

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 31, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds				
		Series 2020A	Series 2020B	Series 2023	Series 2020A	Series 2020B	Series 2023		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 317,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,083
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,831	55,675	-	-	-	-	-	309,506
Reserve Account 2023A	-	-	-	135,006	-	-	-	-	135,006
Reserve Account 2023B	-	-	-	204,891	-	-	-	-	204,891
Revenue Account	-	536,075	4,561	262,233	-	-	-	-	802,869
Capitalized Interest	-	-	-	\$ -	-	-	-	-	-
Capitalized Interest 2023A	-	-	-	3,801	-	-	-	-	3,801
Capitalized Interest 2023B	-	-	-	6,442	-	-	-	-	6,442
Prepayment Account	-	9,070	631,609	\$ -	-	-	-	-	640,678
Construction Account	-	-	-	\$ -	-	-	2,358,977	-	2,358,977
Cost of Issuance Account	-	-	-	\$ -	-	-	\$ -	-	-
Due from Other Funds									
General Fund	-	1,974	-	1,045	-	-	-	-	3,019
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable									
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	1,492,795	1,492,795
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	10,067,205	10,067,205
Total Assets	\$ 317,083	\$ 800,950	\$ 691,845	\$ 613,417	\$ -	\$ -	\$ 2,358,977	\$ 11,560,000	\$ 16,342,272
Liabilities									
Accounts Payable & Payroll Liabilities									
Due to Developer	-	-	-	\$ -	-	-	\$ -	-	-
Due to Other Funds									
General Fund	-	-	-	\$ -	-	-	-	-	-
Debt Service Fund(s)	3,019	-	-	-	-	-	-	-	3,019
Bonds Payable									
Current Portion									
Series 2020A	-	-	-	-	-	-	-	\$ -	-
Series 2020B	-	-	-	-	-	-	-	\$ 480,000	480,000
Long Term									
Series 2020A	-	-	-	-	-	-	-	\$ 8,110,000	8,110,000
Series 2020B	-	-	-	-	-	-	-	\$ 2,970,000	2,970,000
Total Liabilities	\$ 3,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,560,000	\$ 11,563,019
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	-	337,349	125,683	13,809	(5,580)	(7,003)	34,100	-	498,358
Unassigned									
Beginning: October 1, 2023 (Unaudited)	105,813	-	-	-	-	-	-	-	105,813
Results from Current Operations	208,251	-	-	-	-	-	-	-	208,251
Total Fund Equity and Other Credits	\$ 314,064	\$ 800,950	\$ 691,845	\$ 613,417	\$ -	\$ -	\$ 2,358,977	\$ -	\$ 4,779,253
Total Liabilities, Fund Equity and Other Credits	\$ 317,083	\$ 800,950	\$ 691,845	\$ 613,417	\$ -	\$ -	\$ 2,358,977	\$ 11,560,000	\$ 16,342,272

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

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	-	11,823	236,620	248,442	267,979	93%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 11,823	\$ 236,620	\$ 248,442	\$ 267,979	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,500	3,500	3,500	10,500	42,000	25%
Financial and Administrative						
Audit Services	-	-	1,500	1,500	8,300	18%
Accounting Services	2,375	2,375	2,375	7,125	28,500	25%
Assessment Roll Services	2,292	2,292	2,292	6,875	27,500	25%
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	71	12	120	350	34%
Communications & Freight Services						
Postage, Freight & Messenger	-	-	30	30	250	12%
Computer Services - Website Development						
	-	-	-	-	1,500	0%
Insurance						
	12,618	-	-	12,618	13,000	97%
Printing & Binding						
	-	-	-	-	100	0%
Subscription & Memberships						
	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	923	327	1,250	10,000	12%
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

Prepared by:

Unaudited

JPWARD and Associates, LLC

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
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)	-	-	-	-	50,000	0%
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-
Sub-Total:	20,821	9,336	10,035	40,192	254,775	N/A
Total Expenditures and Other Uses:	\$ 20,821	\$ 9,336	\$ 10,035	\$ 40,192	\$ 254,775	N/A
Net Increase/ (Decrease) in Fund Balance	(20,821)	2,487	226,585	208,251	13,204	
Fund Balance - Beginning	105,813	84,992	87,479	105,813	-	
Fund Balance - Ending	\$ 84,992	\$ 87,479	\$ 314,064	314,064	\$ 13,204	

