

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2024

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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, 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	
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 410,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,802
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	253,546	12,963	135,006	90,844	-	-	-	492,358
Revenue Account	-	556,597	5,075	278,550	-	-	-	-	840,223
Capitalized Interest	-	-	-	16	27	-	-	-	43
Prepayment Account	-	286	598,444	-	3,184,551	-	-	-	3,783,280
Construction Account	-	-	-	-	-	10,786	-	-	10,786
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>									
Assessments Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	5,115,904	-	5,115,904
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	10,634,096	-	10,634,096
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	9,362,557	9,362,557
<b>Total Assets</b>	<b>\$ 410,802</b>	<b>\$ 810,428</b>	<b>\$ 616,481</b>	<b>\$ 413,573</b>	<b>\$ 3,275,422</b>	<b>\$ 10,786</b>	<b>\$ 15,750,000</b>	<b>\$ 9,362,557</b>	<b>\$ 30,650,049</b>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending December 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	
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	-	-	-	413,888	-	-	413,888
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									
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	-	-	-	-	-	-	610,000	-	610,000
Series 2023A	-	-	-	-	-	-	3,760,000	-	3,760,000
Series 2023B	-	-	-	-	-	-	3,230,000	-	3,230,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 15,750,000</u>	<u>\$ -</u>	<u>\$ 16,163,888</u>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	9,362,557	9,362,557
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2024 (Unaudited)	-	495,739	184,213	241,133	3,113,873	(406,887)	-	-	3,628,071
Results from Current Operations	-	314,689	432,268	172,440	161,549	3,785	-	-	1,084,731
<b>Unassigned</b>									
Beginning: October 1, 2024 (Unaudited)	209,295	-	-	-	-	-	-	-	209,295
Results from Current Operations	201,507	-	-	-	-	-	-	-	201,507
<b>Total Fund Equity and Other Credits</b>	<u>\$ 410,802</u>	<u>\$ 810,428</u>	<u>\$ 616,481</u>	<u>\$ 413,573</u>	<u>\$ 3,275,422</u>	<u>\$ (403,102)</u>	<u>\$ -</u>	<u>\$ 9,362,557</u>	<u>\$ 14,486,161</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 410,802</u>	<u>\$ 810,428</u>	<u>\$ 616,481</u>	<u>\$ 413,573</u>	<u>\$ 3,275,422</u>	<u>\$ 10,786</u>	<u>\$ 15,750,000</u>	<u>\$ 9,362,557</u>	<u>\$ 30,650,049</u>

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	1,207	27,244	213,748	242,199	273,950	88%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Developer Contribution</b>						
	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>						
	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,207</b>	<b>\$ 27,244</b>	<b>\$ 213,748</b>	<b>\$ 242,199</b>	<b>\$ 273,950</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	3,667	3,667	3,667	11,000	44,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	8,500	0%
Accounting Services	2,375	2,375	2,375	7,125	28,500	25%
Assessment Roll Services	2,375	2,375	2,375	7,125	28,500	25%
Arbitrage Rebate Services	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>						
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%
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	23	50	-	73	200	37%

Prepared by:  
**JPWARD and Associates, LLC**

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	-	1,500	0%
<b>Insurance</b>	13,021	-	-	13,021	13,318	98%
<b>Printing &amp; Binding</b>	-	-	-	-	100	0%
<b>Subscription &amp; Memberships</b>	-	175	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	-	413	413	10,000	4%
Legal - 2020 Bonds	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	226	226.00	5,000	5%
Stormwater Needs Analysis	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
<b>Other Physical Environment</b>						
Repairs and Maintenance						
Naturalized Area Maintenance	-	-	-	-	-	N/A
Wetland Maitenance	-	-	-	-	100,000	0%
<b>Road &amp; Street Facilities</b>						
Capital Improvements	-	-	-	-	-	N/A
Street Lights Purchase	-	-	-	-	-	N/A
Street Lights Installation	-	-	-	-	-	N/A
<b>Reserves</b>	-	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts/Collection Fees	-	-	-	-	15,507	0%
<b>Sub-Total:</b>	<b>21,461</b>	<b>10,176</b>	<b>9,055</b>	<b>40,692</b>	<b>273,950</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 21,461</b>	<b>\$ 10,176</b>	<b>\$ 9,055</b>	<b>\$ 40,692</b>	<b>\$ 273,950</b>	15%
Net Increase/ (Decrease) in Fund Balance	(20,254)	17,068	204,693	201,507	-	
Fund Balance - Beginning	209,295	189,041	206,109	209,295	203,689	
<b>Fund Balance - Ending</b>	<b>\$ 189,041</b>	<b>\$ 206,109</b>	<b>\$ 410,802</b>	<b>\$ 410,802</b>	<b>\$ 203,689</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	1,049	1,019	947	3,015	10,000	30%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1,000	981	311	2,291	7,600	30%
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	2,381	53,755	421,742	477,878	545,459	88%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,429</b>	<b>\$ 55,755</b>	<b>\$ 423,000</b>	<b>\$ 483,184</b>	<b>\$ 563,059</b>	<b>86%</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2020A	-	-	-	-	170,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2020A	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2020A	-	168,495	-	168,495	337,388	50%
<b>Unamortized Premium/Discount on Bonds Payable</b>						
	-	-	-	-	35,517	0%
<b>Underwriter's Discount</b>						
	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>						
	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 168,495</b>	<b>\$ -</b>	<b>\$ 168,495</b>	<b>\$ 542,905</b>	<b>31%</b>
Net Increase/ (Decrease) in Fund Balance	4,429	(112,740)	423,000	314,689	20,154	
Fund Balance - Beginning	495,739	500,169	387,428	495,739	491,650	
<b>Fund Balance - Ending</b>	<b>\$ 500,169</b>	<b>\$ 387,428</b>	<b>\$ 810,428</b>	<b>\$ 810,428</b>	<b>\$ 511,804</b>	

