

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - MAY 2025

FISCAL YEAR 2025

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*River Landing Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2020A</i>	<i>5</i>
<i>Series 2020B</i>	<i>6</i>
<i>Series 2023A</i>	<i>7</i>
<i>Series 2023B</i>	<i>8</i>
<i>Series 2025</i>	<i>9</i>
<i>Capital Project Fund</i>	
<i>Series 2023AB</i>	<i>10</i>
<i>Series 2025</i>	<i>11</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds							
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets			
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 329,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,964
Debt Service Fund													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	-	135,006	-	88,191	-	-	-	-	-	-	476,743
Revenue Account	-	264,343	-	151,483	-	210	-	-	-	-	-	-	416,035
Capitalized Interest	-	-	-	16	-	137,247	-	-	-	-	-	-	137,263
Prepayment Account	-	286	-	-	-	-	-	-	-	-	-	-	286
Construction Account	-	-	-	-	-	-	14,231	370	-	-	-	-	14,601
Cost of Issuance Account	-	-	-	-	-	-	-	6,421	-	-	-	-	6,421
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	804,679	-	-	-	804,679
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	16,125,321	-	-	-	16,125,321
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	11,263,440	-	-	11,263,440
Total Assets	\$ 329,964	\$ 518,174	\$ -	\$ 286,505	\$ -	\$ 225,648	\$ 14,231	\$ 6,790	\$ 16,930,000	\$ 11,263,440	-	-	\$ 29,574,752

**River Landing Community Development District**  
**Balance Sheet**  
**for the Period Ending May 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 2025	Series 2023A&B	Series 2025					
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	413,888	111,866	-	-	-	-	525,755
Due to Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2020A	-	-	-	-	-	-	-	-	175,000	-	-	-	175,000
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	-	-	60,000	-	-	-	60,000
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2025	-	-	-	-	-	-	-	-	80,000	-	-	-	80,000
Long Term													
Series 2020A	-	-	-	-	-	-	-	-	7,750,000	-	-	-	7,750,000
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	-	-	3,700,000	-	-	-	3,700,000
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2025	-	-	-	-	-	-	-	-	5,165,000	-	-	-	5,165,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,888	\$ 111,866	\$ 16,930,000	\$ -	\$ -	\$ -	\$ 17,455,755
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	-	22,435	(184,213)	45,373	(3,113,873)	225,648	7,230	(105,076)	-	-	-	-	(3,102,477)
Unassigned													
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	-	-	-	-	209,295
Results from Current Operations	120,669	-	-	-	-	-	-	-	-	-	-	-	120,669
Total Fund Equity and Other Credits	\$ 329,964	\$ 518,174	\$ (0)	\$ 286,505	\$ (0)	\$ 225,648	\$ (399,657)	\$ (105,076)	\$ -	\$ 11,263,440	\$ -	\$ -	\$ 12,118,998
Total Liabilities, Fund Equity and Other Credits	\$ 329,964	\$ 518,174	\$ (0)	\$ 286,505	\$ (0)	\$ 225,648	\$ 14,231	\$ 6,790	\$ 16,930,000	\$ 11,263,440	\$ -	\$ -	\$ 29,574,752

