

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

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 October 31, 2022**

| | 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 | \$ 2,646 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,646 |
| Debt Service Fund | | | | | | | | |
| Interest Account | | 0 | - | - | - | | | 0 |
| Sinking Account | | 0 | | | | | | 0 |
| Reserve Account | | 253,831 | 87,444 | - | - | | | 341,275 |
| Revenue Account | | 187,372 | 92,944 | | | | | 280,316 |
| Capitalized Interest | | - | - | - | - | | | - |
| Prepayment Account | | | 206,394 | | | | | 206,394 |
| Construction Account | | | | 1 | 5,237 | | | 5,238 |
| Cost of Issuance Account | | | | - | - | | | - |
| Due from Other Funds | | | | | | | | |
| General Fund | - | 1 | 0 | - | - | - | - | 1 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - |
| Accounts Receivable | - | - | - | - | - | - | - | - |
| Assessments Receivable | - | - | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | - | 827,986 | | 827,986 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | (827,986) | | (827,986) |
| Total Assets | <u>\$ 2,646</u> | <u>\$ 441,204</u> | <u>\$ 386,783</u> | <u>\$ 1</u> | <u>\$ 5,237</u> | <u>\$ -</u> | | <u>\$ 835,870</u> |

**River Landing Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

| | 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) | 1 | - | - | - | - | - | - | 1 |
| Bonds Payable | | | | | | | | |
| Current Portion | | | | | | | | - |
| Series 2020A | | | | | | | \$0 | - |
| Series 2020B | | | | | | | \$0 | - |
| Long Term | | | | | | | | - |
| Series 2020A | | | | | | | \$ 8,430,000 | 8,430,000 |
| Series 2020B | | | | | | | \$4,115,000 | 4,115,000 |
| Total Liabilities | <u>\$ 1</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 169,071</u> | <u>\$ -</u> | <u>\$ -</u> | | <u>\$ 169,071</u> |
| Fund Equity and Other Credits | | | | | | | | |
| Fund Balance | | | | | | | | |
| Restricted | | | | | | | | |
| Beginning: October 1, 2021 (Unaudited) | | 441,203 | 386,782 | (169,071) | 5,237 | - | - | 664,151 |
| Results from Current Operations | | 1 | 1 | 1 | 0 | - | - | 3 |
| Unassigned | | | | | | | | |
| Beginning: October 1, 2021 (Unaudited) | 9,624 | | | | | | | 9,624 |
| Results from Current Operations | (6,979) | | | | | | | (6,979) |
| Total Fund Equity and Other Credits | <u>\$ 2,645</u> | <u>\$ 441,204</u> | <u>\$ 386,783</u> | <u>\$ (169,069)</u> | <u>\$ 5,237</u> | <u>\$ -</u> | | <u>\$ 666,799</u> |
| Total Liabilities, Fund Equity and Other Credits | <u>\$ 2,646</u> | <u>\$ 441,204</u> | <u>\$ 386,783</u> | <u>\$ 1</u> | <u>\$ 5,237</u> | <u>\$ -</u> | | <u>\$ 835,870</u> |

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

| Description | October | 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 | - | - | 190,675 | 0% |
| Special Assessments - Off-Roll | - | - | - | N/A |
| Developer Contribution | - | - | - | N/A |
| Intragovernmental Transfer In | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ - | \$ - | \$ 190,675 | N/A |
| Expenditures and Other Uses | | | | |
| Executive | | | | |
| Professional Management | 3,417 | 3,417 | 41,000 | 8% |
| Financial and Administrative | | | | |
| Audit Services | - | - | 5,200 | 0% |
| Accounting Services | 2,125 | 2,125 | 25,500 | 8% |
| Assessment Roll Services | 1,417 | 1,417 | 17,000 | 8% |
| Arbitrage Rebate Services | - | - | 1,000 | 0% |
| Other Contractual Services | | | | |
| Legal Advertising | - | - | 1,500 | 0% |
| Trustee Services | - | - | 4,300 | 0% |
| Dissemination Agent Services | - | - | 5,000 | 0% |
| Bond Amortization Schedules | - | - | - | N/A |
| Property Appraiser Fees | - | - | - | N/A |
| Bank Service Fees | 21 | 21 | 350 | 6% |
| Communications & Freight Services | | | | |
| Postage, Freight & Messenger | - | - | 250 | 0% |

