

# River Landing

Community Development District

## *Financial Statements December 31, 2025*

*JPWard and Associates, LLC*  
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**River Landing Community Development District  
Balance Sheet  
for the Period Ending December 31, 2025**

	Governmental Funds							Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Projects Funds					
	General Fund	Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 364,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,292
Debt Service Fund										
Reserve Account	-	253,546	135,006	88,191	-	-	-			476,743
Revenue Account	-	555,727	291,320	322,019	-	-	-		-	1,169,066
Prepayment Account	-	286	-	31,213	-	-	-		-	31,498
Construction Account	-	-	-	-	17,871	9,517	-			27,389
Due from Other Funds										
General Fund	-	-	-	-	-	-	-		-	-
Debt Service Fund(s)	-	-	-	-	-	-	-		-	-
Accounts Receivable	-	-	-	-	-	-	-		-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	1,235,885		-	1,235,885
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	15,694,115		-	15,694,115
Investment in General Fixed Assets (net of depreciation)	-	-					-		11,263,440	11,263,440
Total Assets	\$ 364,292	\$ 809,558	\$ 426,326	\$ 441,422	\$ 17,871	\$ 9,517	\$ 16,930,000	\$ 11,263,440	\$	30,262,428

**River Landing Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2025**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Projects Funds		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025			
Liabilities									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advance	-	-	-	-	413,888	111,866	-	-	525,755
Due to Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due Within 12 Months)									
Series 2020A	-	-	-	-	-	-	175,000	-	175,000
Series 2023A	-	-	-	-	-	-	60,000	-	60,000
Series 2025	-	-	-	-	-	-	80,000	-	80,000
Long Term									
Series 2020A	-	-	-	-	-	-	7,750,000	-	7,750,000
Series 2023A	-	-	-	-	-	-	3,700,000	-	3,700,000
Series 2025	-	-	-	-	-	-	5,165,000	-	5,165,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 413,888</u>	<u>\$ 111,866</u>	<u>\$ 16,930,000</u>	<u>\$ -</u>	<u>\$ 17,455,755</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-					-	11,263,440	11,263,440
Fund Balance									
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	531,360	291,020	259,070	(397,511)	(105,009)	-	-	578,931
Results from Current Operations	-	278,198	135,306	182,352	1,494	2,660	-	-	600,011
Unassigned									
Beginning: October 1, 2025 (Unaudited)	202,514	-	-	-	-	-	-	-	202,514
Results from Current Operations	161,777	-	-	-	-	-	-	-	161,777
Total Fund Equity and Other Credits	<u>\$ 364,292</u>	<u>\$ 809,558</u>	<u>\$ 426,326</u>	<u>\$ 441,422</u>	<u>\$ (396,017)</u>	<u>\$ (102,349)</u>	<u>\$ -</u>	<u>\$ 11,263,440</u>	<u>\$ 12,806,673</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 364,292</u>	<u>\$ 809,558</u>	<u>\$ 426,326</u>	<u>\$ 441,422</u>	<u>\$ 17,871</u>	<u>\$ 9,517</u>	<u>\$ 16,930,000</u>	<u>\$ 11,263,440</u>	<u>\$ 30,262,428</u>

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	223,482	257,879	306,175	84%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(17,331)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 223,482</b>	<b>\$ 257,879</b>	<b>\$ 288,844</b>	<b>89%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,917	11,750	47,000	25%
<b>Financial and Administrative</b>				
Audit Services	7,200	7,200	5,700	126%
Accounting Services	2,833	8,500	34,000	25%
Assessment Roll Services	2,833	8,500	34,000	25%
Arbitrage Rebate Services	-	-	1,500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	198	2,800	7%
Trustee Services	-	-	15,480	0%
Dissemination Agent Services	-	-	6,000	0%
Bond Amortization Schedules	-	-	1,500	0%
Property Appraiser Fees	-	-	150	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	500	0%
Computer Services - Website Development	-	-	2,400	0%
<b>Insurance</b>	-	23,374	22,289	105%
<b>Printing &amp; Binding</b>	-	-	100	0%
<b>Subscription &amp; Memberships</b>	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	110	10,000	1%
<b>Other General Government Services</b>				
Engineering Services	855	1,095	5,000	22%
<b>Other Physical Environment</b>				
<b>Repairs and Maintenance</b>				
Wetland Maintenance	18,900	35,200	100,000	35%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 36,538</b>	<b>\$ 96,102</b>	<b>\$ 288,844</b>	<b>33%</b>
 Net Increase/ (Decrease) in Fund Balance	 186,944	 161,777	 -	
Fund Balance - Beginning	177,348	202,514	202,514	
<b>Fund Balance - Ending</b>	<b>\$ 364,292</b>	<b>\$ 364,292</b>	<b>\$ 202,514</b>	