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, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	84	65	60	209	2,600	8%
Prepayment Account	486	981	551	2,019	13,750	15%
Revenue Account	77	78	16	171	650	26%
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	85,000	85,000	85,000	100%
Special Assessments - Prepayments	122,659	51,813	148,460	322,933	-	N/A
Contribution from Taylor Morrison	-	-	182,981	182,981	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 123,307</b>	<b>\$ 52,936</b>	<b>\$ 417,069</b>	<b>\$ 593,312</b>	<b>\$ 102,000</b>	<b>582%</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2020B	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>						
Series 2020B	-	145,000	-	145,000	-	N/A
<b>Interest Expense</b>						
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 161,044</b>	<b>\$ -</b>	<b>\$ 161,044</b>	<b>\$ 85,000</b>	<b>189%</b>
Net Increase/ (Decrease) in Fund Balance	123,307	(108,107)	417,069	432,268	17,000	
Fund Balance - Beginning	184,213	307,520	199,413	184,213	592,433	
<b>Fund Balance - Ending</b>	<b>\$ 307,520</b>	<b>\$ 199,413</b>	<b>\$ 616,481</b>	<b>\$ 616,481</b>	<b>\$ 609,433</b>	

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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	N/A
<b>Interest Income</b>						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	558	543	504	1,605	6,700	24%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	29	458	66	553	2,900	19%
Capitalized Interest Account	16	16	-	32	1,800	2%
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	1,260	28,459	223,280	253,000	288,914	88%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>						
	6,318	16,288	2,375	24,981	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 8,182</b>	<b>\$ 45,764</b>	<b>\$ 226,226</b>	<b>\$ 280,172</b>	<b>\$ 300,314</b>	<b>93%</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2023A	-	-	-	-	55,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2023A	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2023A	-	106,126	-	106,126	212,253	50%
<b>Unamortized Premium/Discount on Bonds Payable</b>						
	-	-	-	-	18,901	0%
<b>Underwriters Discount</b>						
	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>						
	558	543	504	1,605	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 558</b>	<b>\$ 106,669</b>	<b>\$ 504</b>	<b>\$ 107,732</b>	<b>\$ 286,154</b>	<b>38%</b>
Net Increase/ (Decrease) in Fund Balance	7,624	(60,905)	225,722	172,440	14,160	
Fund Balance - Beginning	241,133	248,756	187,851	241,133	361,526	
<b>Fund Balance - Ending</b>	<b>\$ 248,756</b>	<b>\$ 187,851</b>	<b>\$ 413,573</b>	<b>\$ 413,573</b>	<b>\$ 375,686</b>	

Prepared by:

**JWARD and Associates, LLC**

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	775	678	630	2,082	9,900	21%
Prepayment Account	6,318	9,559	2,375	18,253	-	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	409,781	409,781	100%
Special Assessments - Prepayments	760,993	349,885	522,808	1,633,686	-	N/A
Contributions from Taylor Morrison	-	-	1,058,365	1,058,365	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 768,114</b>	<b>\$ 360,148</b>	<b>\$ 1,993,960</b>	<b>\$ 3,122,222</b>	<b>\$ 423,281</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2023B	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>						
Series 2023B	-	2,765,000	-	2,765,000	-	N/A
<b>Interest Expense</b>						
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	3,005	27,064	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,093</b>	<b>\$ 2,950,575</b>	<b>\$ 3,005</b>	<b>\$ 2,960,673</b>	<b>\$ 409,781</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	761,021	(2,590,427)	1,990,955	161,549	13,500	
Fund Balance - Beginning	3,113,873	3,874,894	1,284,467	3,113,873	220,221	
<b>Fund Balance - Ending</b>	<b>\$ 3,874,894</b>	<b>\$ 1,284,467</b>	<b>\$ 3,275,422</b>	<b>\$ 3,275,422</b>	<b>\$ 233,721</b>	

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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Construction Account	28	33	35	97	-	N/A
Cost of Issuance	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
	-	-	-	-	-	N/A
<b>Developer Contributions</b>						
	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	1,333	1,221	1,134	3,688	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,362</b>	<b>\$ 1,254</b>	<b>\$ 1,169</b>	<b>\$ 3,785</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	-	N/A
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>						
	-	-	-	-	-	N/A
<b>Capital Outlay</b>						
Irrigation	-	-	-	-	-	-
Water-Sewer Combination	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	N/A
<b>Cost of Issuance</b>						
Legal - Series 2023 Bonds	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>						
	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,362	\$ 1,254	\$ 1,169	\$ 3,785	-	
Fund Balance - Beginning	\$ (406,887)	\$ (405,526)	\$ (404,272)	\$ (406,887)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (405,526)</b>	<b>\$ (404,272)</b>	<b>\$ (403,102)</b>	<b>\$ (403,102)</b>	<b>\$ -</b>	