

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

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 May 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			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 158,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,665
Debt Service Fund								
Interest Account			-	-	-			-
Sinking Account								-
Reserve Account		253,831	73,313					327,144
Revenue Account		200,942	20,311					221,254
Capitalized Interest		-	-					-
Prepayment Account			222,902					222,902
Construction Account				1,913	5,868			7,781
Cost of Issuance Account								-
Due from Other Funds								
General Fund	-	4,328	-	-	-	-	-	4,328
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
Amount Available in Debt Service Funds	-	-	-	-	-	775,627		775,627
Amount to be Provided by Debt Service Funds								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	10,944,373		10,944,373
Total Assets	\$ 158,665	\$ 459,101	\$ 316,526	\$ 1,913	\$ 5,868	\$ 11,720,000		\$ 12,662,073

River Landing Community Development District
Balance Sheet
for the Period Ending May 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			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	169,071	-	-	-	169,071
Due to Other Funds	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	4,328	-	-	-	-	-	-	4,328
Bonds Payable								
Current Portion								-
Series 2020A						\$ 160,000		160,000
Series 2020B						\$ -		-
Long Term								-
Series 2020A						\$ 8,110,000		8,110,000
Series 2020B						\$ 3,450,000		3,450,000
Total Liabilities	<u>\$ 4,328</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 169,071</u>	<u>\$ -</u>	<u>\$ 11,720,000</u>		<u>\$ 11,893,398</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Unaudited)		441,203	386,782	(169,071)	5,237	-		664,151
Results from Current Operations		17,898	(70,256)	1,913	631	-		(49,814)
Unassigned								
Beginning: October 1, 2022 (Unaudited)	2,899							2,899
Results from Current Operations	151,438							151,438
Total Fund Equity and Other Credits	<u>\$ 154,337</u>	<u>\$ 459,101</u>	<u>\$ 316,526</u>	<u>\$ (167,157)</u>	<u>\$ 5,868</u>	<u>\$ -</u>		<u>\$ 768,675</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 158,665</u>	<u>\$ 459,101</u>	<u>\$ 316,526</u>	<u>\$ 1,913</u>	<u>\$ 5,868</u>	<u>\$ 11,720,000</u>		<u>\$ 12,662,073</u>

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

Description	October	November	December	January	February	March	April	May	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	-	2,512	21,310	3	168,315	1,876	729	889	195,634	190,675	103%
Special Assessments - Off-Roll	-	45,000	-	-	-	-	-	-	45,000	-	N/A
Developer Contribution	-	-	-	-	-	16,085	-	-	16,085	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 47,512	\$ 21,310	\$ 3	\$ 168,315	\$ 17,961	\$ 729	\$ 889	\$ 256,719	\$ 190,675	N/A
Expenditures and Other Uses											
Executive											
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	27,333	41,000	67%
Financial and Administrative											
Audit Services	-	-	-	500	-	-	-	3,400	3,900	5,200	75%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	17,000	25,500	67%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	11,333	17,000	67%
Arbitrage Rebate Services	-	-	-	-	-	1,000	-	-	1,000	1,000	100%
Other Contractual Services											
Legal Advertising	-	366	-	-	-	-	-	-	366	1,500	24%
Trustee Services	-	-	-	2,956	-	-	4,031	-	6,988	4,300	163%
Dissemination Agent Services	-	-	-	-	-	-	-	5,000	5,000	5,000	100%
Bond Amortization Schedules	-	-	-	-	500	-	-	500	1,000	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	21	20	9	18	-	-	115	204	350	58%
Communications & Freight Services											
Postage, Freight & Messenger	-	31	13	6	8	26	24	44	152	250	61%
Computer Services - Website Development											
	-	-	-	-	-	-	-	-	-	1,500	0%
Insurance											
	-	10,840	-	-	-	-	-	-	10,840	15,000	72%

Prepared by:

Unaudited

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	-	-	-	-	-	-	1,426	-	1,426	400	356%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	200	330	-	-	-	1,764	2,294	15,000	15%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	-	-	3,656	-	-	6,049	6,566	16,269.75	7,500	217%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Other Physical Environment											
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)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	6,979	18,391	7,192	14,416	7,484	7,984	18,488	24,347	105,281	190,675	N/A
Total Expenditures and Other Uses:	\$ 6,979	\$ 18,391	\$ 7,192	\$ 14,416	\$ 7,484	\$ 7,984	\$ 18,488	\$ 24,347	\$ 105,281	\$ 190,675	N/A
Net Increase/ (Decrease) in Fund Balance	(6,979)	29,121	14,118	(14,412)	160,830	9,977	(17,759)	(23,458)	151,438	-	
Fund Balance - Beginning	2,899	(4,080)	25,041	39,159	24,747	185,577	195,554	177,795	2,899	-	
Fund Balance - Ending	\$ (4,080)	\$ 25,041	\$ 39,159	\$ 24,747	\$ 185,577	\$ 195,554	\$ 177,795	\$ 154,337	154,337	\$ -	

