

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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 July 31, 2025**

	Governmental Funds										Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	Debt Service 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	Series 2023A&B	Series 2025	Series 2023A&B	Series 2025	Series 2023A&B	Series 2025		
Assets																
Cash and Investments																
General Fund - Invested Cash	\$ 250,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,967		
Debt Service Fund																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Reserve Account	-	253,546	-	135,006	-	88,191	-	-	-	-	-	-	-	476,743		
Revenue Account	-	273,722	-	155,233	-	638	-	-	-	-	-	-	-	429,592		
Capitalized Interest	-	-	-	16	-	137,912	-	-	-	-	-	-	-	137,928		
Prepayment Account	-	286	-	-	-	-	-	-	-	-	-	-	-	286		
Construction Account	-	-	-	-	-	-	15,292	371	-	-	-	-	-	15,663		
Cost of Issuance Account	-	-	-	-	-	-	-	6,452	-	-	-	-	-	6,452		
Due from Other Funds																
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Accounts Receivable																
Assessments Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Amount Available in Debt Service Funds																
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	817,808		
Amount to be Provided by Debt Service Funds																
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	16,112,192		
Investment in General Fixed Assets (net of depreciation)																
	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Assets	\$ 250,967	\$ 527,553	\$ -	\$ 290,255	\$ -	\$ 226,741	\$ 15,292	\$ 6,823	\$ 16,930,000	\$ 11,263,440	\$ -	\$ -	\$ -	\$ 29,511,071		

**River Landing Community Development District
Balance Sheet
for the Period Ending July 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	-	31,814	(184,213)	49,123	(3,113,873)	226,741	8,291	(105,043)	-	-	-	-	(3,087,161)
Unassigned													
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	-	-	-	-	209,295
Results from Current Operations	41,672	-	-	-	-	-	-	-	-	-	-	-	41,672
Total Fund Equity and Other Credits	\$ 250,967	\$ 527,553	\$ (0)	\$ 290,255	\$ (0)	\$ 226,741	\$ (398,596)	\$ (105,043)	\$ -	\$ 11,263,440	\$ -	\$ -	\$ 12,055,317
Total Liabilities, Fund Equity and Other Credits	\$ 250,967	\$ 527,553	\$ (0)	\$ 290,255	\$ (0)	\$ 226,741	\$ 15,292	\$ 6,823	\$ 16,930,000	\$ 11,263,440	\$ -	\$ -	\$ 29,511,071

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue													
Special Assessments - On-Roll	1,207	27,244	213,748	4,927	3,972	2,019	4,943	607	2,886	-	261,553	273,950	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	(15,507)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,207	\$ 27,244	\$ 213,748	\$ 4,927	\$ 3,972	\$ 2,019	\$ 4,943	\$ 607	\$ 2,886	\$ -	\$ 261,553	\$ 258,443	101%
Expenditures and Other Uses													
Executive													
Professional Management	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	36,667	44,000	83%
Financial and Administrative													
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	2,375	2,375	23,750	28,500	83%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	23,750	28,500	83%
Arbitrage Rebate Services	-	-	-	-	500	-	-	-	-	-	500	1,000	50%
Other Contractual Services													
Legal Advertising	-	534	-	-	-	188	-	-	3,332	-	4,054	2,800	145%
Trustee Services	-	-	-	6,988	-	-	-	-	-	4,246	11,234	8,600	131%
Dissemination Agent Services	-	-	-	-	-	7,000	-	-	-	-	7,000	6,000	117%
Bond Amortization Schedules	-	1,000	-	-	-	-	-	-	-	-	1,000	-	0%
Property Appraiser Fees	-	-	-	-	-	150	-	-	-	161	311	150	207%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	100	0%
Communications & Freight Services													
Postage, Freight & Messenger	23	50	-	70	-	97	130	-	28	-	398	200	199%