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	1,207	27,244	213,748	4,927	3,972	2,019	4,943	607	258,666	273,950	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(15,507)	0%
<b>Developer Contribution</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,207</b>	<b>\$ 27,244</b>	<b>\$ 213,748</b>	<b>\$ 4,927</b>	<b>\$ 3,972</b>	<b>\$ 2,019</b>	<b>\$ 4,943</b>	<b>\$ 607</b>	<b>\$ 258,666</b>	<b>\$ 258,443</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	29,333	44,000	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	-	5,600	-	-	-	-	5,600	8,500	66%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	19,000	28,500	67%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	19,000	28,500	67%
Arbitrage Rebate Services	-	-	-	-	500	-	-	-	500	1,000	50%
<b>Other Contractual Services</b>											
Legal Advertising	-	534	-	-	-	188	-	-	722	2,800	26%
Trustee Services	-	-	-	6,988	-	-	-	-	6,988	8,600	81%
Dissemination Agent Services	-	-	-	-	-	7,000	-	-	7,000	6,000	117%
Bond Amortization Schedules	-	1,000	-	-	-	-	-	-	1,000	-	0%
Property Appraiser Fees	-	-	-	-	-	150	-	-	150	150	100%
Bank Service Fees	-	-	-	-	-	-	-	-	-	100	0%
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	23	50	-	70	-	97	130	-	370	200	185%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	300	-	-	-	-	300	1,500	20%
<b>Insurance</b>	13,021	-	-	8,568	-	-	-	-	21,589	13,318	162%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	100	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>											
Legal - General Counsel	-	-	413	799	-	494	5,924	-	7,630	10,000	76%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>											
Engineering Services	-	-	226	-	720	4,183	1,588	-	6,716.00	5,000	134%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Physical Environment</b>											
Repairs and Maintenance											
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Wetland Maitenance	-	-	-	-	-	-	-	-	-	100,000	0%
<b>Road &amp; Street Facilities</b>											
Capital Improvements	-	-	-	-	-	-	-	-	-	-	0%
Street Lights	-	-	-	-	-	-	11,925	-	11,925	-	0%
<b>Reserves</b>	-	-	-	-	-	-	-	-	-	-	0%
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	0%
<b>Sub-Total:</b>	<b>21,461</b>	<b>10,176</b>	<b>9,055</b>	<b>30,741</b>	<b>9,637</b>	<b>20,528</b>	<b>27,983</b>	<b>8,417</b>	<b>137,997</b>	<b>258,443</b>	<b>53%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 21,461</b>	<b>\$ 10,176</b>	<b>\$ 9,055</b>	<b>\$ 30,741</b>	<b>\$ 9,637</b>	<b>\$ 20,528</b>	<b>\$ 27,983</b>	<b>\$ 8,417</b>	<b>\$ 137,997</b>	<b>\$ 258,443</b>	<b>53%</b>
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	(18,509)	(23,040)	(7,810)	120,669	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	379,323	360,814	337,774	209,295	209,295	
<b>Fund Balance - Ending</b>	<b>\$ 189,041</b>	<b>\$ 206,109</b>	<b>\$ 410,802</b>	<b>\$ 384,988</b>	<b>\$ 379,323</b>	<b>\$ 360,814</b>	<b>\$ 337,774</b>	<b>\$ 329,964</b>	<b>\$ 329,964</b>	<b>\$ 209,295</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2025**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,049	1,019	947	943	914	826	914	885	7,498	10,000	75%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,000	981	311	1,189	2,026	1,869	2,103	2,079	11,557	7,600	152%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	3,983	9,754	1,197	510,370	545,459	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>	-	-	-	-	-	-	-	-	-	(35,517)	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,429</b>	<b>\$ 55,755</b>	<b>\$ 423,000</b>	<b>\$ 11,854</b>	<b>\$ 10,776</b>	<b>\$ 6,677</b>	<b>\$ 12,771</b>	<b>\$ 4,161</b>	<b>\$ 529,425</b>	<b>\$ 527,542</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2020A	-	-	-	-	-	-	-	170,000	170,000	170,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2020A	-	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>											
Series 2020A	-	168,495	-	-	-	-	-	168,495	336,990	337,388	100%
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 168,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 338,495</b>	<b>\$ 506,990</b>	<b>\$ 507,388</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	10,776	6,677	12,771	(334,334)	22,435	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	833,059	839,736	852,508	495,739	495,739	
<b>Fund Balance - Ending</b>	<b>\$ 500,169</b>	<b>\$ 387,428</b>	<b>\$ 810,428</b>	<b>\$ 822,282</b>	<b>\$ 833,059</b>	<b>\$ 839,736</b>	<b>\$ 852,508</b>	<b>\$ 518,174</b>	<b>\$ 518,174</b>	<b>\$ 515,893</b>	

