	-	-	10,840	15,000	72%
<b>Printing &amp; Binding</b>	-	-	-	-	-	400	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	200	330	530	15,000	4%
Legal - 2020 Bonds	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	3,656	3,655.50	7,500	49%
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
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>6,979</b>	<b>18,391</b>	<b>7,192</b>	<b>14,416</b>	<b>46,978</b>	<b>190,675</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,979</b>	<b>\$ 18,391</b>	<b>\$ 7,192</b>	<b>\$ 14,416</b>	<b>\$ 46,978</b>	<b>\$ 190,675</b>	N/A
Net Increase/ (Decrease) in Fund Balance	(6,979)	29,121	14,118	(14,412)	21,848	-	

**River Landing Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Fund Balance - Beginning	2,899	(4,080)	25,041	39,159	2,899	-	
<b>Fund Balance - Ending</b>	<b>\$ (4,080)</b>	<b>\$ 25,041</b>	<b>\$ 39,159</b>	<b>\$ 24,747</b>	<b>24,747</b>	<b>\$ -</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	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	1	1	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	6,720	57,007	9	63,736	509,959	12%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 6,722</b>	<b>\$ 57,008</b>	<b>\$ 10</b>	<b>\$ 63,742</b>	<b>\$ 509,959</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2020A	-	-	-	-	-	160,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2020A	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2020A	-	173,569	-	-	173,569	347,138	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>							
	1	1	1	1	4	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 173,570</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 173,573</b>	<b>\$ 507,138</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2	(166,848)	57,007	9	(109,831)	2,821	
Fund Balance - Beginning	441,203	441,205	274,357	331,364	441,203	-	
<b>Fund Balance - Ending</b>	<b>\$ 441,205</b>	<b>\$ 274,357</b>	<b>\$ 331,364</b>	<b>\$ 331,373</b>	<b>331,372</b>	<b>\$ 2,821</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 January 31, 2023**

Description	October	November	December	January	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	1	-	N/A
Prepayment Account	0	1	-	0	1	-	N/A
Revenue Account	0	0	0	\$ 0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	197,413	0%
Special Assessments - Prepayments	-	-	126,889	-	126,889	-	N/A
<b>Debt Proceeds</b>							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 2</b>	<b>\$ 126,889</b>	<b>\$ 1</b>	<b>\$ 126,893</b>	<b>\$ 287,910</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	-	210,000	-	-	210,000	-	N/A
<b>Interest Expense</b>							
Series 2020B	-	87,444	-	-	87,444	197,413	44%
<b>Unamortized Premium/Discount on Bonds Payable</b>							
	-	-	-	-	-	-	N/A
<b>Underwriters Discount</b>							
	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>							
	0	0	0	0	1	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 297,444</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 297,445</b>	<b>\$ 197,413</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	(297,442)	126,889	0	(170,553)	90,497	
Fund Balance - Beginning	386,782	386,783	89,340	216,229	386,782	-	
<b>Fund Balance - Ending</b>	<b>\$ 386,783</b>	<b>\$ 89,340</b>	<b>\$ 216,229</b>	<b>\$ 216,229</b>	<b>\$ 216,229</b>	<b>\$ 90,497</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 January 31, 2023**

Description	October	November	December	January	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	\$ -	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>	1	1	1	1	4	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 4</u>	<u>\$ -</u>	<u>N/A</u>
<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>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 4	-	
Fund Balance - Beginning	\$ (169,071)	\$ (169,069)	\$ (169,068)	\$ (169,067)	\$ (169,071)	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ (169,069)</u>	<u>\$ (169,068)</u>	<u>\$ (169,067)</u>	<u>\$ (169,066)</u>	<u>\$ (169,066)</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 January 31, 2023**

Description	October	November	December	January	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	\$ -	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>	0	0	0	0	1	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2</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>	-	-	-	-	-	\$ -	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>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2	-	
Fund Balance - Beginning	\$ 5,237	\$ 5,237	\$ 5,238	\$ 5,238	\$ 5,237	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 5,237</b>	<b>\$ 5,238</b>	<b>\$ 5,238</b>	<b>\$ 5,238</b>	<b>\$ 5,238</b>	<b>\$ -</b>	

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**JPWARD and Associates, LLC**