

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2022

Prepared by:



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022		TOTAL
		DEBT SERVICE FUND	CAPITAL PROJECTS FUND	
ASSETS				
Cash - Operating Account	\$ 773	\$ -	\$ -	\$ 773
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
TOTAL ASSETS	\$ 773	\$ 105,538	\$ 3,168,464	\$ 3,274,775
LIABILITIES				
Accounts Payable	\$ 33,752	\$ -	\$ -	\$ 33,752
TOTAL LIABILITIES	33,752	-	-	33,752
FUND BALANCES				
Restricted for:				
Debt Service	-	105,538	-	105,538
Capital Projects	-	-	3,168,464	3,168,464
Unassigned:	(32,979)	-	-	(32,979)
TOTAL FUND BALANCES	(32,979)	105,538	3,168,464	3,241,023
TOTAL LIABILITIES & FUND BALANCES	\$ 773	\$ 105,538	\$ 3,168,464	\$ 3,274,775

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
TOTAL REVENUES	684,517	-	(684,517)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	22	178	11.00%
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%
Total Administration	93,434	4,255	89,179	4.55%
<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%
<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%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	400,583	-	400,583	0.00%
<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%
TOTAL EXPENDITURES	684,517	4,255	680,262	0.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,255)	(4,255)	0.00%
Net change in fund balance	\$ -	\$ (4,255)	\$ (4,255)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(28,724)	(28,724)		
FUND BALANCE, ENDING	\$ (28,724)	\$ (32,979)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 172	\$ 172	0.00%
TOTAL REVENUES	-	172	172	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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)	172	12,042,397	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Debt Proceeds	12,042,225	-	(12,042,225)	0.00%
TOTAL FINANCING SOURCES (USES)	12,042,225	-	(12,042,225)	0.00%
Net change in fund balance	\$ -	\$ 172	\$ 172	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	105,366	105,366		
FUND BALANCE, ENDING	\$ 105,366	\$ 105,538		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,634	\$ 8,634	0.00%
TOTAL REVENUES	-	8,634	8,634	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,592,346	(1,592,346)	0.00%
Total Construction In Progress	-	1,592,346	(1,592,346)	0.00%
TOTAL EXPENDITURES	-	1,592,346	(1,592,346)	0.00%
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%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	4,752,176		
FUND BALANCE, ENDING	\$ -	\$ 3,168,464		

TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No. 5637 TRUIST - GF Operating
Statement No. 10-22
Statement Date 10/31/2022

G/L Balance (LCY)	773.03	Statement Balance	973.03
G/L Balance	773.03	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	973.03
Subtotal	773.03	Outstanding Checks	200.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	773.03	Ending Balance	773.03
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/21/2022		SRVC CHG	TRUIST SERVICE CHARGE	21.83	21.83	0.00
Total Checks				21.83	21.83	0.00
Deposits						
10/1/2022		JE000003	Reclass beginning balance to bank card	G/L 994.86	994.86	0.00
Total Deposits				994.86	994.86	0.00
Outstanding Checks						
10/1/2022		JE000004	Outstanding Check #1024###	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00