

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2025

FISCAL YEAR 2025

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, 2025**

	Governmental Funds							Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2023A&B				
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 384,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 384,988
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	12,963	135,006	90,844	-	-	-	-	492,358
Revenue Account	-	568,451	6,535	289,365	-	-	-	-	-	864,351
Capitalized Interest	-	-	-	16	27	-	-	-	-	43
Prepayment Account	-	286	598,444	-	3,184,551	-	-	-	-	3,783,280
Construction Account	-	-	-	-	-	11,819	-	-	-	11,819
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Accounts Receivable										
Assessments Receivable	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	5,140,032	-	-	5,140,032
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	10,609,968	-	-	10,609,968
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	9,362,557	-	9,362,557
Total Assets	\$ 384,988	\$ 822,282	\$ 617,941	\$ 424,387	\$ 3,275,422	\$ 11,819	\$ 15,750,000	\$ 9,362,557	\$ 30,649,396	

River Landing Community Development District
Balance Sheet
for the Period Ending January 31, 2025

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds			General Long	General Fixed	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2023A&B	Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	413,888	-	-	413,888
Due to Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due Within 12 Months)									
Series 2020A	-	-	-	-	-	-	170,000	-	170,000
Series 2020B	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	55,000	-	55,000
Series 2023B	-	-	-	-	-	-	-	-	-
Long Term									
Series 2020A	-	-	-	-	-	-	7,925,000	-	7,925,000
Series 2020B	-	-	-	-	-	-	610,000	-	610,000
Series 2023A	-	-	-	-	-	-	3,760,000	-	3,760,000
Series 2023B	-	-	-	-	-	-	3,230,000	-	3,230,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 15,750,000</u>	<u>\$ -</u>	<u>\$ 16,163,888</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	9,362,557	9,362,557
Fund Balance									
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	495,739	184,213	241,133	3,113,873	(406,887)	-	-	3,628,071
Results from Current Operations	-	326,543	433,728	183,255	161,549	4,818	-	-	1,109,893
Unassigned									
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	209,295
Results from Current Operations	175,693	-	-	-	-	-	-	-	175,693
Total Fund Equity and Other Credits	<u>\$ 384,988</u>	<u>\$ 822,282</u>	<u>\$ 617,941</u>	<u>\$ 424,387</u>	<u>\$ 3,275,422</u>	<u>\$ (402,069)</u>	<u>\$ -</u>	<u>\$ 9,362,557</u>	<u>\$ 14,485,508</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 384,988</u>	<u>\$ 822,282</u>	<u>\$ 617,941</u>	<u>\$ 424,387</u>	<u>\$ 3,275,422</u>	<u>\$ 11,819</u>	<u>\$ 15,750,000</u>	<u>\$ 9,362,557</u>	<u>\$ 30,649,396</u>

**River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2025**

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	1,207	27,244	213,748	4,927	247,126	273,950	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,207	\$ 27,244	\$ 213,748	\$ 4,927	\$ 247,126	\$ 273,950	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,667	3,667	3,667	3,667	14,667	44,000	33%
Financial and Administrative							
Audit Services	-	-	-	5,600	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	9,500	28,500	33%
Assessment Roll Services	2,375	2,375	2,375	2,375	9,500	28,500	33%
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
Other Contractual Services							
Legal Advertising	-	534	-	-	534	2,800	19%
Trustee Services	-	-	-	6,988	6,988	8,600	81%
Dissemination Agent Services	-	-	-	-	-	6,000	0%
Bond Amortization Schedules	-	1,000	-	-	1,000	-	N/A
Property Appraiser Fees	-	-	-	-	-	150	0%
Bank Service Fees	-	-	-	-	-	100	0%
Communications & Freight Services							
Postage, Freight & Messenger	23	50	-	70	143	200	72%

**River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2025**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	300	300	1,500	20%
Insurance	13,021	-	-	8,568	21,589	13,318	162%
Printing & Binding	-	-	-	-	-	100	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	413	799	1,212	10,000	12%
Legal - 2020 Bonds	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	226	-	226.00	5,000	5%
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Other Physical Environment							
Repairs and Maintenance							
Naturalized Area Maintenance	-	-	-	-	-	-	N/A
Wetland Maintenance	-	-	-	-	-	100,000	0%
Road & Street Facilities							
Capital Improvements	-	-	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	-	-	N/A
Reserves							
Operational Reserve (Future Years)	-	-	-	-	-	-	N/A
Other Fees and Charges							
Discounts/Collection Fees	-	-	-	-	-	15,507	0%
Sub-Total:	21,461	10,176	9,055	30,741	71,433	273,950	N/A
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 9,055	\$ 30,741	\$ 71,433	\$ 273,950	26%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	175,693	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	209,295	209,295	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 410,802	\$ 384,988	\$ 384,988	\$ 209,295	

