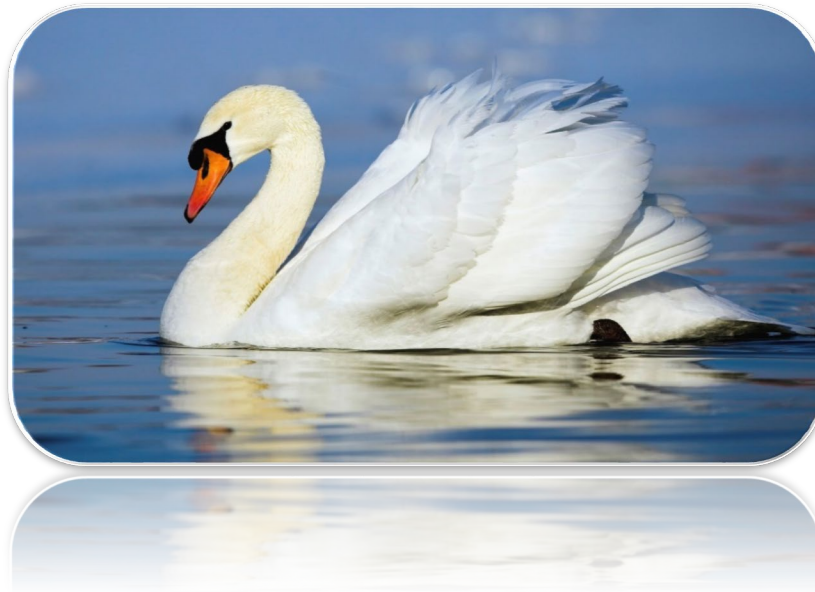


RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2023

FISCAL YEAR 2024

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, 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 2023	Series 2020A	Series 2020B	Series 2023		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 85,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,592
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,831	65,875	\$ -	-	-	\$ -	-	319,706
Reserve Account 2023A	-	-	-	135,006	-	-	\$ -	-	135,006
Reserve Account 2023B	-	-	-	204,891	-	-	\$ -	-	204,891
Revenue Account	-	210,691	67,884	\$ -	-	-	\$ -	-	278,575
Capitalized Interest	-	-	-	\$ -	-	-	\$ -	-	-
Capitalized Interest 2023A	-	-	-	90,524	-	-	\$ -	-	90,524
Capitalized Interest 2023B	-	-	-	171,823	-	-	\$ -	-	171,823
Prepayment Account	-	-	480,522	\$ -	-	-	\$ -	-	480,522
Construction Account	-	-	-	\$ -	6,720	7,338	\$ 2,335,094	-	2,349,153
Cost of Issuance Account	-	-	-	\$ -	-	-	\$ -	-	-
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable									
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	1,078,803	1,078,803
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	10,481,197	10,481,197
Total Assets	\$ 85,592	\$ 464,523	\$ 614,281	\$ 602,244	\$ 6,720	\$ 7,338	\$ 2,335,094	\$ 11,560,000	\$ 15,675,791

**River Landing Community Development District
Balance Sheet
for the Period Ending October 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 2023	Series 2020A	Series 2020B	Series 2023		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Due to Developer	-	-	-	-	-	-	-	-	-
Due to Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion									-
Series 2020A	-	-	-	-	-	-	-	-	-
Series 2020B	-	-	-	-	-	-	-	-	-
Long Term									-
Series 2020A	-	-	-	-	-	-	-	\$ 8,110,000	8,110,000
Series 2020B	-	-	-	-	-	-	-	\$ 3,450,000	3,450,000
Total Liabilities	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,560,000	\$ 11,560,600
Fund Equity and Other Credits									
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Unaudited)	-	463,601	566,162	599,609	5,580	7,003	2,324,877	-	3,966,832
Results from Current Operations	-	922	48,119	2,635	1,140	336	10,217	-	63,368
Unassigned									
Beginning: October 1, 2023 (Unaudited)	105,813	-	-	-	-	-	-	-	105,813
Results from Current Operations	(20,821)	-	-	-	-	-	-	-	(20,821)
Total Fund Equity and Other Credits	\$ 84,992	\$ 464,523	\$ 614,281	\$ 602,244	\$ 6,720	\$ 7,338	\$ 2,335,094	\$ -	\$ 4,115,191
Total Liabilities, Fund Equity and Other Credits	\$ 85,592	\$ 464,523	\$ 614,281	\$ 602,244	\$ 6,720	\$ 7,338	\$ 2,335,094	\$ 11,560,000	\$ 15,675,791

