

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022	GENERAL LONG-TERM DEBT FUND	TOTAL
					(PROJECT) CAPITAL PROJECTS FUND		
ASSETS							
	2,707	-	-	-	-	-	2,707
Due From Other Funds	-	-	-	2,239,347	-	-	2,239,347
Investments:							
Acq. & Const. (Offsite Project)	-	-	-	-	606,442	-	606,442
Cost of Issuance Fund	-	-	-	-	212,314	-	212,314
Interest Account	-	-	472,491	-	602,065	-	1,074,556
Prepayment Account	-	-	12,609	-	-	-	12,609
Redemption Fund	-	2,230,741	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	-	-	-	1,439,688
Revenue Fund	-	-	11,286	-	-	-	11,286
Amount Avail In Debt Services	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	6,137,822	6,137,822
TOTAL ASSETS	\$ 2,707	\$ 2,230,741	\$ 1,936,074	\$ 2,239,347	\$ 1,420,821	\$ 19,750,000	\$ 27,579,690
LIABILITIES							
Accounts Payable	\$ 46,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,888
Due To Other Funds	-	2,230,389	352	-	8,606	-	2,239,347
Revenue Bonds Payable-LT	-	-	-	-	-	19,750,000	19,750,000
TOTAL LIABILITIES	46,888	2,230,389	352	-	8,606	19,750,000	22,036,235
FUND BALANCES							
Restricted for:							
Debt Service	-	352	1,935,722	-	-	-	1,936,074
Capital Projects	-	-	-	2,239,347	1,412,215	-	3,651,562
Unassigned:	(44,181)	-	-	-	-	-	(44,181)
TOTAL FUND BALANCES	(44,181)	352	1,935,722	2,239,347	1,412,215	-	5,543,455
TOTAL LIABILITIES & FUND BALANCES	\$ 2,707	\$ 2,230,741	\$ 1,936,074	\$ 2,239,347	\$ 1,420,821	\$ 19,750,000	\$ 27,579,690

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
Developer Contribution	-	5,700	5,700	0.00%
Other Miscellaneous Revenues	-	13,237	13,237	0.00%
TOTAL REVENUES	684,517	18,937	(665,580)	2.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	1,800	(1,800)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	350	150	70.00%
ProfServ-Recording Secretary	2,000	1,500	500	75.00%
ProfServ-Tax Collector	2,625	600	2,025	22.86%
District Counsel	9,500	2,752	6,748	28.97%
District Engineer	9,500	1,466	8,034	15.43%
Administrative Services	3,750	2,625	1,125	70.00%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	20,834	14,583	6,251	70.00%
Accounting Services	10,000	5,250	4,750	52.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	29	471	5.80%
Rentals & Leases	500	250	250	50.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	348	3,152	9.94%
Bank Fees	200	166	34	83.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	700	1,300	35.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	93,434	36,444	56,990	39.01%
<u>Electric Utility Services</u>				
Utility - Electric	6,000	-	6,000	0.00%
Utility - StreetLights	135,000	-	135,000	0.00%
Total Electric Utility Services	141,000	-	141,000	0.00%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Stormwater Control</u>				
Aquatic Maintenance	30,000	-	30,000	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	30,500	-	30,500	0.00%
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	400,583	2,750	397,833	0.69%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Parks and Recreation</u>				
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%
Total Parks and Recreation	15,000	-	15,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
TOTAL EXPENDITURES	684,517	39,194	645,323	5.73%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,257)	(20,257)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(23,924)		
FUND BALANCE, ENDING		\$ (44,181)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 753	\$ 753	0.00%
TOTAL REVENUES	-	753	753	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	11,700,000	-	11,700,000	0.00%
Interest Expense	342,225	-	342,225	0.00%
Total Debt Service	12,042,225	-	12,042,225	0.00%
TOTAL EXPENDITURES	12,042,225	-	12,042,225	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(12,042,225)	753	12,042,978	-0.01%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	11,901,358	11,901,358	0.00%
Debt Proceeds	12,042,225	-	(12,042,225)	0.00%
Pymt to Escrow Acct-Refunding	-	(12,007,125)	(12,007,125)	0.00%
TOTAL FINANCING SOURCES (USES)	12,042,225	(105,767)	(12,147,992)	-0.88%
Net change in fund balance	\$ -	\$ (105,014)	\$ (105,014)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		105,366		
FUND BALANCE, ENDING		\$ 352		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2022 (Project) Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 23,544	\$ 23,544	0.00%
TOTAL REVENUES	-	23,544	23,544	0.00%
EXPENDITURES				
Debt Service				
Underwriters Discount	-	395,000	(395,000)	0.00%
Total Debt Service	-	395,000	(395,000)	0.00%
TOTAL EXPENDITURES	-	395,000	(395,000)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(371,456)	(371,456)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	2,307,178	2,307,178	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,307,178	2,307,178	0.00%
Net change in fund balance	\$ -	\$ 1,935,722	\$ 1,935,722	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 1,935,722		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 26,104	\$ 26,104	0.00%
TOTAL REVENUES	-	26,104	26,104	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	2,538,933	(2,538,933)	0.00%
Total Construction In Progress	-	2,538,933	(2,538,933)	0.00%
TOTAL EXPENDITURES	-	2,538,933	(2,538,933)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(2,512,829)	(2,512,829)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,752,176		
FUND BALANCE, ENDING		\$ 2,239,347		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2022 (Project) Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 54,514	\$ 54,514	0.00%
TOTAL REVENUES	-	54,514	54,514	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	6,414,504	(6,414,504)	0.00%
Total Construction In Progress	-	6,414,504	(6,414,504)	0.00%
TOTAL EXPENDITURES	-	6,414,504	(6,414,504)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(6,359,990)	(6,359,990)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	7,772,205	7,772,205	0.00%
TOTAL FINANCING SOURCES (USES)	-	7,772,205	7,772,205	0.00%
Net change in fund balance	\$ -	\$ 1,412,215	\$ 1,412,215	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 1,412,215		

TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No. 5637 TRUIST - GF Operating
Statement No. 04-23
Statement Date 4/30/2023

G/L Balance (LCY)	2,706.88	Statement Balance	2,706.88
G/L Balance	2,706.88	Outstanding Deposits	0.00
Positive Adjustments	0.00		
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Subtotal	2,706.88	Subtotal	2,706.88
Negative Adjustments	0.00	Outstanding Checks	0.00
	<hr/>	Differences	0.00
Ending G/L Balance	2,706.88	Ending Balance	2,706.88
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/23/2023	Payment	1031	ADA SITE COMPLIANCE	1500	1,500.00	0.00
3/30/2023	Payment	1035	STANTEC CONSULTING	1171	1,171.00	0.00
3/30/2023	Payment	1036	STRALEY ROBIN VERICKER	1313.2	1,313.20	0.00
4/21/2023		JE000020	Bank Fees - Service Charge	22.62	22.62	0.00
Total Checks				4,006.82	4,006.82	0.00