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

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	1,116	1,154	1,108	3,378	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	922	957	180	2,059	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	23,669	473,720	497,390	545,459	91%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Intragovernmental Transfer In	-	-	9,070	9,070	-	N/A
Total Revenue and Other Sources:	\$ 2,038	\$ 25,780	\$ 484,078	\$ 511,896	\$ 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	-	171,169	-	171,169	342,338	50%
Unamortized Premium/Discount on Bonds Payable						
	-	-	-	-	35,514	0%
Underwriter's Discount						
	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	1,116	1,154	1,108	3,378	-	N/A
Total Expenditures and Other Uses:	\$ 1,116	\$ 172,322	\$ 1,108	\$ 174,547	\$ 542,852	N/A
Net Increase/ (Decrease) in Fund Balance	922	(146,542)	482,970	337,349	2,607	
Fund Balance - Beginning	463,601	464,523	317,980	463,601	-	
Fund Balance - Ending	\$ 464,523	\$ 317,980	\$ 800,950	800,950	\$ 2,607	

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 December 31, 2023

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	305	299	288	892	-	N/A
Prepayment Account	1,922	2,184	164	4,270	-	N/A
Revenue Account	86	186	19	291	-	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	-	277,887	334,987	612,874	-	N/A
Debt Proceeds						
Intragovernmental Transfer In	-	-	8,013	8,013	-	N/A
Total Revenue and Other Sources:	\$ 48,424	\$ 280,556	\$ 343,470	\$ 672,450	\$ 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	-	480,000	-	480,000	-	N/A
Interest Expense						
Series 2020B	-	65,875	-	65,875	160,438	41%
Unamortized Premium/Discount on Bonds Payable						
	-	-	-	-	-	N/A
Underwriters Discount						
	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	305	299	288	892	-	N/A
Total Expenditures and Other Uses:	\$ 305	\$ 546,174	\$ 288	\$ 546,767	\$ 160,438	N/A
Net Increase/ (Decrease) in Fund Balance	48,119	(265,618)	343,182	125,683	-	
Fund Balance - Beginning	566,162	614,281	348,662	566,162	-	
Fund Balance - Ending	\$ 614,281	\$ 348,662	\$ 691,845	\$ 691,845	\$ -	

Prepared by:

JWARD and Associates, LLC

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

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 2023A	594	614	589	1,797	-	N/A
Reserve Account 2023B	901	931	895	2,727	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	1	1	-	N/A
Capitalized Interest Account 2023A	393	411	16	821	-	N/A
Capitalized Interest Account 2023B	747	780	28	1,556	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	12,528	250,748	263,276	288,914	91%
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	\$ 15,265	\$ 252,277	\$ 270,177	\$ 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	-	253,340	-	253,340	194,597	130%
Unamortized Premium/Discount on Bonds Payable						
	-	-	-	-	18,901	0%
Underwriters Discount						
	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
	-	1,545	1,484	3,029	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 254,885	\$ 1,484	\$ 256,368	\$ 268,498	N/A
Net Increase/ (Decrease) in Fund Balance	2,635	(239,620)	250,794	13,809	126,542	
Fund Balance - Beginning	599,609	602,244	362,624	599,609	-	
Fund Balance - Ending	\$ 602,244	\$ 362,624	\$ 613,417	\$ 613,417	\$ 126,542	

Prepared by:

JWARD 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, 2023

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	24	30	57	112	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	1,116	1,154	(7,961)	(5,692)	\$ -	N/A
Total Revenue and Other Sources:	\$ 1,140	\$ 1,184	\$ (7,904)	\$ (5,580)	\$ -	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	\$ 1,140	\$ 1,184	\$ (7,904)	\$ (5,580)	-	
Fund Balance - Beginning	\$ 5,580	\$ 6,720	\$ 7,904	\$ 5,580	\$ -	
Fund Balance - Ending	\$ 6,720	\$ 7,904	\$ -	\$ -	\$ -	-

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	31	33	54	118	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	305	299	-	604	\$ -	N/A
Total Revenue and Other Sources:	\$ 336	\$ 333	\$ 54	\$ 722	\$ -	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)	-	-	7,725	7,725	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 7,725	\$ 7,725	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 336	\$ 333	\$ (7,671)	\$ (7,003)	-	
Fund Balance - Beginning	\$ 7,003	\$ 7,338	\$ 7,671	\$ 7,003	\$ -	
Fund Balance - Ending	\$ 7,338	\$ 7,671	\$ -	\$ -	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	10,217	10,609	10,246	31,071	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1,545	1,484	3,029	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 10,217</u>	<u>\$ 12,153</u>	<u>\$ 11,730</u>	<u>\$ 34,100</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						
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>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 10,217	\$ 12,153	\$ 11,730	\$ 34,100	-	
Fund Balance - Beginning	\$ 2,324,877	\$ 2,335,094	\$ 2,347,248	\$ 2,324,877	-	
Fund Balance - Ending	<u>\$ 2,335,094</u>	<u>\$ 2,347,248</u>	<u>\$ 2,358,977</u>	<u>\$ 2,358,977</u>	<u>\$ -</u>	