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

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	-	-	-	-	-	-	289	-	289	100	289%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	413	799	-	494	5,924	-	440	110	8,180	10,000	82%
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Engineering Services	-	-	226	-	720	4,183	1,588	-	788	2,356	9,859.75	5,000	197%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Physical Environment													
Repairs and Maintenance													
Naturalized Area Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	0%
Wetland Maintenance	-	-	-	-	-	-	-	-	53,300	-	53,300	100,000	53%
Road & Street Facilities													
Capital Improvements	-	-	-	-	-	-	-	-	-	-	-	-	0%
Street Lights	-	-	-	-	-	-	11,925	-	-	-	11,925	-	0%
Reserves													
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	21,461	10,176	9,055	30,741	9,637	20,528	27,983	8,417	66,594	15,290	219,881	258,443	85%
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 9,055	\$ 30,741	\$ 9,637	\$ 20,528	\$ 27,983	\$ 8,417	\$ 66,594	\$ 15,290	\$ 219,881	\$ 258,443	85%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	(25,814)	(5,665)	(18,509)	(23,040)	(7,810)	(63,707)	(15,290)	41,672	-	
Fund Balance - Beginning	209,295	189,041	206,109	410,802	384,988	379,323	360,814	337,774	329,964	266,257	209,295	209,295	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 410,802	\$ 384,988	\$ 379,323	\$ 360,814	\$ 337,774	\$ 329,964	\$ 266,257	\$ 250,967	\$ 250,967	\$ 209,295	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,049	1,019	947	943	914	826	914	885	914	885	9,297	10,000	93%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,000	981	311	1,189	2,026	1,869	2,103	2,079	950	935	13,442	7,600	177%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments													
Special Assessments - On Roll	2,381	53,755	421,742	9,722	7,836	3,983	9,754	1,197	5,695	-	516,065	545,459	95%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	(35,517)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,429	\$ 55,755	\$ 423,000	\$ 11,854	\$ 10,776	\$ 6,677	\$ 12,771	\$ 4,161	\$ 7,559	\$ 1,820	\$ 538,804	\$ 527,542	102%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2020A	-	-	-	-	-	-	-	170,000	-	-	170,000	170,000	100%
Principal Debt Service - Early Redemptions													
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2020A	-	168,495	-	-	-	-	-	168,495	-	-	336,990	337,388	100%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,495	\$ -	\$ -	\$ 506,990	\$ 507,388	100%
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	11,854	10,776	6,677	12,771	(334,334)	7,559	1,820	31,814	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	810,428	822,282	833,059	839,736	852,508	518,174	525,733	495,739	495,739	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 810,428	\$ 822,282	\$ 833,059	\$ 839,736	\$ 852,508	\$ 518,174	\$ 525,733	\$ 527,553	\$ 527,553	\$ 515,893	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
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%
Special Assessments - Prepayments													
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%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contribution from Taylor Morrison	-	-	182,981	-	(3,693)	-	(143)	-	-	-	179,145	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 417,069	\$ 1,460	\$ (1,460)	\$ 143	\$ (143)	\$ -	\$ -	\$ -	\$ 593,312	\$ 102,000	582%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions													
Series 2020B	-	145,000	-	-	610,000	-	-	-	-	-	755,000	-	0%
Interest Expense													
Series 2020B	-	16,044	-	-	6,481	-	-	-	-	-	22,525	85,000	27%
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
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)	143	(143)	-	-	-	(184,213)	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	616,481	617,941	-	143	-	-	-	184,213	184,213	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 616,481	\$ 617,941	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,213	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	558	543	504	502	487	440	487	471	487	471	4,951	6,700	74%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	29	458	66	391	702	663	748	737	372	364	4,529	2,900	156%
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	2,109	5,164	634	3,015	-	273,217	288,914	95%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	(18,901)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	6,318	16,288	2,375	5,277	53,255	506	-	-	-	-	84,019	-	0%
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 226,226	\$ 11,317	\$ 58,593	\$ 3,717	\$ 6,398	\$ 1,842	\$ 3,873	\$ 835	\$ 366,748	\$ 281,413	130%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2023A	-	-	-	-	-	-	-	55,000	-	-	55,000	55,000	100%
Principal Debt Service - Early Redemptions													
Series 2023A	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2023A	-	106,126	-	-	-	-	-	106,126	-	-	212,253	212,253	100%
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	558	543	504	502	45,909	440	487	471	487	471	50,372	-	0%
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 504	\$ 502	\$ 45,909	\$ 440	\$ 487	\$ 161,597	\$ 487	\$ 471	\$ 317,625	\$ 267,253	119%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	10,815	12,684	3,277	5,911	(159,755)	3,387	364	49,123	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	413,573	424,387	437,071	440,349	446,260	286,505	289,892	241,133	241,133	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 413,573	\$ 424,387	\$ 437,071	\$ 440,349	\$ 446,260	\$ 286,505	\$ 289,892	\$ 290,255	\$ 290,255	\$ 255,293	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income													
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%
Special Assessments - Prepayments													
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%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	1,058,365	-	-	-	-	-	-	-	1,058,365	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	45,422	-	-	-	-	-	45,422	-	0%
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,993,960	\$ 5,768	\$ 53,583	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ 3,182,099	\$ 423,281	752%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2023B	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions													
Series 2023B	-	2,765,000	-	-	3,230,000	-	-	-	-	-	5,995,000	-	0%
Interest Expense													
Series 2023B	-	168,609	-	-	45,422	-	-	-	-	-	214,031	409,781	52%
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	7,093	16,966	3,005	5,768	53,583	527	-	-	-	-	86,941	-	0%
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 3,005	\$ 5,768	\$ 3,329,005	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ 6,295,973	\$ 409,781	1536%
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	