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 January 31, 2025

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	1,049	1,019	947	943	3,958	10,000	40%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1,000	981	311	1,189	3,480	7,600	46%
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	2,381	53,755	421,742	9,722	487,600	545,459	89%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,429	\$ 55,755	\$ 423,000	\$ 11,854	\$ 495,038	\$ 563,059	88%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020A	-	-	-	-	-	170,000	0%
Principal Debt Service - Early Redemptions							
Series 2020A	-	-	-	-	-	-	N/A
Interest Expense							
Series 2020A	-	168,495	-	-	168,495	337,388	50%
Unamortized Premium/Discount on Bonds Payable							
	-	-	-	-	-	35,517	0%
Underwriter's Discount							
	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 168,495	\$ -	\$ -	\$ 168,495	\$ 542,905	31%
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	326,543	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	495,739	495,739	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 810,428	\$ 822,282	\$ 822,282	\$ 515,893	

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, 2025

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	84	65	60	54	263	2,600	10%
Prepayment Account	486	981	551	1,387	3,405	13,750	25%
Revenue Account	77	78	16	19	190	650	29%
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	85,000	-	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	-	322,933	-	N/A
Contribution from Taylor Morrison	-	-	182,981	-	182,981	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 417,069	\$ 1,460	\$ 594,772	\$ 102,000	583%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020B	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2020B	-	145,000	-	-	145,000	-	N/A
Interest Expense							
Series 2020B	-	16,044	-	-	16,044	85,000	19%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	N/A
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 161,044	\$ -	\$ -	\$ 161,044	\$ 85,000	189%
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	433,728	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	184,213	184,213	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 616,481	\$ 617,941	\$ 617,941	\$ 201,213	

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2025

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	558	543	504	502	2,108	6,700	31%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	29	458	66	391	944	2,900	33%
Capitalized Interest Account	16	16	-	-	32	1,800	2%
Special Assessments - Prepayments							
Special Assessments - On Roll	1,260	28,459	223,280	5,147	258,147	288,914	89%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	30,258	-	N/A
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 226,226	\$ 11,317	\$ 291,489	\$ 300,314	97%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2023A	-	-	-	-	-	55,000	0%
Principal Debt Service - Early Redemptions							
Series 2023A	-	-	-	-	-	-	N/A
Interest Expense							
Series 2023A	-	106,126	-	-	106,126	212,253	50%
Unamortized Premium/Discount on Bonds Payable							
	-	-	-	-	-	18,901	0%
Underwriters Discount							
	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	558	543	504	502	2,108	-	N/A
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 504	\$ 502	\$ 108,234	\$ 286,154	38%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	183,255	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	241,133	241,133	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 413,573	\$ 424,387	\$ 424,387	\$ 255,293	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2023B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2025

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	775	678	630	491	2,573	9,900	26%
Prepayment Account	6,318	9,559	2,375	5,277	23,529	-	N/A
Revenue Account	-	-	-	-	-	-	N/A
Capitalized Interest Account	28	27	-	-	55	3,600	2%
Special Assessments - Prepayments							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	409,781	-	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	-	1,633,686	-	N/A
Contributions from Taylor Morrison	-	-	1,058,365	-	1,058,365	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,993,960	\$ 5,768	\$ 3,127,989	\$ 423,281	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2023B	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2023B	-	2,765,000	-	-	2,765,000	-	N/A
Interest Expense							
Series 2023B	-	168,609	-	-	168,609	409,781	41%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	N/A
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	7,093	16,966	3,005	5,768	32,831	-	N/A
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 3,005	\$ 5,768	\$ 2,966,441	\$ 409,781	N/A
Net Increase/ (Decrease) in Fund Balance	761,021	(2,590,427)	1,990,955	0	161,549	13,500	
Fund Balance - Beginning	3,113,873	3,874,894	1,284,467	3,275,422	3,113,873	3,113,873	
Fund Balance - Ending	\$ 3,874,894	\$ 1,284,467	\$ 3,275,422	\$ 3,275,422	\$ 3,275,422	\$ 3,127,373	

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River Landing Community Development District
Capital Projects Fund - Series 2023AB
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2025

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Construction Account	28	33	35	40	137	-	N/A
Cost of Issuance	-	-	-	-	-	-	N/A
Debt Proceeds							
	-	-	-	-	-	-	N/A
Developer Contributions							
	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	993	4,681	-	N/A
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 4,818	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	-	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	-	N/A
Printing & Binding							
	-	-	-	-	-	-	N/A
Capital Outlay							
Irrigation	-	-	-	-	-	-	-
Water-Sewer Combination	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 4,818	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (402,069)	\$ -	