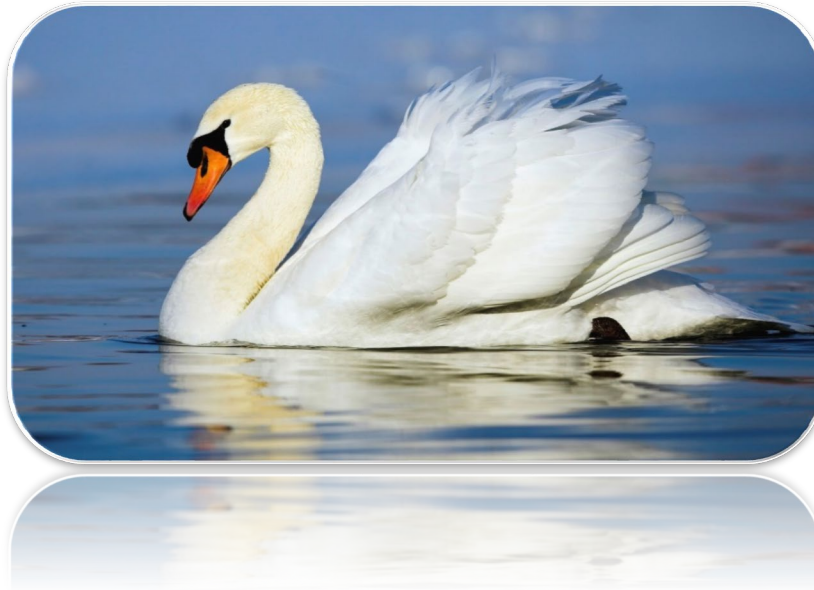


RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

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 October 31, 2024**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Projects Funds	General Long	General Fixed	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2023A&B	Term Debt	Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 192,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,682
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	16,044	135,006	168,609	-	-	-	573,205
Revenue Account	-	243,956	19,368	108,520	168,609	-	-	-	540,454
Capitalized Interest	-	-	-	3,970	6,729	-	-	-	10,699
Prepayment Account	-	286	272,108	-	3,530,946	-	-	-	3,803,340
Construction Account	-	-	-	-	-	8,363	-	-	8,363
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	2,381	-	1,260	-	-	-	-	3,641
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	4,931,339	-	4,931,339
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	15,293,661	-	15,293,661
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	9,362,557	9,362,557
Total Assets	\$ 192,682	\$ 500,169	\$ 307,520	\$ 248,756	\$ 3,874,894	\$ 8,363	\$ 20,225,000	\$ 9,362,557	\$ 34,719,940

**River Landing Community Development District
Balance Sheet
for the Period Ending October 31, 2024**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds			General Long	General Fixed	
	General Fund	Series 2020A	Series 2020B	Series 2023A	Series 2023B	Series 2023A&B	Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	413,888	-	-	413,888
Due to Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	3,641	-	-	-	-	-	-	-	3,641
Bonds Payable									
Current Portion (Due Within 12 Months)									
Series 2020A	-	-	-	-	-	-	170,000	-	170,000
Series 2020B	-	-	-	-	-	-	-	-	-
Series 2023A	-	-	-	-	-	-	55,000	-	55,000
Series 2023B	-	-	-	-	-	-	-	-	-
Long Term									
Series 2020A	-	-	-	-	-	-	7,925,000	-	7,925,000
Series 2020B	-	-	-	-	-	-	1,120,000	-	1,120,000
Series 2023A	-	-	-	-	-	-	3,760,000	-	3,760,000
Series 2023B	-	-	-	-	-	-	7,195,000	-	7,195,000
Total Liabilities	<u>\$ 3,641</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 20,225,000</u>	<u>\$ -</u>	<u>\$ 20,642,530</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	9,362,557	9,362,557
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	-	4,429	123,307	7,624	761,021	1,362	-	-	897,742
Unassigned									
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	209,295
Results from Current Operations	(20,254)	-	-	-	-	-	-	-	(20,254)
Total Fund Equity and Other Credits	<u>\$ 189,041</u>	<u>\$ 500,169</u>	<u>\$ 307,520</u>	<u>\$ 248,756</u>	<u>\$ 3,874,894</u>	<u>\$ (405,526)</u>	<u>\$ -</u>	<u>\$ 9,362,557</u>	<u>\$ 14,077,411</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 192,682</u>	<u>\$ 500,169</u>	<u>\$ 307,520</u>	<u>\$ 248,756</u>	<u>\$ 3,874,894</u>	<u>\$ 8,363</u>	<u>\$ 20,225,000</u>	<u>\$ 9,362,557</u>	<u>\$ 34,719,940</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	1,207	1,207	273,950	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,207	\$ 1,207	\$ 273,950	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,667	3,667	44,000	8%
Financial and Administrative				
Audit Services	-	-	8,500	0%
Accounting Services	2,375	2,375	28,500	8%
Assessment Roll Services	2,375	2,375	28,500	8%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	2,800	0%
Trustee Services	-	-	8,600	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser Fees	-	-	150	0%
Bank Service Fees	-	-	100	0%
Communications & Freight Services				
Postage, Freight & Messenger	23	23	200	12%

