

# **Two Rivers West Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Operating Account	369	-	-	369
Investments:				
Acq. & Const. (Offsite Project)	-	-	3,167,596	3,167,596
Acquisition & Construction Account	-	-	868	868
Principal & Interest Account	-	5,056	-	5,056
Reserve Fund	-	100,000	-	100,000
Revenue Fund	-	482	-	482
<b>TOTAL ASSETS</b>	<b>\$ 369</b>	<b>\$ 105,538</b>	<b>\$ 3,168,464</b>	<b>\$ 3,274,371</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 28,369	\$ -	\$ -	\$ 28,369
<b>TOTAL LIABILITIES</b>	<b>28,369</b>	<b>-</b>	<b>-</b>	<b>28,369</b>
<b><u>FUND BALANCES</u></b>				
Restricted for:				
Debt Service	-	105,538	-	105,538
Capital Projects	-	-	3,168,464	3,168,464
Unassigned:	(28,000)	-	-	(28,000)
<b>TOTAL FUND BALANCES</b>	<b>(28,000)</b>	<b>105,538</b>	<b>3,168,464</b>	<b>3,246,002</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 369</b>	<b>\$ 105,538</b>	<b>\$ 3,168,464</b>	<b>\$ 3,274,371</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
<b>TOTAL REVENUES</b>	<b>684,517</b>	<b>-</b>	<b>(684,517)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	50	450	10.00%
ProfServ-Recording Secretary	2,000	200	1,800	10.00%
ProfServ-Tax Collector	2,625	-	2,625	0.00%
District Counsel	9,500	-	9,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	375	3,375	10.00%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	20,834	2,083	18,751	10.00%
Accounting Services	10,000	750	9,250	7.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	500	50	450	10.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	348	3,152	9.94%
Bank Fees	200	43	157	21.50%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	100	1,900	5.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>93,434</b>	<b>4,276</b>	<b>89,158</b>	<b>4.58%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	6,000	-	6,000	0.00%
Utility - StreetLights	135,000	-	135,000	0.00%
<b>Total Electric Utility Services</b>	<b>141,000</b>	<b>-</b>	<b>141,000</b>	<b>0.00%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	30,000	-	30,000	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
<b>Total Stormwater Control</b>	<b>30,500</b>	<b>-</b>	<b>30,500</b>	<b>0.00%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Contracts - Landscape	30,000	-	30,000	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	22,500	-	22,500	0.00%
R&M-Other Landscape	5,000	-	5,000	0.00%
Landscape - Mulch	40,000	-	40,000	0.00%
Landscape Maintenance	277,383	-	277,383	0.00%
Entry/Gate/Walls Maintenance	2,500	-	2,500	0.00%
Plant Replacement Program	15,000	-	15,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>400,583</b>	<b>-</b>	<b>400,583</b>	<b>0.00%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
<b>Total Road and Street Facilities</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Field Services	12,000	-	12,000	0.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Special Events	500	-	500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
<b>Total Parks and Recreation</b>	<b>15,000</b>	<b>-</b>	<b>15,000</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>684,517</b>	<b>4,276</b>	<b>680,241</b>	<b>0.62%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,276)	(4,276)	0.00%
Net change in fund balance	\$ -	\$ (4,276)	\$ (4,276)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(23,724)</b>	<b>(23,724)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (23,724)</b>	<b>\$ (28,000)</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 172	\$ 172	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>172</b>	<b>172</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	11,700,000	-	11,700,000	0.00%
Interest Expense	342,225	-	342,225	0.00%
<b>Total Debt Service</b>	<b>12,042,225</b>	<b>-</b>	<b>12,042,225</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>12,042,225</b>	<b>-</b>	<b>12,042,225</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(12,042,225)	172	12,042,397	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Debt Proceeds	12,042,225	-	(12,042,225)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,042,225</b>	<b>-</b>	<b>(12,042,225)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 172	\$ 172	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>105,366</b>	<b>105,366</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 105,366</b>	<b>\$ 105,538</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8,634	\$ 8,634	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,634</b>	<b>8,634</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,592,346	(1,592,346)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,592,346</b>	<b>(1,592,346)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,592,346</b>	<b>(1,592,346)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,583,712)	(1,583,712)	0.00%
Net change in fund balance	\$ -	\$ (1,583,712)	\$ (1,583,712)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>4,752,176</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 3,168,464</b>		

# TWO RIVERS WEST CDD

## Bank Reconciliation

**Bank Account No.** 5637 TRUIST - GF Operating  
**Statement No.** 11-22  
**Statement Date** 11/30/2022

<b>G/L Balance (LCY)</b>	368.65	<b>Statement Balance</b>	368.65
<b>G/L Balance</b>	368.65	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	368.65
<b>Subtotal</b>	368.65	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	368.65	<b>Ending Balance</b>	368.65
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/1/2022		JE000004	Outstanding Check #1024###	200	200.00	0.00
11/9/2022	Payment	1028	DEPT OF ECONOMIC OPPORTUNITY	175	175.00	0.00
11/9/2022	Payment	1029	TIMES PUBLISHING COM	208.5	208.50	0.00
11/21/2022		JE000012	bank service fee	20.88	20.88	0.00
<b>Total Checks</b>				<b>604.38</b>	<b>604.38</b>	<b>0.00</b>