**River Landing Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	781	2,494	11,110	22%
Revenue Account	418	2,299	12,554	18%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	380,748	439,350	527,685	83%
<b>Other Fees and Charges</b>				0%
Fees/Discounts for Early Payment		-	(35,482)	
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 381,946</b>	<b>\$ 444,143</b>	<b>\$ 515,867</b>	<b>86%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2020A	-	-	175,000	0%
<b>Interest Expense</b>				
Series 2020A	-	165,945	331,890	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 165,945</b>	<b>\$ 506,890</b>	<b>33%</b>
Net Increase/ (Decrease) in Fund Balance	381,946	278,198	8,977	
Fund Balance - Beginning	427,612	531,360	531,360	
<b>Fund Balance - Ending</b>	<b>\$ 809,558</b>	<b>\$ 809,558</b>	<b>\$ 540,337</b>	

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**River Landing Community Development District**  
**Debt Service Fund - Series 2023A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	-	0%
<b>Interest Income</b>				
Reserve Account	416	1,328	5,916	22%
Revenue Account	126	833	3,753	22%
Capitalized Interest Account	-	-	74	0%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	207,364	239,280	286,992	83%
<b>Other Fees and Charges</b>				0%
Fees/Discounts for Early Payment	-	-	(18,901)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 207,906</b>	<b>\$ 241,441</b>	<b>\$ 277,834</b>	<b>87%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2023A	-	-	60,000	0%
<b>Interest Expense</b>				
Series 2023A	-	104,806	209,613	50%
<b>Intragovernmental Transfer Out</b>	416	1,328	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 416</b>	<b>\$ 106,135</b>	<b>\$ 269,613</b>	<b>39%</b>
Net Increase/ (Decrease) in Fund Balance	207,490	135,306	8,221	
Fund Balance - Beginning	218,837	291,020	291,020	
<b>Fund Balance - Ending</b>	<b>\$ 426,326</b>	<b>\$ 426,326</b>	<b>\$ 299,241</b>	

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**River Landing Community Development District**  
**Debt Service Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	255,178	0%
<b>Interest Income</b>		-		
Reserve Account	174	573	760	75%
Prepayment Account	61	136	-	0%
Revenue Account	17	22	1,520	1%
Capitalized Interest Account	-	646	-	0%
<b>Special Assessments - Prepayments</b>		-		
Special Assessments - On Roll	277,501	320,213	377,570	85%
<b>Other Fees and Charges</b>				0%
Fees/Discounts for Early Payment	-	-	(18,901)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 277,753</b>	<b>\$ 321,589</b>	<b>\$ 616,127</b>	52%
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025	-	-	80,000	0%
<b>Interest Expense</b>				
Series 2025	-	136,626	273,252	50%
<b>Intragovernmental Transfer Out</b>	-	2,611	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 139,237</b>	<b>\$ 353,252</b>	39%
Net Increase/ (Decrease) in Fund Balance	277,753	182,352	262,875	
Fund Balance - Beginning	163,669	259,070	259,070	
<b>Fund Balance - Ending</b>	<b>\$ 441,422</b>	<b>\$ 441,422</b>	<b>\$ 521,945</b>	

Prepared by:

**JPWARD and Associates, LLC**

Unaudited



**River Landing Community Development District**  
**Capital Projects Fund - Series 2023AB**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	53	166	-	0%
<b>Operating Transfers In (From Other Funds)</b>	416	1,328	-	0%
<b>Total Revenue and Other Sources:</b>	<u>\$ 469</u>	<u>\$ 1,494</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ 469	 \$ 1,494	 -	
Fund Balance - Beginning	\$ (396,486)	\$ (397,511)	\$ -	
<b>Fund Balance - Ending</b>	<u><u>\$ (396,017)</u></u>	<u><u>\$ (396,017)</u></u>	<u><u>\$ -</u></u>	

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**JPWARD and Associates, LLC**

**River Landing Community Development District**  
**Capital Projects Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	18	48	-	0%
Cost of Issuance	-	1	-	0%
<b>Operating Transfers In (From Other Funds)</b>	-	2,611	-	0%
<b>Total Revenue and Other Sources:</b>	<u>\$ 18</u>	<u>\$ 2,660</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	\$ 18	\$ 2,660	-	
Fund Balance - Beginning	\$ (102,367)	\$ (105,009)	\$ -	
<b>Fund Balance - Ending</b>	<u><u>\$ (102,349)</u></u>	<u><u>\$ (102,349)</u></u>	<u><u>\$ -</u></u>	

