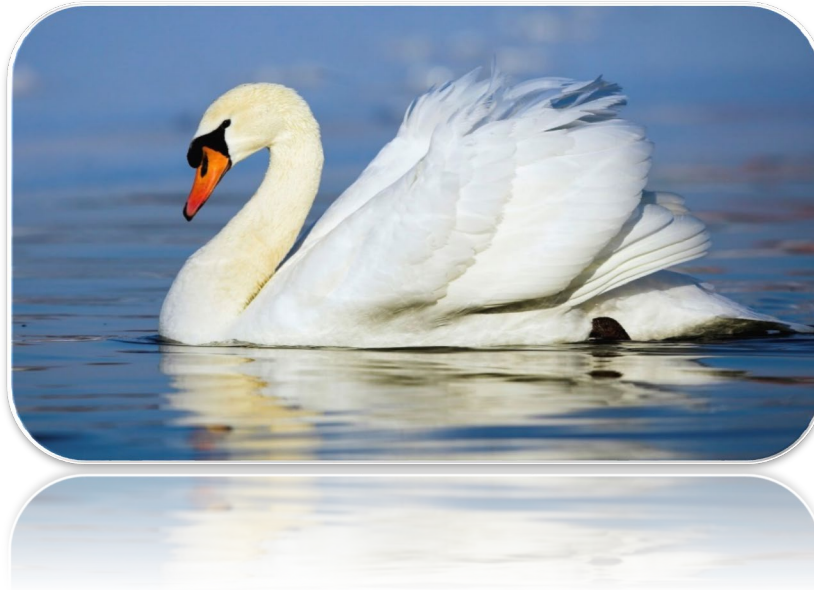


RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2024

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: 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>Capital Project Fund</i>	
<i>Series 2023AB</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**River Landing Community Development District
Balance Sheet
for the Period Ending November 30, 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	\$ 206,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,109
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	16,044	135,006	168,609	-	-	-	-	573,205
Revenue Account	-	133,597	4,448	52,829	-	-	-	-	-	190,873
Capitalized Interest	-	-	-	16	27	-	-	-	-	43
Prepayment Account	-	286	178,921	-	1,115,831	-	-	-	-	1,295,038
Construction Account	-	-	-	-	-	9,617	-	-	-	9,617
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Accounts Receivable										
Assessments Receivable	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	2,059,159	-	-	2,059,159
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	15,255,841	-	-	15,255,841
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	9,362,557	-	9,362,557
Total Assets	\$ 206,109	\$ 387,428	\$ 199,413	\$ 187,851	\$ 1,284,467	\$ 9,617	\$ 17,315,000	\$ 9,362,557	\$ -	\$ 28,952,442

River Landing Community Development District
Balance Sheet
for the Period Ending November 30, 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)	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	975,000	-	975,000
Series 2023A	-	-	-	-	-	-	3,760,000	-	3,760,000
Series 2023B	-	-	-	-	-	-	4,430,000	-	4,430,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 17,315,000</u>	<u>\$ -</u>	<u>\$ 17,728,888</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	-	(108,311)	15,200	(53,282)	(1,829,406)	2,616	-	-	(1,973,183)
Unassigned									
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	209,295
Results from Current Operations	(3,186)	-	-	-	-	-	-	-	(3,186)
Total Fund Equity and Other Credits	<u>\$ 206,109</u>	<u>\$ 387,428</u>	<u>\$ 199,413</u>	<u>\$ 187,851</u>	<u>\$ 1,284,467</u>	<u>\$ (404,272)</u>	<u>\$ -</u>	<u>\$ 9,362,557</u>	<u>\$ 11,223,554</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 206,109</u>	<u>\$ 387,428</u>	<u>\$ 199,413</u>	<u>\$ 187,851</u>	<u>\$ 1,284,467</u>	<u>\$ 9,617</u>	<u>\$ 17,315,000</u>	<u>\$ 9,362,557</u>	<u>\$ 28,952,442</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	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	27,244	28,451	273,950	10%
Special Assessments - Off-Roll	-	-	-	-	N/A
Developer Contribution	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,207	\$ 27,244	\$ 28,451	\$ 273,950	N/A
Expenditures and Other Uses					
Executive					
Professional Management	3,667	3,667	7,333	44,000	17%
Financial and Administrative					
Audit Services	-	-	-	8,500	0%
Accounting Services	2,375	2,375	4,750	28,500	17%
Assessment Roll Services	2,375	2,375	4,750	28,500	17%
Arbitrage Rebate Services	-	-	-	1,000	0%
Other Contractual Services					
Legal Advertising	-	534	534	2,800	19%
Trustee Services	-	-	-	8,600	0%
Dissemination Agent Services	-	-	-	6,000	0%
Bond Amortization Schedules	-	1,000	1,000	-	N/A
Property Appraiser Fees	-	-	-	150	0%
Bank Service Fees	-	-	-	100	0%
Communications & Freight Services					
Postage, Freight & Messenger	23	50	73	200	37%

