

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Two Rivers West CDD
Balance Sheet
As of 9/30/2022

(In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	795.00	795.00
Revenue Account - Series 2022	0.00	318.00
Principal and Interest Account Series 2022 (6001)	0.00	5,047.00
Revenue Account - Series 2022	0.00	100,000.00
Acq. & Cons-Offsite Project Subacct Series 2022 (6004)	0.00	4,751,309.00
Acquisition & Construction Acct Series 2022 (6005)	0.00	866.00
Costs of Issuance Account Series 2022 (6006)	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>795.00</u>	<u>4,858,336.00</u>
Liabilities		
Accounts Payable	<u>10,604.00</u>	<u>10,604.00</u>
Total Liabilities	<u>10,604.00</u>	<u>10,604.00</u>
Fund Equity & Other Credits	(9,809.00)	4,847,732.00
Total Liabilities & Fund Equity	<u>795.00</u>	<u>4,858,336.00</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts - Off Tax Roll	684,517.00	0.00	(684,517.00)	(100)%
Contributions & Donations From Private Sources				
Developer Fundings	0.00	24,288.00	24,288.00	0 %
Total Revenues	<u>684,517.00</u>	<u>24,288.00</u>	<u>(660,229.00)</u>	<u>(96)%</u>
Expenditures				
Legislative				
Supervisor Fees	10,000.00	3,600.00	6,400.00	64 %
Financial & Administrative				
Administrative Service	3,750.00	833.00	2,917.00	78 %
District Management	20,833.00	5,833.00	15,000.00	72 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	500.00	1,500.00	75 %
Organization Meeting/Initial Set Up	4,000.00	0.00	4,000.00	100 %
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	500.00	2,125.00	81 %
Rentals and Leases	500.00	83.00	417.00	83 %
Office Supplies	100.00	115.00	(15.00)	(15)%
Technology Services	500.00	125.00	375.00	75 %
Accounting Services	10,000.00	1,875.00	8,125.00	81 %
Postage, Phone, Faxes, Copies	500.00	4.00	496.00	99 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	7,797.00	(4,297.00)	(123)%
Bank Fees	200.00	314.00	(114.00)	(57)%
Dues, Licenses, & Fees	175.00	750.00	(575.00)	(329)%
Miscellaneous Fees	250.00	700.00	(450.00)	(180)%
Website Maintenance	2,000.00	250.00	1,750.00	88 %
ADA Website Set Up/Compliance	1,800.00	2,900.00	(1,100.00)	(61)%

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Legal Counsel				
District Counsel	9,500.00	7,917.00	1,583.00	17 %
Electric Utility Services				
Electric Utility Services -	135,000.00	0.00	135,000.00	100 %
Electric Utility Services - All Others	6,000.00	0.00	6,000.00	100 %
Stormwater Control				
Aquatic Maintenance	30,000.00	0.00	30,000.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %
Entry & Wall Maintenance	2,500.00	0.00	2,500.00	100 %
Landscape Maintenance	280,000.00	0.00	280,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	15,000.00	0.00	15,000.00	100 %
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
Landscape Mulch	40,000.00	0.00	40,000.00	100 %
Landscape Annuals	30,000.00	0.00	30,000.00	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Playground Equipment	1,000.00	0.00	1,000.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Dog Waste Station Service and	1,500.00	0.00	1,500.00	100 %
Supplies				
Contingency				
Miscellaneous Contingency	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>684,517.00</u>	<u>34,097.00</u>	<u>650,420.00</u>	<u>95 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(9,809.00)</u>	<u>(9,809.00)</u>	<u>0 %</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	(9,809.00)	(9,809.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>(9,809.00)</u>	<u>(9,809.00)</u>	<u>0 %</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources (Uses)				
Interfund Transfer				
Interfund Transfer	0.00	5,035.00	5,035.00	0 %
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>100,000.00</u>	<u>100,000.00</u>	<u>0 %</u>
Total Other Financing Sources (Uses)	<u>0.00</u>	<u>105,035.00</u>	<u>105,035.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>105,035.00</u>	<u>105,035.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>105,035.00</u>	<u>105,035.00</u>	<u>0 %</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Fund - Series 2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0.00	4,730,076.00	4,730,076.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(5,035.00)</u>	<u>(5,035.00)</u>	<u>0 %</u>
Total Other Financing Sources (Uses)	<u>0.00</u>	<u>4,725,041.00</u>	<u>4,725,041.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>4,725,041.00</u>	<u>4,725,041.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>4,725,041.00</u>	<u>4,725,041.00</u>	<u>0 %</u>

Two Rivers West CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	994.86
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	794.86
Balance Per Books	<u>794.86</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Two Rivers West CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1024	9/8/2022	System Generated Check/Voucher	<u>200.00</u>	Ryan Motko
Outstanding Checks/Vouchers			<u>200.00</u>	

Two Rivers West CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1022	8/28/2022	System Generated Check/Voucher	598.50	Straley Robin Vericker
1023	9/8/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1025	9/8/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1026	9/8/2022	System Generated Check/Voucher	200.00	Thomas R. Spence
030	9/21/2022	SERVICE CHARGES for Sept 2022	<u>22.21</u>	
Cleared Checks/Vouchers			<u>1,220.71</u>	