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, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	1,500	0%
Insurance	13,021	13,021	13,318	98%
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	-	-	-	N/A
Wetland Maitenance	-	-	100,000	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				
Discounts/Collection Fees	-	-	15,507	0%
Sub-Total:	21,461	21,461	273,950	N/A
Total Expenditures and Other Uses:	\$ 21,461	\$ 21,461	\$ 273,950	8%
Net Increase/ (Decrease) in Fund Balance	(20,254)	(20,254)	-	
Fund Balance - Beginning	209,295	209,295	203,689	
Fund Balance - Ending	\$ 189,041	\$ 189,041	\$ 203,689	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	1,049	1,049	10,000	10%
Prepayment Account	-	-	-	N/A
Revenue Account	1,000	1,000	7,600	13%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	2,381	2,381	545,459	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,429	\$ 4,429	\$ 563,059	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020A	-	-	170,000	0%
Principal Debt Service - Early Redemptions				
Series 2020A	-	-	-	N/A
Interest Expense				
Series 2020A	-	-	337,388	0%
Unamortized Premium/Discount on Bonds Payable				
	-	-	35,517	0%
Underwriter's Discount				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 542,905	0%
Net Increase/ (Decrease) in Fund Balance	4,429	4,429	20,154	
Fund Balance - Beginning	495,739	495,739	491,650	
Fund Balance - Ending	\$ 500,169	\$ 500,169	\$ 511,804	

Prepared by:

JWARD 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, 2024

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	84	84	2,600	3%
Prepayment Account	486	486	13,750	4%
Revenue Account	77	77	650	12%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	85,000	0%
Special Assessments - Prepayments	122,659	122,659	-	N/A
Contribution from Taylor Morrison	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 123,307	\$ 123,307	\$ 102,000	121%
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	-	-	85,000	0%
Unamortized Premium/Discount on Bonds Payable	-	-	-	N/A
Underwriters Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 85,000	0%
Net Increase/ (Decrease) in Fund Balance	123,307	123,307	17,000	
Fund Balance - Beginning	184,213	184,213	592,433	
Fund Balance - Ending	\$ 307,520	\$ 307,520	\$ 609,433	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	558	558	6,700	8%
Prepayment Account	-	-	-	N/A
Revenue Account	29	29	2,900	1%
Capitalized Interest Account	16	16	1,800	1%
Special Assessments - Prepayments				
Special Assessments - On Roll	1,260	1,260	288,914	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Intragovernmental Transfer In				
	6,318	6,318	-	N/A
Total Revenue and Other Sources:	\$ 8,182	\$ 8,182	\$ 300,314	3%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023A	-	-	55,000	0%
Principal Debt Service - Early Redemptions				
Series 2023A	-	-	-	N/A
Interest Expense				
Series 2023A	-	-	212,253	0%
Unamortized Premium/Discount on Bonds Payable				
	-	-	18,901	0%
Underwriters Discount				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)				
	558	558	-	N/A
Total Expenditures and Other Uses:	\$ 558	\$ 558	\$ 286,154	0%
Net Increase/ (Decrease) in Fund Balance	7,624	7,624	14,160	
Fund Balance - Beginning	241,133	241,133	361,526	
Fund Balance - Ending	\$ 248,756	\$ 248,756	\$ 375,686	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2023B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	775	775	9,900	8%
Prepayment Account	6,318	6,318	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	28	28	3,600	1%
Special Assessments - Prepayments		-		
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	409,781	0%
Special Assessments - Prepayments	760,993	760,993	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 768,114	\$ 768,114	\$ 423,281	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023B	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2023B	-	-	-	N/A
Interest Expense				
Series 2023B	-	-	409,781	0%
Unamortized Premium/Discount on Bonds Payable				
	-	-	-	N/A
Underwriters Discount				
	-	-	-	N/A
Operating Transfers Out (To Other Funds)	7,093	7,093	-	N/A
Total Expenditures and Other Uses:	\$ 7,093	\$ 7,093	\$ 409,781	N/A
Net Increase/ (Decrease) in Fund Balance	761,021	761,021	13,500	
Fund Balance - Beginning	3,113,873	3,113,873	220,221	
Fund Balance - Ending	\$ 3,874,894	\$ 3,874,894	\$ 233,721	

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 October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	28	28	-	N/A
Cost of Issuance	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Developer Contributions	-	-	-	N/A
Operating Transfers In (From Other Funds)	1,333	1,333	-	N/A
Total Revenue and Other Sources:	<u>\$ 1,362</u>	<u>\$ 1,362</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	-	-	-	N/A
Printing & Binding	-	-	-	N/A
Capital Outlay				
Irrigation	-	-	-	-
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	\$ 1,362	\$ 1,362	-	
Fund Balance - Beginning	\$ (406,887)	\$ (406,887)	\$ -	
Fund Balance - Ending	<u>\$ (405,526)</u>	<u>\$ (405,526)</u>	<u>\$ -</u>	