River Landing Community Development District  
Debt Service Fund - Series 2020B  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	84	65	60	54	47	3	-	-	313	2,600	12%
Prepayment Account	486	981	551	1,387	2,158	139	-	-	5,703	13,750	41%
Revenue Account	77	78	16	19	29	-	-	-	219	650	34%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	85,000	-	-	-	-	-	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	-	-	-	-	-	322,933	-	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Contribution from Taylor Morrison</b>	-	-	182,981	-	(3,693)	-	(143)	-	179,145	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 123,307</b>	<b>\$ 52,936</b>	<b>\$ 417,069</b>	<b>\$ 1,460</b>	<b>\$ (1,460)</b>	<b>\$ 143</b>	<b>\$ (143)</b>	<b>\$ -</b>	<b>\$ 593,312</b>	<b>\$ 102,000</b>	<b>582%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2020B	-	-	-	-	-	-	-	-	-	-	0%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2020B	-	145,000	-	-	610,000	-	-	-	755,000	-	0%
<b>Interest Expense</b>											
Series 2020B	-	16,044	-	-	6,481	-	-	-	22,525	85,000	27%
<b>Underwriters Discount</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 161,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 616,481</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 777,525</b>	<b>\$ 85,000</b>	<b>915%</b>
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	1,460	(617,941)	143	(143)	-	(184,213)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	-	143	-	184,213	184,213	
<b>Fund Balance - Ending</b>	<b>\$ 307,520</b>	<b>\$ 199,413</b>	<b>\$ 616,481</b>	<b>\$ 617,941</b>	<b>\$ -</b>	<b>\$ 143</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 201,213</b>	



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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	558	543	504	502	487	440	487	471	3,993	6,700	60%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	29	458	66	391	702	663	748	737	3,794	2,900	131%
Capitalized Interest Account	16	16	-	-	-	-	-	-	32	1,800	2%
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	1,260	28,459	223,280	5,147	4,149	2,109	5,164	634	270,202	288,914	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>	-	-	-	-	-	-	-	-	-	(18,901)	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	6,318	16,288	2,375	5,277	53,255	506	-	-	84,019	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 8,182</b>	<b>\$ 45,764</b>	<b>\$ 226,226</b>	<b>\$ 11,317</b>	<b>\$ 58,593</b>	<b>\$ 3,717</b>	<b>\$ 6,398</b>	<b>\$ 1,842</b>	<b>\$ 362,039</b>	<b>\$ 281,413</b>	<b>129%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2023A	-	-	-	-	-	-	-	55,000	55,000	55,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2023A	-	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>											
Series 2023A	-	106,126	-	-	-	-	-	106,126	212,253	212,253	100%
<b>Underwriters Discount</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	558	543	504	502	45,909	440	487	471	49,414	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 558</b>	<b>\$ 106,669</b>	<b>\$ 504</b>	<b>\$ 502</b>	<b>\$ 45,909</b>	<b>\$ 440</b>	<b>\$ 487</b>	<b>\$ 161,597</b>	<b>\$ 316,667</b>	<b>\$ 267,253</b>	<b>118%</b>
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	3,277	5,911	(159,755)	45,373	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	437,071	440,349	446,260	241,133	241,133	
<b>Fund Balance - Ending</b>	<b>\$ 248,756</b>	<b>\$ 187,851</b>	<b>\$ 413,573</b>	<b>\$ 424,387</b>	<b>\$ 437,071</b>	<b>\$ 440,349</b>	<b>\$ 446,260</b>	<b>\$ 286,505</b>	<b>\$ 286,505</b>	<b>\$ 255,293</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	775	678	630	491	328	21	-	-	2,922	9,900	30%
Prepayment Account	6,318	9,559	2,375	5,277	7,833	506	-	-	31,869	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	28	27	-	-	-	-	-	-	55	3,600	2%
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	409,781	-	-	-	-	-	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	-	-	-	-	-	1,633,686	-	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Contributions from Taylor Morrison</b>	-	-	1,058,365	-	-	-	-	-	1,058,365	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	45,422	-	-	-	45,422	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 768,114</b>	<b>\$ 360,148</b>	<b>\$ 1,993,960</b>	<b>\$ 5,768</b>	<b>\$ 53,583</b>	<b>\$ 527</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,182,099</b>	<b>\$ 423,281</b>	<b>752%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2023B	-	-	-	-	-	-	-	-	-	-	0%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2023B	-	2,765,000	-	-	3,230,000	-	-	-	5,995,000	-	0%
<b>Interest Expense</b>											
Series 2023B	-	168,609	-	-	45,422	-	-	-	214,031	409,781	52%
<b>Underwriters Discount</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	7,093	16,966	3,005	5,768	53,583	527	-	-	86,941	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,093</b>	<b>\$ 2,950,575</b>	<b>\$ 3,005</b>	<b>\$ 5,768</b>	<b>\$ 3,329,005</b>	<b>\$ 527</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,295,973</b>	<b>\$ 409,781</b>	<b>1536%</b>
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	
<b>Fund Balance - Ending</b>	<b>\$ 3,874,894</b>	<b>\$ 1,284,467</b>	<b>\$ 3,275,422</b>	<b>\$ 3,275,422</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,127,373</b>	

