

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 2024

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 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending January 31, 2024**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds				
		Series 2020A	Series 2020B	Series 2023	Series 2020A	Series 2020B	Series 2023		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 294,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294,937
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,831	55,675	-	-	-	-	-	309,506
Reserve Account 2023A	-	-	-	135,006	-	-	-	-	135,006
Reserve Account 2023B	-	-	-	204,891	-	-	-	-	204,891
Revenue Account	-	542,129	8,989	264,569	-	-	-	-	815,687
Capitalized Interest	-	-	-	\$ -	-	-	-	-	-
Capitalized Interest 2023A	-	-	-	3,818	-	-	-	-	3,818
Capitalized Interest 2023B	-	-	-	6,471	-	-	-	-	6,471
Prepayment Account	-	9,070	631,609	\$ -	-	-	-	-	640,678
Construction Account	-	-	-	\$ -	-	-	\$ 1,338,375	-	1,338,375
Cost of Issuance Account	-	-	-	\$ -	-	-	\$ -	-	-
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable									
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	1,501,303	1,501,303
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	10,058,697	10,058,697
Total Assets	\$ 294,937	\$ 805,030	\$ 696,272	\$ 614,754	\$ -	\$ -	\$ 1,338,375	\$ 11,560,000	\$ 15,309,369
Liabilities									
Accounts Payable & Payroll Liabilities									
Due to Developer	-	-	-	\$ -	-	-	\$ -	-	-
Due to Other Funds									
General Fund	-	-	-	\$ -	-	-	\$ -	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion									
Series 2020A	-	-	-	-	-	-	-	\$ -	-
Series 2020B	-	-	-	-	-	-	-	\$ 480,000	480,000
Long Term									
Series 2020A	-	-	-	-	-	-	-	\$ 8,110,000	8,110,000
Series 2020B	-	-	-	-	-	-	-	\$ 2,970,000	2,970,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,560,000	\$ 11,560,000
Fund Equity and Other Credits									
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Unaudited)	-	463,601	566,162	599,609	5,580	7,003	2,324,877	-	3,966,832
Results from Current Operations	-	341,430	130,110	15,145	(5,580)	(7,003)	(986,502)	-	(512,400)
Unassigned									
Beginning: October 1, 2023 (Unaudited)	105,813	-	-	-	-	-	-	-	105,813
Results from Current Operations	189,124	-	-	-	-	-	-	-	189,124
Total Fund Equity and Other Credits	\$ 294,937	\$ 805,030	\$ 696,272	\$ 614,754	\$ -	\$ -	\$ 1,338,375	\$ -	\$ 3,749,369
Total Liabilities, Fund Equity and Other Credits	\$ 294,937	\$ 805,030	\$ 696,272	\$ 614,754	\$ -	\$ -	\$ 1,338,375	\$ 11,560,000	\$ 15,309,369

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	-	11,823	236,620	795	249,238	267,979	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 11,823	\$ 236,620	\$ 795	\$ 249,238	\$ 267,979	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,500	3,500	3,500	3,500	14,000	42,000	33%
Financial and Administrative							
Audit Services	-	-	1,500	4,000	5,500	8,300	66%
Accounting Services	2,375	2,375	2,375	2,375	9,500	28,500	33%
Assessment Roll Services	2,292	2,292	2,292	2,292	9,167	27,500	33%
Arbitrage Rebate Services	-	-	-	500	500	2,000	25%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	1,500	0%
Trustee Services	-	-	-	2,956	2,956	8,600	34%
Dissemination Agent Services	-	-	-	500	500	6,000	8%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	37	71	12	-	120	350	34%
Communications & Freight Services							
Postage, Freight & Messenger	-	-	30	32	62	250	25%
Computer Services - Website Development	-	-	-	-	-	1,500	0%
Insurance	12,618	-	-	-	12,618	13,000	97%
Printing & Binding	-	-	-	-	-	100	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	923	327	2,296	3,546	10,000	35%
Legal - 2020 Bonds	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	1,470	1,470.00	5,000	29%
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Other Physical Environment							

