

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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							
Cash - Operating Account	\$ 16,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,439
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	\$ 16,439	\$ 2,230,742	\$ 1,823,466	\$ 2,239,347	\$ 947,793	\$ 19,750,000	\$ 27,007,787
LIABILITIES							
Accounts Payable	\$ 71,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,530
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	71,530	2,230,389	466	-	8,492	19,750,000	22,060,877

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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 (PROJECT)	GENERAL LONG-TERM DEBT FUND	TOTAL
					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:	(55,091)	-	-	-	-	-	(55,091)
TOTAL FUND BALANCES	(55,091)	353	1,823,000	2,239,347	939,301	-	4,946,910
TOTAL LIABILITIES & FUND BALANCES	\$ 16,439	\$ 2,230,742	\$ 1,823,466	\$ 2,239,347	\$ 947,793	\$ 19,750,000	\$ 27,007,787

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
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%
Developer Contribution - CIP	-	1,260,352	1,260,352	0.00%
TOTAL REVENUES	201,125	1,283,009	1,081,884	637.92%

EXPENDITURES

Administration

Supervisor Fees	3,000	-	3,000	0.00%
ProfServ-Dissemination Agent	4,200	833	3,367	19.83%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
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	750	3,750	16.67%
Management & Accounting Services	9,000	200	8,800	2.22%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	1,500	7,500	16.67%
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	100	500	16.67%
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	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	10,013	97,712	9.29%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	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%
<u>Construction In Progress</u>				
Construction in Progress	-	1,260,352	(1,260,352)	0.00%
Total Construction In Progress	-	1,260,352	(1,260,352)	0.00%
TOTAL EXPENDITURES	201,125	1,270,365	(1,069,240)	631.63%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,644	12,644	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(67,735)		
FUND BALANCE, ENDING		\$ (55,091)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<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 November 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
<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		\$ 1,823,000		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<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		\$ 2,239,347		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<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		<u>\$ 939,301</u>		

TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No. 5637 TRUIST - GF Operating
 Statement No. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	16,439.43	Statement Balance	17,039.43
G/L Balance	16,439.43	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	16,439.43	Subtotal	17,039.43
Negative Adjustments	0.00	Outstanding Checks	600.00
	<hr/>	Differences	0.00
Ending G/L Balance	16,439.43	Ending Balance	16,439.43
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/24/2023	Payment	1061	INFRAMARK LLC	11,125.98	11,125.98	0.00
10/24/2023	Payment	1063	NICHOLAS J. DISTER	200.00	200.00	0.00
10/24/2023	Payment	1065	STRALEY ROBIN VERICKER	3,255.00	3,255.00	0.00
11/3/2023	Payment	1067	DEPT OF ECONOMIC OPPORTUNITY	175.00	175.00	0.00
11/8/2023	Payment	DD105	Payment of Invoice 000188	130,652.50	130,652.50	0.00
11/8/2023	Payment	DD106	Payment of Invoice 000190	207,432.00	207,432.00	0.00
11/9/2023	Payment	DD107	Payment of Invoice 000189	826,744.32	826,744.32	0.00
11/9/2023	Payment	DD108	Payment of Invoice 000191	81,225.60	81,225.60	0.00
Total Checks				1,260,810.40	1,260,810.40	0.00
Deposits						
11/16/2023		JE000213	Dev Fund CIP - Wire	G/L 1,246,054.42	1,246,054.42	0.00
11/14/2023		JE000214	Wire - Developer Const	G/L 14,298.00	14,298.00	0.00
Total Deposits				1,260,352.42	1,260,352.42	0.00
Outstanding Checks						
9/21/2023	Payment	1055	STEVEN K. LUCE	200.00	0.00	200.00
10/24/2023	Payment	1064	RYAN MOTKO	400.00	0.00	400.00
Total Outstanding Checks.....				600.00		600.00