

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2022

FISCAL YEAR 2023

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

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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 December 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	\$ 102,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,887
Debt Service Fund								
Interest Account			-		-			-
Sinking Account		0						0
Reserve Account		253,831	82,981					336,813
Revenue Account		13,804	1,896					15,700
Capitalized Interest		-	-					-
Prepayment Account			131,352					131,352
Construction Account					3	5,238		5,241
Cost of Issuance Account								-
Due from Other Funds								
General Fund	-	63,728	0					63,728
Debt Service Fund(s)	-	-	-					-
Accounts Receivable	-	-	-					-
Assessments Receivable	-	-	-					-
Amount Available in Debt Service Funds	-	-	-			547,592		547,592
Amount to be Provided by Debt Service Funds	-	-	-			11,787,408		11,787,408
Total Assets	\$ 102,887	\$ 331,363	\$ 216,229	\$ 3	\$ 5,238	\$ 12,335,000		\$ 12,990,721

**River Landing Community Development District
Balance Sheet
for the Period Ending December 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)	63,728	-	-	-	-	-	-	63,728
Bonds Payable								
Current Portion								-
Series 2020A						\$ 160,000		160,000
Series 2020B						\$ -		-
Long Term								-
Series 2020A						\$ 8,270,000		8,270,000
Series 2020B						\$ 3,905,000		3,905,000
Total Liabilities	<u>\$ 63,728</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 169,071</u>	<u>\$ -</u>	<u>\$ 12,335,000</u>		<u>\$ 12,567,798</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Unaudited)		441,203	386,782	(169,071)	5,237	-		664,151
Results from Current Operations		(109,840)	(170,553)	3	1	-		(280,388)
Unassigned								
Beginning: October 1, 2022 (Unaudited)	2,899							2,899
Results from Current Operations	36,260							36,260
Total Fund Equity and Other Credits	<u>\$ 39,159</u>	<u>\$ 331,363</u>	<u>\$ 216,229</u>	<u>\$ (169,067)</u>	<u>\$ 5,238</u>	<u>\$ -</u>		<u>\$ 422,922</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 102,887</u>	<u>\$ 331,363</u>	<u>\$ 216,229</u>	<u>\$ 3</u>	<u>\$ 5,238</u>	<u>\$ 12,335,000</u>		<u>\$ 12,990,721</u>

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

Description	October	November	December	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	-	2,512	21,310	23,822	190,675	12%
Special Assessments - Off-Roll	-	45,000	-	45,000	-	N/A
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 47,512	\$ 21,310	\$ 68,822	\$ 190,675	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,417	3,417	3,417	10,250	41,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	5,200	0%
Accounting Services	2,125	2,125	2,125	6,375	25,500	25%
Assessment Roll Services	1,417	1,417	1,417	4,250	17,000	25%
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Other Contractual Services						
Legal Advertising	-	366	-	366	1,500	24%
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	20	62	350	18%
Communications & Freight Services						
Postage, Freight & Messenger	-	31	13	44	250	18%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	1,500	0%
Insurance	-	10,840	-	10,840	15,000	72%
Printing & Binding	-	-	-	-	400	0%
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	200	200	15,000	1%
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	18,391	7,192	32,562	190,675	N/A
Total Expenditures and Other Uses:	\$ 6,979	\$ 18,391	\$ 7,192	\$ 32,562	\$ 190,675	N/A
Net Increase/ (Decrease) in Fund Balance	(6,979)	29,121	14,118	36,260	-	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Fund Balance - Beginning	2,899	(4,080)	25,041	2,899	-	
Fund Balance - Ending	\$ (4,080)	\$ 25,041	\$ 39,159	39,159	\$ -	

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

Description	October	November	December	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	1	3	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	2	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	6,720	57,007	63,727	509,959	12%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 6,722	\$ 57,008	\$ 63,732	\$ 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	-	173,569	-	173,569	347,138	50%
Unamortized Premium/Discount on Bonds Payable						
Underwriter's Discount	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
	1	1	1	3	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,570	\$ 1	\$ 173,572	\$ 507,138	N/A
Net Increase/ (Decrease) in Fund Balance	2	(166,848)	57,007	(109,840)	2,821	
Fund Balance - Beginning	441,203	441,205	274,357	441,203	-	
Fund Balance - Ending	\$ 441,205	\$ 274,357	\$ 331,364	331,363	\$ 2,821	

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

Description	October	November	December	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	0	1	-	N/A
Prepayment Account	0	1	-	1	-	N/A
Revenue Account	0	0	0	1	-	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	-	-	126,889	126,889	-	N/A
Debt Proceeds						
-	-	-	-	-	-	N/A
Intragovernmental Transfer In						
-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 2	\$ 126,889	\$ 126,892	\$ 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	-	210,000	-	210,000	-	N/A
Interest Expense						
Series 2020B	-	87,444	-	87,444	197,413	44%
Unamortized Premium/Discount on Bonds Payable						
-	-	-	-	-	-	N/A
Underwriters Discount						
-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
-	0	0	0	1	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 297,444	\$ 0	\$ 297,445	\$ 197,413	N/A
Net Increase/ (Decrease) in Fund Balance	1	(297,442)	126,889	(170,553)	90,497	
Fund Balance - Beginning	386,782	386,783	89,341	386,782	-	
Fund Balance - Ending	\$ 386,783	\$ 89,341	\$ 216,230	\$ 216,229	\$ 90,497	

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JPWARD and Associates, LLC

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

Description	October	November	December	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	1	3	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	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 2020A 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	\$ 1	\$ 1	\$ 3	-	
Fund Balance - Beginning	\$ (169,071)	\$ (169,069)	\$ (169,068)	\$ (169,071)	-	
Fund Balance - Ending	\$ (169,069)	\$ (169,068)	\$ (169,067)	\$ (169,067)	-	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	0	0	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	0	1	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</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 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>N/A</u>				
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	\$ 0	\$ 1	-	-
Fund Balance - Beginning	\$ 5,237	\$ 5,237	\$ 5,238	\$ 5,237	-	-
Fund Balance - Ending	<u>\$ 5,237</u>	<u>\$ 5,238</u>	<u>\$ 5,238</u>	<u>\$ 5,238</u>	<u>\$ -</u>	<u>-</u>

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