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance							
Naturalized Area Maintenance	-	-	-	-	-	50,000	0%
Road & Street Facilities							
Capital Improvements	-	-	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	-	-	N/A
Reserves							
Operational Reserve (Future Years)	-	-	-	-	-	50,000	0%
Other Fees and Charges							
Discounts/Collection Fees	-	-	-	-	-	-	N/A
Sub-Total:	20,821	9,336	10,035	19,922	60,113	254,775	N/A
Total Expenditures and Other Uses:	\$ 20,821	\$ 9,336	\$ 10,035	\$ 19,922	\$ 60,113	\$ 254,775	N/A
Net Increase/ (Decrease) in Fund Balance	(20,821)	2,487	226,585	(19,127)	189,124	13,204	
Fund Balance - Beginning	105,813	84,992	87,479	314,064	105,813	-	
Fund Balance - Ending	\$ 84,992	\$ 87,479	\$ 314,064	\$ 294,937	294,937	\$ 13,204	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	1,116	1,154	1,108	1,139	4,517	-	N/A
Prepayment Account	-	-	-	0	0	-	N/A
Revenue Account	922	957	180	1,350	3,409	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	23,669	473,720	1,592	498,981	545,459	91%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
Intragovernmental Transfer In	-	-	9,070	-	9,070	-	N/A
Total Revenue and Other Sources:	\$ 2,038	\$ 25,780	\$ 484,078	\$ 4,080	\$ 515,976	\$ 545,459	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020A	-	-	-	-	-	165,000	0%
Principal Debt Service - Early Redemptions							
Series 2020A	-	-	-	-	-	-	N/A
Interest Expense							
Series 2020A	-	171,169	-	-	171,169	342,338	50%
Unamortized Premium/Discount on Bonds Payable							
	-	-	-	-	-	35,514	0%
Underwriter's Discount							
	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	1,116	1,154	1,108	-	3,378	-	N/A
Total Expenditures and Other Uses:	\$ 1,116	\$ 172,322	\$ 1,108	\$ -	\$ 174,547	\$ 542,852	N/A
Net Increase/ (Decrease) in Fund Balance	922	(146,542)	482,970	4,080	341,430	2,607	
Fund Balance - Beginning	463,601	464,523	317,980	800,950	463,601	-	
Fund Balance - Ending	\$ 464,523	\$ 317,980	\$ 800,950	\$ 805,030	805,030	\$ 2,607	