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

Description	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	0%
<b>Interest Income</b>				-		
Interest Account			-	-	-	0%
Sinking Fund Account	-	-	-	-	-	0%
Reserve Account	-	77	210	287	-	0%
Prepayment Account	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	0%
Capitalized Interest Account	-	146	398	544	-	0%
<b>Special Assessments - Prepayments</b>				-		
Special Assessments - On Roll	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>	-	-	-	-	-	0%
<b>Contributions from Taylor Morrison</b>	-	-	-	-	-	0%
<b>Debt Proceeds</b>	255,178	-	-	255,178	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 255,178</b>	<b>\$ 223</b>	<b>\$ 608</b>	<b>\$ 256,009</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2025	-	-	-	-	-	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2025	-	-	-	-	-	0%
<b>Interest Expense</b>						
Series 2025	-	-	30,361	30,361	-	0%
<b>Underwriters Discount</b>	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,361</b>	<b>\$ 30,361</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	255,178	223	(29,753)	225,648	-	
Fund Balance - Beginning	-	255,178	255,401	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 255,178</b>	<b>\$ 255,401</b>	<b>\$ 225,648</b>	<b>\$ 225,648</b>	<b>\$ -</b>	

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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>											
Construction Account	28	33	35	40	42	41	47	48	316	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	1,333	1,221	1,134	993	815	461	487	471	6,915	-	0%
<b>Total Revenue and Other Sources:</b>	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 519	\$ 7,230	\$ -	0%
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Contractual Services</b>											
Trustee Services	-	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>											
Engineering Services	-	-	-	-	-	-	-	-	-	-	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Capital Outlay</b>											
Irrigation	-	-	-	-	-	-	-	-	-	-	-
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	0%
<b>Cost of Issuance</b>											
Legal - Series 2023 Bonds	-	-	-	-	-	-	-	-	-	-	0%
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 519	\$ 7,230	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (406,887)	\$ -	
<b>Fund Balance - Ending</b>	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (399,657)	\$ (399,657)	\$ -	

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

Description	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>						
Construction Account	-	4,061	370	4,431	-	0%
Cost of Issuance	-	6	15	21	-	0%
<b>Unamortized Premium/Discount on Bonds Payable</b>	(2,490)	-	-	(2,490)	-	0%
<b>Debt Proceeds</b>	4,989,822	-	-	4,989,822	-	0%
<b>Developer Contributions</b>	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	\$ 4,987,332	\$ 4,067	\$ 385	\$ 4,991,784	\$ -	0%
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	-	0%
<b>Financial and Administrative</b>						
Assessment Roll Services	-	-	-	-	-	0%
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	-	0%
<b>Other General Government Services</b>						
Engineering Services	-	-	-	-	-	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	0%
<b>Capital Outlay</b>						
Irrigation	-	-	-	-	-	0%
Water-Sewer Combination	-	1,971,029	-	1,971,029	-	0%
Stormwater Management	-	1,794,721	-	1,794,721	-	0%
Landscaping	-	-	-	-	-	0%
Roadway Improvement	-	1,003,634	-	1,003,634	-	0%
<b>Cost of Issuance</b>						
Dissemination Services	-	-	-	-	-	0%
District Management and A.M.	50,000	-	-	50,000	-	0%
Engineering Services	15,000	-	-	15,000	-	0%
Legal Services	149,250	-	-	149,250	-	0%
Printing & Binding	2,250	-	-	2,250	-	0%
Trustee Services	6,075	-	-	6,075	-	0%
<b>Underwriter's Discount</b>	104,900	-	-	104,900	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	\$ 327,475	\$ 4,769,385	\$ -	\$ 5,096,860	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	\$ 4,659,857	\$ (4,765,318)	\$ 385	\$ (105,076)	-	
Fund Balance - Beginning	\$ -	\$ 4,659,857	\$ (105,461)	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 4,659,857</b>	<b>\$ (105,461)</b>	<b>\$ (105,076)</b>	<b>\$ (105,076)</b>	<b>\$ -</b>	