

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS									
Cash - Operating Account	\$ 28,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,463
Due From Other Funds	-	-	-	-	2,239,347	-	230	-	2,239,577
Investments:									
Acq. & Const. (Offsite Project)	-	-	-	-	-	1,940	-	-	1,940
Acquisition & Construction Account	-	-	-	-	-	-	60,020	-	60,020
Interest Account	-	-	-	230	-	631,882	-	-	632,112
Redemption Fund	-	2,230,741	-	-	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	834,447	-	-	-	-	2,274,135
Revenue Fund	-	-	1,170,882	657,515	-	-	-	-	1,828,397
Amount Avail In Debt Services	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	\$ 28,463	\$ 2,230,741	\$ 2,610,570	\$ 1,492,192	\$ 2,239,347	\$ 633,822	\$ 60,250	\$ 31,020,000	\$ 40,315,385
LIABILITIES									
Accounts Payable	\$ 10,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,604
Bonds Payable - Series 2023	-	-	-	-	-	-	-	11,270,000	11,270,000
Due To Other Funds	-	2,230,389	466	230	-	8,492	-	-	2,239,577
Revenue Bonds Payable-LT	-	-	-	-	-	-	-	19,750,000	19,750,000
TOTAL LIABILITIES	10,604	2,230,389	466	230	-	8,492	-	31,020,000	33,270,181

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Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES									
Restricted for:									
Debt Service	-	352	2,610,104	1,491,962	-	-	-	-	4,102,418
Capital Projects	-	-	-	-	2,239,347	625,330	60,250	-	2,924,927
Unassigned:	17,859	-	-	-	-	-	-	-	17,859
TOTAL FUND BALANCES	17,859	352	2,610,104	1,491,962	2,239,347	625,330	60,250	-	7,045,204
TOTAL LIABILITIES & FUND BALANCES	\$ 28,463	\$ 2,230,741	\$ 2,610,570	\$ 1,492,192	\$ 2,239,347	\$ 633,822	\$ 60,250	\$ 31,020,000	\$ 40,315,385

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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- CDD Collected	-	102,975	102,975	0.00%
Developer Contribution	201,125	22,243	(178,882)	11.06%
Developer Contribution - CIP	-	1,260,352	1,260,352	0.00%
TOTAL REVENUES	201,125	1,385,570	1,184,445	688.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,800	1,200	60.00%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	750	1,650	31.25%
ProfServ-Tax Collector	1,200	150	1,050	12.50%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	7,300	2,200	76.84%
District Engineer	9,500	4,533	4,967	47.72%
Administrative Services	4,500	2,250	2,250	50.00%
Management & Accounting Services	9,000	350	8,650	3.89%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	9,000	4,600	4,400	51.11%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Rentals & Leases	600	450	150	75.00%
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	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	39,625	68,100	36.78%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	-	38,000	0.00%
Total Stormwater Control	38,000	-	38,000	0.00%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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>				
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%
<u>Construction In Progress</u>				
Construction in Progress	-	1,260,351	(1,260,351)	0.00%
Total Construction In Progress	-	1,260,351	(1,260,351)	0.00%
TOTAL EXPENDITURES	201,125	1,299,976	(1,098,851)	646.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	85,594	85,594	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(67,735)		
FUND BALANCE, ENDING		\$ 17,859		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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)		352		
FUND BALANCE, ENDING		<u>\$ 352</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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>				
Interest - Investments	\$ -	\$ 50,259	\$ 50,259	0.00%
Special Assmnts- CDD Collected	828,423	1,324,687	496,264	159.90%
TOTAL REVENUES	828,423	1,374,946	546,523	165.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	748,423	594,744	153,679	79.47%
Total Debt Service	828,423	594,744	233,679	71.79%
TOTAL EXPENDITURES	828,423	594,744	233,679	71.79%
Excess (deficiency) of revenues Over (under) expenditures	-	780,202	780,202	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,829,902		
FUND BALANCE, ENDING		<u>\$ 2,610,104</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
Series 2023 Debt Service Fund (202)
(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	\$ -	\$ 29,051	\$ 29,051	0.00%
Special Assmnts- CDD Collected	1,444,488	631,936	(812,552)	43.75%
TOTAL REVENUES	1,444,488	660,987	(783,501)	45.76%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,189,488	-	1,189,488	0.00%
Total Debt Service	1,444,488	-	1,444,488	0.00%
TOTAL EXPENDITURES	1,444,488	-	1,444,488	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	660,987	660,987	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		830,975		
FUND BALANCE, ENDING		<u>\$ 1,491,962</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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 April 30, 2024
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>				
Interest - Investments	\$ -	\$ 22,688	\$ 22,688	0.00%
TOTAL REVENUES	-	22,688	22,688	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	342,164	(342,164)	0.00%
Total Construction In Progress	-	342,164	(342,164)	0.00%
TOTAL EXPENDITURES	-	342,164	(342,164)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(319,476)	(319,476)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		944,806		
FUND BALANCE, ENDING		\$ 625,330		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
Series 2023 (Project) Capital Projects Fund (302)
(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	\$ -	\$ 60,250	\$ 60,250	0.00%
Special Assmnts- CDD Collected	-	758,160	758,160	0.00%
TOTAL REVENUES	-	818,410	818,410	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Total Administration	-	47,000	(47,000)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	10,707,502	(10,707,502)	0.00%
Total Construction In Progress	-	10,707,502	(10,707,502)	0.00%
TOTAL EXPENDITURES	-	10,754,502	(10,754,502)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(9,936,092)	(9,936,092)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,996,342		
FUND BALANCE, ENDING		\$ 60,250		

Bank Account Statement

Two Rivers West CDD

Tuesday, May 7, 2024

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ADEJESUS

Bank Account Statement: Bank Account No.: 5637, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	28,462.62
Balance Last Statement	247,251.43	Outstanding Bank Transactions	0.00
Statement Ending Balance	28,462.62	Subtotal	28,462.62
G/L Balance at 04/30/24	28,462.62	Outstanding Checks	0.00
		Bank Account Balance	28,462.62

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04-24							
03/26/24	Bank Account Ledger Entry	1106	Check for Vendor V00020		1	-912.50	-912.50
04/17/24	Bank Account Ledger Entry	1107	Check for Vendor V00003		1	-150.00	-150.00
04/17/24	Bank Account Ledger Entry	1108	Check for Vendor V00007		1	-35.00	-35.00
04/17/24	Bank Account Ledger Entry	1109	Check for Vendor V00009		1	-217,691.31	-217,691.31
					Total	-218,788.81	-218,788.81

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	0		Total

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
	Quantity	0		Total