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, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	305	299	288	271	1,162	-	N/A
Prepayment Account	1,922	2,184	164	2,110	6,380	-	N/A
Revenue Account	86	186	19	20	312	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	46,110	-	-	-	46,110	160,438	29%
Special Assessments - Prepayments	-	277,887	334,987	-	612,874	-	N/A
Contribution from Taylor Morrison	-	-	-	2,027	2,027	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	8,013	-	8,013	-	N/A
Total Revenue and Other Sources:	\$ 48,424	\$ 280,556	\$ 343,470	\$ 4,428	\$ 676,877	\$ 160,438	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020B	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2020B	-	480,000	-	-	480,000	-	N/A
Interest Expense							
Series 2020B	-	65,875	-	-	65,875	160,438	41%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	N/A
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	305	299	288	-	892	-	N/A
Total Expenditures and Other Uses:	\$ 305	\$ 546,174	\$ 288	\$ -	\$ 546,767	\$ 160,438	N/A
Net Increase/ (Decrease) in Fund Balance	48,119	(265,618)	343,182	4,428	130,110	-	
Fund Balance - Beginning	566,162	614,281	348,662	691,845	566,162	-	
Fund Balance - Ending	\$ 614,281	\$ 348,662	\$ 691,845	\$ 696,272	\$ 696,272	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account 2023A	594	614	589	606	2,402	-	N/A
Reserve Account 2023B	901	931	895	919	3,646	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	1	448	450	-	N/A
Capitalized Interest Account 2023A	393	411	16	17	838	-	N/A
Capitalized Interest Account 2023B	747	780	28	29	1,584	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	12,528	250,748	\$ 843	264,119	288,914	91%
Special Assessments - Off Roll	-	-	-	-	-	106,126	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,635	\$ 15,265	\$ 252,277	\$ 2,862	\$ 273,039	\$ 395,040	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020B	-	-	-	-	-	55,000	0%
Principal Debt Service - Early Redemptions							
Series 2020B	-	-	-	-	-	-	N/A
Interest Expense							
Series 2020B	-	253,340	-	-	253,340	194,597	130%
Unamortized Premium/Discount on Bonds Payable							
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	18,901	0%
Underwriters Discount							
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)							
Operating Transfers Out (To Other Funds)	-	1,545	1,484	1,525	4,554	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 254,885	\$ 1,484	\$ 1,525	\$ 257,894	\$ 268,498	N/A
Net Increase/ (Decrease) in Fund Balance	2,635	(239,620)	250,794	1,337	15,145	126,542	
Fund Balance - Beginning	599,609	602,244	362,624	613,417	599,609	-	
Fund Balance - Ending	\$ 602,244	\$ 362,624	\$ 613,417	\$ 614,754	\$ 614,754	\$ 126,542	

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, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	24	30	57	-	112	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds							
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	1,116	1,154	(7,961)	-	(5,692)	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 1,140</u>	<u>\$ 1,184</u>	<u>\$ (7,904)</u>	<u>\$ -</u>	<u>\$ (5,580)</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2020A Bonds	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 1,140	\$ 1,184	\$ (7,904)	\$ -	\$ (5,580)	-	
Fund Balance - Beginning	\$ 5,580	\$ 6,720	\$ 7,904	\$ -	\$ 5,580	\$ -	
Fund Balance - Ending	<u>\$ 6,720</u>	<u>\$ 7,904</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	31	33	54	-	118	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds							
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	305	299	-	-	604	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 336</u>	<u>\$ 333</u>	<u>\$ 54</u>	<u>\$ -</u>	<u>\$ 722</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	N/A
Printing & Binding							
Capital Outlay	-	-	-	-	-	\$ -	N/A
Water-Sewer Combination	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2020B Bonds	-	-	-	-	-	\$ -	N/A
Underwriter's Discount							
Operating Transfers Out (To Other Funds)	-	-	7,725	-	7,725	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,725</u>	<u>\$ -</u>	<u>\$ 7,725</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 336	\$ 333	\$ (7,671)	\$ -	\$ (7,003)	-	
Fund Balance - Beginning	\$ 7,003	\$ 7,338	\$ 7,671	\$ -	\$ 7,003	\$ -	
Fund Balance - Ending	<u>\$ 7,338</u>	<u>\$ 7,671</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

River Landing Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	10,217	10,609	10,246	10,579	41,651	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds							
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1,545	1,484	1,525	4,554	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,217	\$ 12,153	\$ 11,730	\$ 12,104	\$ 46,204	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	N/A
Other General Government Services							
Engineering Services					-		
Printing & Binding	-	-	-	-	-	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	-	-	-	423,489	423,489	\$ -	N/A
Stormwater Management	-	-	-	609,217	609,217	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2023 Bonds	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 1,032,706	\$ 1,032,706	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 10,217	\$ 12,153	\$ 11,730	\$ (1,020,602)	\$ (986,502)	-	
Fund Balance - Beginning	\$ 2,324,877	\$ 2,335,094	\$ 2,347,248	\$ 2,358,977	\$ 2,324,877	\$ -	
Fund Balance - Ending	\$ 2,335,094	\$ 2,347,248	\$ 2,358,977	\$ 1,338,375	\$ 1,338,375	\$ -	