

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 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							
Cash - Operating Account	\$ 2,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,316
Due From Other Funds	-	-	-	2,239,347	-	-	2,239,347
Investments:							
Acq. & Const. (Offsite Project)	-	-	-	-	336,406	-	336,406
Interest Account	-	-	113	-	611,387	-	611,500
Principal & Interest Account	-	1	-	-	-	-	1
Redemption Fund	-	2,230,741	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	-	-	-	1,439,688
Revenue Fund	-	-	383,665	-	-	-	383,665
Amount Avail In Debt Services	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	6,137,822	6,137,822
TOTAL ASSETS	\$ 2,316	\$ 2,230,742	\$ 1,823,466	\$ 2,239,347	\$ 947,793	\$ 19,750,000	\$ 26,993,664
LIABILITIES							
Accounts Payable	\$ 53,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,282
Due To Other Funds	-	2,230,389	466	-	8,492	-	2,239,347
Revenue Bonds Payable-LT	-	-	-	-	-	19,750,000	19,750,000
TOTAL LIABILITIES	53,282	2,230,389	466	-	8,492	19,750,000	22,042,629

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 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		
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	353	1,823,000	-	-	-	1,823,353
Capital Projects	-	-	-	2,239,347	939,301	-	3,178,648
Unassigned:	(50,966)	-	-	-	-	-	(50,966)
TOTAL FUND BALANCES	(50,966)	353	1,823,000	2,239,347	939,301	-	4,951,035
TOTAL LIABILITIES & FUND BALANCES	\$ 2,316	\$ 2,230,742	\$ 1,823,466	\$ 2,239,347	\$ 947,793	\$ 19,750,000	\$ 26,993,664

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 201,125	\$ -	\$ (201,125)	0.00%
Special Assmnts- CDD Collected	-	414	414	0.00%
Developer Contribution	-	22,243	22,243	0.00%
TOTAL REVENUES	201,125	22,657	(178,468)	11.27%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	-	3,000	0.00%
ProfServ-Dissemination Agent	4,200	417	3,783	9.93%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,283	8,217	13.51%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	375	4,125	8.33%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	305	3,195	8.71%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	5,888	101,837	5.47%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	-	38,000	0.00%
Total Stormwater Control	38,000	-	38,000	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
R&M-Bush Hogging	6,400	-	6,400	0.00%
Landscape Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	45,400	-	45,400	0.00%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	5,888	195,237	2.93%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,769	16,769	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(67,735)		
FUND BALANCE, ENDING		\$ (50,966)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		353		
FUND BALANCE, ENDING		\$ 353		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,823,000		
FUND BALANCE, ENDING		<u>\$ 1,823,000</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,239,347		
FUND BALANCE, ENDING		<u>\$ 2,239,347</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		939,301		
FUND BALANCE, ENDING		\$ 939,301		

TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No. 5637 TRUIST - GF Operating
 Statement No. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	2,316.43	Statement Balance	17,497.41
G/L Balance	2,316.43	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	17,497.41
Subtotal	2,316.43	Outstanding Checks	15,180.98
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	2,316.43	Ending Balance	2,316.43
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	1057	INFRAMARK LLC	3,709.47	3,709.47	0.00
10/12/2023	Payment	1058	TIMES PUBLISHING COM	304.70	304.70	0.00
10/24/2023	Payment	1059	CARLOS DE LA OSSA	400.00	400.00	0.00
10/24/2023	Payment	1060	EGIS INSURANCE ADVISORS	5,200.00	5,200.00	0.00
10/24/2023	Payment	1062	MICHAEL TODD RAINER	200.00	200.00	0.00
10/24/2023	Payment	1066	THOMAS R. SPENCE	400.00	400.00	0.00
Total Checks				10,214.17	10,214.17	0.00
Deposits						
10/12/2023		JE000207	CK#581028770##### - O&M	G/L 413.62	413.62	0.00
10/24/2023		JE000212	CK#1423### - Dev Funding	G/L 22,243.32	22,243.32	0.00
Total Deposits				22,656.94	22,656.94	0.00
Outstanding Checks						
9/21/2023	Payment	1055	STEVEN K. LUCE	200.00	0.00	200.00
10/24/2023	Payment	1061	INFRAMARK LLC	11,125.98	0.00	11,125.98
10/24/2023	Payment	1063	NICHOLAS J. DISTER	200.00	0.00	200.00
10/24/2023	Payment	1064	RYAN MOTKO	400.00	0.00	400.00
10/24/2023	Payment	1065	STRALEY ROBIN VERICKER	3,255.00	0.00	3,255.00
Total Outstanding Checks.....				15,180.98		15,180.98