

# **Two Rivers West Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2023

Prepared by:



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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2023

*(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	\$ 870	\$ -	\$ -	\$ 870
Investments:				
Acq. & Const. (Offsite Project)	-	-	3,183,601	3,183,601
Acquisition & Construction Account	-	-	872	872
Principal & Interest Account	-	5,080	-	5,080
Reserve Fund	-	100,000	-	100,000
Revenue Fund	-	970	-	970
<b>TOTAL ASSETS</b>	<b>\$ 870</b>	<b>\$ 106,050</b>	<b>\$ 3,184,473</b>	<b>\$ 3,291,393</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 43,360	\$ -	\$ -	\$ 43,360
<b>TOTAL LIABILITIES</b>	<b>43,360</b>	<b>-</b>	<b>-</b>	<b>43,360</b>
<b><u>FUND BALANCES</u></b>				
Restricted for:				
Debt Service	-	106,050	-	106,050
Capital Projects	-	-	3,184,473	3,184,473
Unassigned:	(42,490)	-	-	(42,490)
<b>TOTAL FUND BALANCES</b>	<b>(42,490)</b>	<b>106,050</b>	<b>3,184,473</b>	<b>3,248,033</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 870</b>	<b>\$ 106,050</b>	<b>\$ 3,184,473</b>	<b>\$ 3,291,393</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
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>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
Developer Contribution	-	5,700	5,700	0.00%
<b>TOTAL REVENUES</b>	<b>684,517</b>	<b>5,700</b>	<b>(678,817)</b>	<b>0.83%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	-	1,000	(1,000)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	200	300	40.00%
ProfServ-Recording Secretary	2,000	900	1,100	45.00%
ProfServ-Tax Collector	2,625	300	2,325	11.43%
District Counsel	9,500	1,294	8,206	13.62%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	1,500	2,250	40.00%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	20,834	8,333	12,501	40.00%
Accounting Services	10,000	3,000	7,000	30.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	15	485	3.00%
Rentals & Leases	500	100	400	20.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	348	3,152	9.94%
Bank Fees	200	102	98	51.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	400	1,600	20.00%
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>21,517</b>	<b>71,917</b>	<b>23.03%</b>
<b>Electric Utility Services</b>				
Utility - Electric	6,000	-	6,000	0.00%
Utility - Street Lights	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>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
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>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>
<b><u>Other Physical Environment</u></b>				
Contracts - Landscape	30,000	-	30,000	0.00%
Insurance - General Liability	3,200	2,750	450	85.94%
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>2,750</b>	<b>397,833</b>	<b>0.69%</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>24,267</b>	<b>660,250</b>	<b>3.55%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,567)	(18,567)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(23,923)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (42,490)</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
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>REVENUES</b>				
Interest - Investments	\$ -	\$ 684	\$ 684	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>684</b>	<b>684</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</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)	684	12,042,909	-0.01%
<b>OTHER FINANCING SOURCES (USES)</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	\$ -	\$ 684	\$ 684	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>105,366</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 106,050</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
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>REVENUES</b>				
Interest - Investments	\$ -	\$ 24,643	\$ 24,643	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>24,643</b>	<b>24,643</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</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	-	(1,567,703)	(1,567,703)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>4,752,176</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,184,473</u></b>		

# TWO RIVERS WEST CDD

## Bank Reconciliation

**Bank Account No.** 5637 TRUIST - GF Operating  
**Statement No.** 01-23  
**Statement Date** 1/31/2023

<b>G/L Balance (LCY)</b>	870.14	<b>Statement Balance</b>	870.14
<b>G/L Balance</b>	870.14	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	870.14
<b>Subtotal</b>	870.14	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	870.14	<b>Ending Balance</b>	870.14
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
1/23/2023		BANK FEE	TRUIST SERVICE CHARGE	37.5	37.50	0.00
Total Checks				37.50	37.50	0.00