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

Description	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	0%
Interest Income								
Interest Account			-	-		-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account	-	77	210	217	210	714	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	1	1	-	0%
Capitalized Interest Account	-	146	398	338	327	1,209	-	0%
Special Assessments - Prepayments								
Special Assessments - On Roll	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	-	-	-	0%
Contributions from Taylor Morrison	-	-	-	-	-	-	-	0%
Debt Proceeds	255,178	-	-	-	-	255,178	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 255,178	\$ 223	\$ 608	\$ 555	\$ 538	\$ 257,102	\$ -	0%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2025	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions								
Series 2025	-	-	-	-	-	-	-	0%
Interest Expense								
Series 2025	-	-	30,361	-	-	30,361	-	0%
Underwriters Discount	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 30,361	\$ -	\$ -	\$ 30,361	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	255,178	223	(29,753)	555	538	226,741	-	
Fund Balance - Beginning	-	255,178	255,401	225,648	226,202	-	-	
Fund Balance - Ending	\$ 255,178	\$ 255,401	\$ 225,648	\$ 226,202	\$ 226,741	\$ 226,741	\$ -	

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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Construction Account	28	33	35	40	42	41	47	48	51	51	418	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	993	815	461	487	471	487	471	7,873	-	0%
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 519	\$ 538	\$ 523	\$ 8,291	\$ -	0%
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay													
Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance													
Legal - Series 2023 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 1,033	\$ 857	\$ 502	\$ 534	\$ 519	\$ 538	\$ 523	\$ 8,291	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (399,657)	\$ (399,119)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (403,102)	\$ (402,069)	\$ (401,212)	\$ (400,710)	\$ (400,176)	\$ (399,657)	\$ (399,119)	\$ (398,596)	\$ (398,596)	\$ -	

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

Description	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Construction Account	-	4,061	370	1	1	4,433	-	0%
Cost of Issuance	-	6	15	16	15	52	-	0%
Unamortized Premium/Discount on Bonds Payable	(2,490)	-	-	-	-	(2,490)	-	0%
Debt Proceeds	4,989,822	-	-	-	-	4,989,822	-	0%
Developer Contributions	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,987,332	\$ 4,067	\$ 385	\$ 17	\$ 16	\$ 4,991,817	\$ -	0%
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	-	0%
Financial and Administrative								
Assessment Roll Services	-	-	-	-	-	-	-	0%
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	-	0%
Other General Government Services								
Engineering Services	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	0%
Capital Outlay								
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%
Cost of Issuance								
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%
Underwriter's Discount	104,900	-	-	-	-	104,900	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 327,475	\$ 4,769,385	\$ -	\$ -	\$ -	\$ 5,096,860	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	\$ 4,659,857	\$ (4,765,318)	\$ 385	\$ 17	\$ 16	\$ (105,043)	-	
Fund Balance - Beginning	\$ -	\$ 4,659,857	\$ (105,461)	\$ (105,076)	\$ (105,059)	\$ -	\$ -	
Fund Balance - Ending	\$ 4,659,857	\$ (105,461)	\$ (105,076)	\$ (105,059)	\$ (105,043)	\$ (105,043)	\$ -	