**River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	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	175	175	100%
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	10,176	31,637	273,950	N/A
Total Expenditures and Other Uses:	\$ 21,461	\$ 10,176	\$ 31,637	\$ 273,950	12%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	(3,186)	-	
Fund Balance - Beginning	209,295	189,041	209,295	203,689	
Fund Balance - Ending	\$ 189,041	\$ 206,109	\$ 206,109	\$ 203,689	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	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	1,019	2,068	10,000	21%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1,000	981	1,980	7,600	26%
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	2,381	53,755	56,136	545,459	10%
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:	\$ 4,429	\$ 55,755	\$ 60,184	\$ 563,059	11%
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	-	168,495	168,495	337,388	50%
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:	\$ -	\$ 168,495	\$ 168,495	\$ 542,905	31%
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	(108,311)	20,154	
Fund Balance - Beginning	495,739	500,169	495,739	491,650	
Fund Balance - Ending	\$ 500,169	\$ 387,428	\$ 387,428	\$ 511,804	

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 November 30, 2024

Description	October	November	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	65	149	2,600	6%
Prepayment Account	486	981	1,467	13,750	11%
Revenue Account	77	78	155	650	24%
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	51,813	174,472	-	N/A
Contribution from Taylor Morrison	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 123,307	\$ 52,936	\$ 176,243	\$ 102,000	173%
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2020B	-	-	-	-	N/A
Principal Debt Service - Early Redemptions					
Series 2020B	-	145,000	145,000	-	N/A
Interest Expense					
Series 2020B	-	16,044	16,044	85,000	19%
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:	\$ -	\$ 161,044	\$ 161,044	\$ 85,000	189%
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	15,200	17,000	
Fund Balance - Beginning	184,213	307,520	184,213	592,433	
Fund Balance - Ending	\$ 307,520	\$ 199,413	\$ 199,413	\$ 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 November 30, 2024

Description	October	November	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	543	1,101	6,700	16%
Prepayment Account	-	-	-	-	N/A
Revenue Account	29	458	487	2,900	17%
Capitalized Interest Account	16	16	32	1,800	2%
Special Assessments - Prepayments					
Special Assessments - On Roll	1,260	28,459	29,720	288,914	10%
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	6,318	16,288	22,606	-	N/A
Total Revenue and Other Sources:	\$ 8,182	\$ 45,764	\$ 53,946	\$ 300,314	18%
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	-	106,126	106,126	212,253	50%
Unamortized Premium/Discount on Bonds Payable					
	-	-	-	18,901	0%
Underwriters Discount					
	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)					
	558	543	1,101	-	N/A
Total Expenditures and Other Uses:	\$ 558	\$ 106,669	\$ 107,228	\$ 286,154	37%
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	(53,282)	14,160	
Fund Balance - Beginning	241,133	248,756	241,133	361,526	
Fund Balance - Ending	\$ 248,756	\$ 187,851	\$ 187,851	\$ 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 November 30, 2024

Description	October	November	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	678	1,453	9,900	15%
Prepayment Account	6,318	9,559	15,877	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	28	27	55	3,600	2%
Special Assessments - Prepayments					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	409,781	0%
Special Assessments - Prepayments	760,993	349,885	1,110,877	-	N/A
Debt Proceeds	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 768,114	\$ 360,148	\$ 1,128,262	\$ 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	-	2,765,000	2,765,000	-	N/A
Interest Expense					
Series 2023B	-	168,609	168,609	409,781	41%
Unamortized Premium/Discount on Bonds Payable	-	-	-	-	N/A
Underwriters Discount	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	7,093	16,966	24,059	-	N/A
Total Expenditures and Other Uses:	\$ 7,093	\$ 2,950,575	\$ 2,957,668	\$ 409,781	N/A
Net Increase/ (Decrease) in Fund Balance	761,021	(2,590,427)	(1,829,406)	13,500	
Fund Balance - Beginning	3,113,873	3,874,894	3,113,873	220,221	
Fund Balance - Ending	\$ 3,874,894	\$ 1,284,467	\$ 1,284,467	\$ 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 November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	28	33	62	-	N/A
Cost of Issuance	-	-	-	-	N/A
Debt Proceeds					
	-	-	-	-	N/A
Developer Contributions					
	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	1,333	1,221	2,554	-	N/A
Total Revenue and Other Sources:	\$ 1,362	\$ 1,254	\$ 2,616	\$ -	N/A
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	-	-	-	-	N/A
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:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 2,616	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (406,887)	\$ -	
Fund Balance - Ending	\$ (405,526)	\$ (404,272)	\$ (404,272)	\$ -	