

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2022

Prepared by:



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2022

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2022 DEBT SERVICE FUND</u>	<u>SERIES 2022 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Operating Account	908	-	-	908
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
TOTAL ASSETS	\$ 908	\$ 106,050	\$ 3,184,473	\$ 3,291,431
<u>LIABILITIES</u>				
Accounts Payable	\$ 38,171	\$ -	\$ -	\$ 38,171
TOTAL LIABILITIES	38,171	-	-	38,171
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	106,050	-	106,050
Capital Projects	-	-	3,184,473	3,184,473
Unassigned:	(37,263)	-	-	(37,263)
TOTAL FUND BALANCES	(37,263)	106,050	3,184,473	3,253,260
TOTAL LIABILITIES & FUND BALANCES	\$ 908	\$ 106,050	\$ 3,184,473	\$ 3,291,431

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
Other Miscellaneous Revenues	-	700	700	0.00%
TOTAL REVENUES	684,517	700	(683,817)	0.10%
EXPENDITURES				
Administration				
Supervisor Fees	-	600	(600)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	150	350	30.00%
ProfServ-Recording Secretary	2,000	700	1,300	35.00%
ProfServ-Tax Collector	2,625	200	2,425	7.62%
District Counsel	9,500	213	9,287	2.24%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	1,125	2,625	30.00%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	20,834	6,250	14,584	30.00%
Accounting Services	10,000	2,250	7,750	22.50%
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	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	64	136	32.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	300	1,700	15.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	93,434	14,040	79,394	15.03%
Electric Utility Services				
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 December 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>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	-	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	14,040	670,477	2.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,340)	(13,340)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(23,923)		
FUND BALANCE, ENDING		\$ (37,263)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 684	\$ 684	0.00%
TOTAL REVENUES	-	684	684	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)	684	12,042,909	-0.01%
<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	\$ -	\$ 684	\$ 684	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		105,366		
FUND BALANCE, ENDING		\$ 106,050		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 24,643	\$ 24,643	0.00%
TOTAL REVENUES	-	24,643	24,643	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	-	(1,567,703)	(1,567,703)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,752,176		
FUND BALANCE, ENDING		\$ 3,184,473		

TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No. 5637 TRUIST - GF Operating
Statement No. 12-22
Statement Date 12/31/2022

G/L Balance (LCY)	907.64	Statement Balance	907.64
G/L Balance	907.64	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	907.64
Subtotal	907.64	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	907.64	Ending Balance	907.64
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/7/2022	Payment	1030	STRALEY ROBIN VERICKER	139.50	139.50	0.00
12/21/2022		BANK FEE	TRUIST SERVICE CHARGE	21.51	21.51	0.00
Total Checks				161.01	161.01	0.00
Deposits						
12/21/2022		JE000013	Wire Transfer Received - Ref 20221207- G/L	700.00	700.00	0.00
Total Deposits				700.00	700.00	0.00