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|--|-----------------|-----------------|------------------------|----------------|
| Computer Services - Website Development | - | - | 1,500 | 0% |
| Insurance | - | - | 15,000 | 0% |
| Printing & Binding | - | - | 400 | 0% |
| Subscription & Memberships | - | - | 175 | 0% |
| Legal Services | | | | |
| Legal - General Counsel | - | - | 15,000 | 0% |
| Legal - 2020 Bonds | - | - | - | N/A |
| Other General Government Services | | | | |
| Engineering Services | - | - | 7,500 | 0% |
| 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 | - | - | - | N/A |
| Operational Reserve (Future Years) | - | - | - | N/A |
| Other Fees and Charges | - | - | - | N/A |
| Discounts/Collection Fees | - | - | - | |
| Sub-Total: | 6,979 | 6,979 | 190,675 | N/A |
| Total Expenditures and Other Uses: | \$ 6,979 | \$ 6,979 | \$ 190,675 | N/A |
| Net Increase/ (Decrease) in Fund Balance | (6,979) | (6,979) | - | |

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|------------------------------|-----------------|--------------|---------------------|-------------|
| Fund Balance - Beginning | 9,624 | 9,624 | - | |
| Fund Balance - Ending | \$ 2,645 | 2,645 | \$ - | |

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

| Description | October | 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 | - | N/A |
| Prepayment Account | - | - | - | N/A |
| Revenue Account | 1 | 1 | - | N/A |
| Capitalized Interest Account | - | - | - | N/A |
| Special Assessments - Prepayments | | | | |
| Special Assessments - On Roll | - | - | 509,959 | 0% |
| 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 | \$ 2 | \$ 509,959 | N/A |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series 2020A | - | - | 160,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | |
| Series 2020A | - | - | - | N/A |
| Interest Expense | | | | |
| Series 2020A | - | - | 347,138 | 0% |
| Unamortized Premium/Discount on Bonds Payable | - | - | - | N/A |
| Underwriter's Discount | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | 1 | 1 | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 1 | \$ 507,138 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 2 | 1 | 2,821 | |
| Fund Balance - Beginning | 441,203 | 441,203 | - | |
| Fund Balance - Ending | \$ 441,205 | 441,204 | \$ 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 October 31, 2022

| Description | October | 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 | - | N/A |
| Prepayment Account | 0 | 0 | - | N/A |
| Revenue Account | 0 | 0 | - | N/A |
| Capitalized Interest Account | - | - | - | N/A |
| Special Assessments - Prepayments | | | | |
| Special Assessments - On Roll | - | - | - | N/A |
| Special Assessments - Off Roll | - | - | 197,413 | 0% |
| Special Assessments - Prepayments | - | - | - | N/A |
| Debt Proceeds | - | - | - | N/A |
| Intragovernmental Transfer In | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1 | \$ 1 | \$ 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 | - | - | - | N/A |
| Interest Expense | | | | |
| Series 2020B | - | - | 197,413 | 0% |
| Unamortized Premium/Discount on Bonds Payable | - | - | - | N/A |
| Underwriters Discount | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | 0 | 0 | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 0 | \$ 197,413 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 1 | 1 | 90,497 | |
| Fund Balance - Beginning | 386,782 | 386,782 | - | |
| Fund Balance - Ending | \$ 386,783 | \$ 386,783 | \$ 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 October 31, 2022**

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|--|----------------------------|----------------------------|------------------------|----------------|
| Revenue and Other Sources | | | | |
| Carryforward | - | - | \$ - | N/A |
| Interest Income | | | | |
| Construction Account | 0 | 0 | \$ - | N/A |
| Cost of Issuance | - | - | \$ - | N/A |
| Debt Proceeds | - | - | \$ - | N/A |
| Developer Contributions | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | 1 | 1 | \$ - | N/A |
| Total Revenue and Other Sources: | <u>\$ 1</u> | <u>\$ 1</u> | <u>\$ -</u> | <u>N/A</u> |
| 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: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 1 | \$ 1 | - | |
| Fund Balance - Beginning | <u>\$ (169,071)</u> | <u>\$ (169,071)</u> | <u>\$ -</u> | |
| Fund Balance - Ending | <u><u>\$ (169,069)</u></u> | <u><u>\$ (169,069)</u></u> | <u><u>\$ -</u></u> | |

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|--|----------|--------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | - | - | \$ - | N/A |
| Interest Income | | | | |
| Construction Account | 0 | 0 | \$ - | N/A |
| Cost of Issuance | - | - | \$ - | N/A |
| Debt Proceeds | - | - | \$ - | N/A |
| Developer Contributions | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | 0 | 0 | \$ - | N/A |
| Total Revenue and Other Sources: | \$ 0 | \$ 0 | \$ - | 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 2020B 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 | \$ 0 | \$ 0 | - | |
| Fund Balance - Beginning | \$ 5,237 | \$ 5,237 | \$ - | |
| Fund Balance - Ending | \$ 5,237 | \$ 5,237 | \$ - | |

Prepared by:

JPWARD and Associates, LLC