Prepared by:

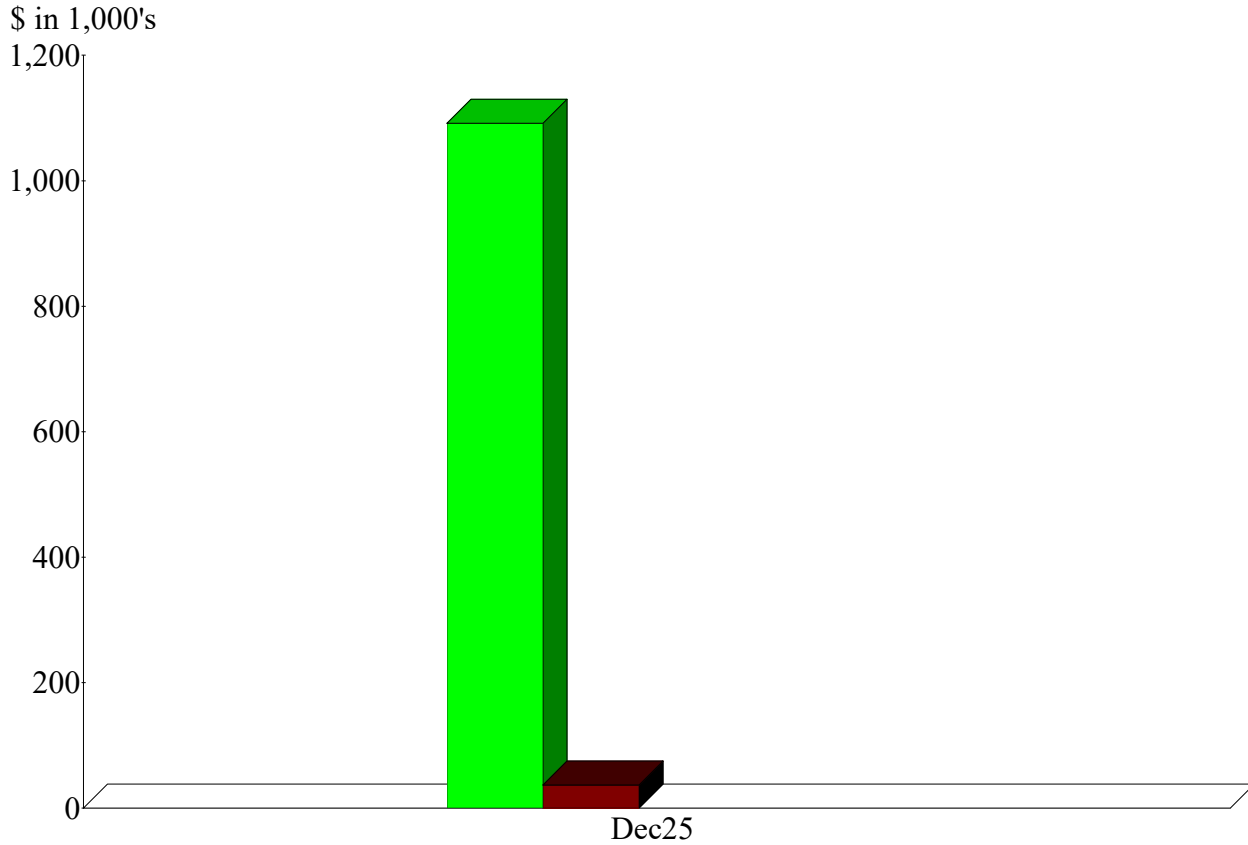
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**JPWARD and Associates, LLC**

# River Landing Community Development District

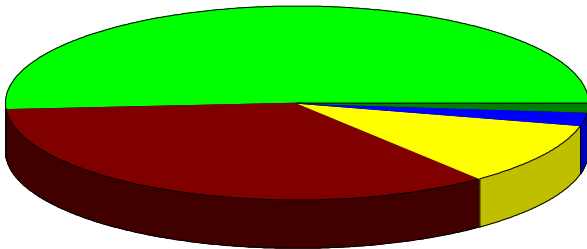
Income and Expense by Month  
December 2025

Income  
Expense



Expense Summary  
December 2025

5390000 · Other Physical Environment	51.14%
5130000 · Financial and Administrative	34.82
5120000 · Executive	10.60
5190000 · Other General Government Serv.	2.31
5810000 · Interfund Transfer Out	1.13
Total	\$36,954.17



By Account