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

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	-	-	267,979	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 267,979	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,500	3,500	42,000	8%
Financial and Administrative				
Audit Services	-	-	8,300	0%
Accounting Services	2,375	2,375	28,500	8%
Assessment Roll Services	2,292	2,292	27,500	8%
Arbitrage Rebate Services	-	-	2,000	0%
Other Contractual Services				
Legal Advertising	-	-	1,500	0%
Trustee Services	-	-	8,600	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	37	37	350	10%
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, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	1,500	0%
Insurance	12,618	12,618	13,000	97%
Printing & Binding	-	-	100	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Legal - 2020 Bonds	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	5,000	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				
Operational Reserve (Future Years)	-	-	50,000	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	N/A
Sub-Total:	20,821	20,821	254,775	N/A
Total Expenditures and Other Uses:	\$ 20,821	\$ 20,821	\$ 254,775	N/A
Net Increase/ (Decrease) in Fund Balance	(20,821)	(20,821)	13,204	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Fund Balance - Beginning	105,813	105,813	-	
Fund Balance - Ending	\$ 84,992	84,992	\$ 13,204	

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

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	1,116	1,116	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	922	922	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	545,459	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,038	\$ 2,038	\$ 545,459	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020A	-	-	165,000	0%
Principal Debt Service - Early Redemptions				
Series 2020A	-	-	-	N/A
Interest Expense				
Series 2020A	-	-	342,338	0%
Unamortized Premium/Discount on Bonds Payable				
	-	-	35,514	0%
Underwriter's Discount				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)	1,116	1,116	-	N/A
Total Expenditures and Other Uses:	\$ 1,116	\$ 1,116	\$ 542,852	N/A
Net Increase/ (Decrease) in Fund Balance	922	922	2,607	
Fund Balance - Beginning	463,601	463,601	-	
Fund Balance - Ending	\$ 464,523	464,523	\$ 2,607	

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, 2023

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	305	305	-	N/A
Prepayment Account	1,922	1,922	-	N/A
Revenue Account	86	86	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	46,110	46,110	160,438	29%
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 48,424	\$ 48,424	\$ 160,438	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	-	-	160,438	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	N/A
Underwriters Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	305	305	-	N/A
Total Expenditures and Other Uses:	\$ 305	\$ 305	\$ 160,438	N/A
Net Increase/ (Decrease) in Fund Balance	48,119	48,119	-	
Fund Balance - Beginning	566,162	566,162	-	
Fund Balance - Ending	\$ 614,281	\$ 614,281	\$ -	

Prepared by:

JPWARD and Associates, LLC

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

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 2023A	594	594	-	N/A
Reserve Account 2023B	901	901	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account 2023A	393	393	-	N/A
Capitalized Interest Account 2023B	747	747	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	288,914	0%
Special Assessments - Off Roll	-	-	106,126	0%
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,635	\$ 2,635	\$ 395,040	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020B	-	-	55,000	0%
Principal Debt Service - Early Redemptions				
Series 2020B	-	-	-	N/A
Interest Expense				
Series 2020B	-	-	194,597	0%
Unamortized Premium/Discount on Bonds Payable	-	-	18,901	0%
Underwriters Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 268,498	N/A
Net Increase/ (Decrease) in Fund Balance	2,635	2,635	126,542	
Fund Balance - Beginning	599,609	599,609	-	
Fund Balance - Ending	\$ 602,244	\$ 602,244	\$ 126,542	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	24	24	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	1,116	1,116	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 1,140</u>	<u>\$ 1,140</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	\$ 1,140	\$ 1,140	-	
Fund Balance - Beginning	<u>\$ 5,580</u>	<u>\$ 5,580</u>	\$ -	
Fund Balance - Ending	<u><u>\$ 6,720</u></u>	<u><u>\$ 6,720</u></u>	<u><u>\$ -</u></u>	

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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, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	31	31	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	305	305	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 336</u>	<u>\$ 336</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 2020B 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	\$ 336	\$ 336	-	
Fund Balance - Beginning	<u>\$ 7,003</u>	<u>\$ 7,003</u>	\$ -	
Fund Balance - Ending	<u><u>\$ 7,338</u></u>	<u><u>\$ 7,338</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JPWARD and Associates, LLC

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	10,217	10,217	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 10,217</u>	<u>\$ 10,217</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	N/A
Other Contractual Services				
Trustee Services	-	-	\$ -	N/A
Other General Government Services				
Engineering Services		-		
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 2023 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	\$ 10,217	\$ 10,217	-	
Fund Balance - Beginning	<u>\$ 2,324,877</u>	<u>\$ 2,324,877</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ 2,335,094</u></u>	<u><u>\$ 2,335,094</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JPWARD and Associates, LLC