

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 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 February 28, 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	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 379,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,323
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	-	135,006	-	-	-	-	388,552
Revenue Account	-	579,228	-	302,049	-	-	-	-	881,277
Capitalized Interest	-	-	-	16	-	-	-	-	16
Prepayment Account	-	286	-	-	-	-	-	-	286
Construction Account	-	-	-	-	-	12,676	-	-	12,676
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	1,270,130	-	1,270,130
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	10,639,870	-	10,639,870
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	11,263,440	11,263,440
Total Assets	\$ 379,323	\$ 833,059	\$ -	\$ 437,071	\$ -	\$ 12,676	\$ 11,910,000	\$ 11,263,440	\$ 24,835,569

**River Landing Community Development District
Balance Sheet
for the Period Ending February 28, 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	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	3,760,000	-	-	3,760,000
Series 2023B	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 11,910,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,323,888</u>
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	11,263,440	-	11,263,440
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	-	337,320	(184,213)	195,939	(3,113,873)	5,675	-	-	-	(2,759,153)
Unassigned										
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	-	209,295
Results from Current Operations	170,028	-	-	-	-	-	-	-	-	170,028
Total Fund Equity and Other Credits	<u>\$ 379,323</u>	<u>\$ 833,059</u>	<u>\$ (0)</u>	<u>\$ 437,071</u>	<u>\$ (0)</u>	<u>\$ (401,212)</u>	<u>\$ -</u>	<u>\$ 11,263,440</u>	<u>\$ -</u>	<u>\$ 12,511,681</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 379,323</u>	<u>\$ 833,059</u>	<u>\$ (0)</u>	<u>\$ 437,071</u>	<u>\$ (0)</u>	<u>\$ 12,676</u>	<u>\$ 11,910,000</u>	<u>\$ 11,263,440</u>	<u>\$ -</u>	<u>\$ 24,835,569</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	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	3,972	251,098	273,950	92%
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	\$ 3,972	\$ 251,098	\$ 273,950	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,667	3,667	3,667	3,667	3,667	18,333	44,000	42%
Financial and Administrative								
Audit Services	-	-	-	5,600	-	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	2,375	11,875	28,500	42%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	11,875	28,500	42%
Arbitrage Rebate Services	-	-	-	-	500	500	1,000	50%
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 February 28, 2025

Description	October	November	December	January	February	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	-	720	946.00	5,000	19%
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	9,637	81,070	273,950	N/A
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 9,055	\$ 30,741	\$ 9,637	\$ 81,070	\$ 273,950	30%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	170,028	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	209,295	209,295	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 410,802	\$ 384,988	\$ 379,323	\$ 379,323	\$ 209,295	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	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	914	4,873	10,000	49%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1,000	981	311	1,189	2,026	5,506	7,600	72%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	495,436	545,459	91%
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	\$ 10,776	\$ 505,815	\$ 563,059	90%
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	10,776	337,320	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	495,739	495,739	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 810,428	\$ 822,282	\$ 833,059	\$ 833,059	\$ 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 February 28, 2025

Description	October	November	December	January	February	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	47	310	2,600	12%
Prepayment Account	486	981	551	1,387	2,158	5,563	13,750	40%
Revenue Account	77	78	16	19	29	219	650	34%
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	-	(3,693)	179,288	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 417,069	\$ 1,460	\$ (1,460)	\$ 593,312	\$ 102,000	582%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2020B	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2020B	-	145,000	-	-	610,000	755,000	-	N/A
Interest Expense								
Series 2020B	-	16,044	-	-	6,481	22,525	85,000	27%
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	\$ -	\$ -	\$ 616,481	\$ 777,525	\$ 85,000	915%
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	(617,941)	(184,213)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	184,213	184,213	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 616,481	\$ 617,941	\$ -	\$ -	\$ 201,213	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	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	487	2,595	6,700	39%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	29	458	66	391	702	1,646	2,900	57%
Capitalized Interest Account	16	16	-	-	-	32	1,800	2%
Special Assessments - Prepayments								
Special Assessments - On Roll	1,260	28,459	223,280	5,147	4,149	262,296	288,914	91%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	53,255	83,513	-	N/A
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 226,226	\$ 11,317	\$ 58,593	\$ 350,082	\$ 300,314	117%
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	45,909	48,016	-	N/A
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 504	\$ 502	\$ 45,909	\$ 154,143	\$ 286,154	54%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	195,939	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	241,133	241,133	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 413,573	\$ 424,387	\$ 437,071	\$ 437,071	\$ 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 February 28, 2025

Description	October	November	December	January	February	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	328	2,901	9,900	29%
Prepayment Account	6,318	9,559	2,375	5,277	7,833	31,363	-	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	-	-	-	-	45,422	45,422	-	N/A
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,993,960	\$ 5,768	\$ 53,583	\$ 3,181,572	\$ 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	-	-	3,230,000	5,995,000	-	N/A
Interest Expense								
Series 2023B	-	168,609	-	-	45,422	214,031	409,781	52%
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	53,583	86,414	-	N/A
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 3,005	\$ 5,768	\$ 3,329,005	\$ 6,295,446	\$ 409,781	N/A
Net Increase/ (Decrease) in Fund Balance	761,021	(2,590,427)	1,990,955	0	(3,275,422)	(3,113,873)	13,500	
Fund Balance - Beginning	3,113,873	3,874,894	1,284,467	3,275,422	3,275,422	3,113,873	3,113,873	
Fund Balance - Ending	\$ 3,874,894	\$ 1,284,467	\$ 3,275,422	\$ 3,275,422	\$ -	\$ -	\$ 3,127,373	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Capital Projects Fund - Series 2023AB
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Construction Account	28	33	35	40	42	179	-	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	815	5,496	-	N/A
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 5,675	\$ -	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	\$ 857	\$ 5,675	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (401,212)	\$ -	