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

Description	October	November	December	January	February	March	April	May	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	1	1	1	34	458	643	771	1,909	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	10	140	197	1,344	1,692	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	6,720	57,007	9	450,262	5,017	1,949	2,379	523,343	509,959	103%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 6,722	\$ 57,008	\$ 10	\$ 450,306	\$ 5,615	\$ 2,788	\$ 4,493	\$ 526,944	\$ 509,959	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020A	-	-	-	-	-	-	-	160,000	160,000	160,000	100%
Principal Debt Service - Early Redemptions											
Series 2020A	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2020A	-	173,569	-	-	-	-	-	173,569	347,138	347,138	100%
Unamortized Premium/Discount on Bonds Payable											
	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount											
	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	1	1	1	1	34	458	643	771	1,909	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,570	\$ 1	\$ 1	\$ 34	\$ 458	\$ 643	\$ 334,339	\$ 509,046	\$ 507,138	N/A
Net Increase/ (Decrease) in Fund Balance	2	(166,848)	57,007	9	450,272	5,157	2,146	(329,846)	17,898	2,821	
Fund Balance - Beginning	441,203	441,205	274,357	331,364	331,373	781,645	786,803	788,949	441,203	-	
Fund Balance - Ending	\$ 441,205	\$ 274,357	\$ 331,364	\$ 331,373	\$ 781,645	\$ 786,803	\$ 788,949	\$ 459,102	\$ 459,101	\$ 2,821	

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 May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	90,497	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	0	0	0	11	150	205	223	590	-	N/A
Prepayment Account	0	1	-	0	17	\$ 2	369	986	1,376	-	N/A
Revenue Account	0	0	0	0	\$ 0	1	1	73	76	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	98,706	-	98,706	197,413	50%
Special Assessments - Prepayments	-	-	126,889	-	-	313,839	-	222,902	663,630	-	N/A
Debt Proceeds											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 2	\$ 126,889	\$ 1	\$ 29	\$ 313,992	\$ 99,281	\$ 224,183	\$ 764,378	\$ 287,910	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020B	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions											
Series 2020B	-	210,000	-	-	130,000	-	-	325,000	665,000	-	N/A
Interest Expense											
Series 2020B	-	87,444	-	-	1,381	-	-	80,219	169,044	197,413	86%
Unamortized Premium/Discount on Bonds Payable											
	-	-	-	-	-	-	-	-	-	-	N/A
Underwriters Discount											
	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)											
	0	0	0	0	11	150	205	223	590	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 297,444	\$ 0	\$ 0	\$ 131,392	\$ 150	\$ 205	\$ 405,441	\$ 834,634	\$ 197,413	N/A
Net Increase/ (Decrease) in Fund Balance	1	(297,442)	126,889	0	(131,364)	313,842	99,076	(181,258)	(70,256)	90,497	
Fund Balance - Beginning	386,782	386,783	89,340	216,229	216,229	84,866	398,708	497,784	386,782	-	
Fund Balance - Ending	\$ 386,783	\$ 89,340	\$ 216,229	\$ 216,229	\$ 84,866	\$ 398,708	\$ 497,784	\$ 316,526	\$ 316,526	\$ 90,497	

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 May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	0	-	-	-	-	0	1	3	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	1	1	1	1	34	458	643	771	1,909	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 34	\$ 458	\$ 644	\$ 774	\$ 1,913	\$ -	N/A
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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 34	\$ 458	\$ 644	\$ 774	\$ 1,913	-	
Fund Balance - Beginning	\$ (169,071)	\$ (169,069)	\$ (169,068)	\$ (169,067)	\$ (169,066)	\$ (169,032)	\$ (168,575)	\$ (167,931)	\$ (169,071)	\$ -	
Fund Balance - Ending	\$ (169,069)	\$ (169,068)	\$ (169,067)	\$ (169,066)	\$ (169,032)	\$ (168,575)	\$ (167,931)	\$ (167,157)	\$ (167,157)	\$ -	

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	0	0	0	0	1	9	14	17	41	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	0	0	0	0	11	150	205	223	590	\$ -	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12	\$ 159	\$ 219	\$ 240	\$ 631	\$ -	N/A
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)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12	\$ 159	\$ 219	\$ 240	\$ 631	-	
Fund Balance - Beginning	\$ 5,237	\$ 5,237	\$ 5,238	\$ 5,238	\$ 5,238	\$ 5,250	\$ 5,409	\$ 5,628	\$ 5,237	-	
Fund Balance - Ending	\$ 5,237	\$ 5,238	\$ 5,238	\$ 5,238	\$ 5,250	\$ 5,409	\$ 5,628	\$ 5,868	\$ 5,868	\$ -	