

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2024

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 May 31, 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	\$ 22,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,680
Due From Developer	17,655	-	-	-	-	-	-	-	17,655
Due From Other Funds	-	-	-	-	2,191,477	-	48,100	-	2,239,577
Investments:									
Acq. & Const. (Offsite Project)	-	-	-	-	-	1,947	-	-	1,947
Acquisition & Construction Account	-	-	-	-	-	-	60,262	-	60,262
Interest Account	-	-	-	-	-	634,433	-	-	634,433
Redemption Fund	-	2,230,741	-	-	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	837,816	-	-	-	-	2,277,504
Revenue Fund	-	-	330,777	248,767	-	-	-	-	579,544
Amount Avail In Debt Services	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	\$ 40,335	\$ 2,230,741	\$ 1,770,465	\$ 1,086,583	\$ 2,191,477	\$ 636,380	\$ 108,362	\$ 31,020,000	\$ 39,084,343
LIABILITIES									
Accounts Payable	\$ 16,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,394
Deferred Revenue	17,655	-	-	-	-	-	-	-	17,655
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	34,049	2,230,389	466	230	-	8,492	-	31,020,000	33,293,626

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 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	SERIES 2023	GENERAL LONG-TERM DEBT FUND	TOTAL
						(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND		
FUND BALANCES									
Restricted for:									
Debt Service	-	352	1,769,999	1,086,353	-	-	-	-	2,856,704
Capital Projects	-	-	-	-	2,191,477	627,888	108,362	-	2,927,727
Unassigned:	6,286	-	-	-	-	-	-	-	6,286
TOTAL FUND BALANCES	6,286	352	1,769,999	1,086,353	2,191,477	627,888	108,362	-	5,790,717
TOTAL LIABILITIES & FUND BALANCES	\$ 40,335	\$ 2,230,741	\$ 1,770,465	\$ 1,086,583	\$ 2,191,477	\$ 636,380	\$ 108,362	\$ 31,020,000	\$ 39,084,343

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	-	107,231	107,231	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	1,389,826	1,188,701	691.03%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	3,600	(600)	120.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Tax Collector	1,200	150	1,050	12.50%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	9,090	410	95.68%
District Engineer	9,500	4,533	4,967	47.72%
Administrative Services	4,500	2,625	1,875	58.33%
Management & Accounting Services	9,000	400	8,600	4.44%
District Manager	25,000	14,583	10,417	58.33%
Accounting Services	9,000	5,350	3,650	59.44%
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	550	50	91.67%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	463	3,037	13.23%
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	51,454	56,271	47.76%
<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 May 31, 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	1,311,805	(1,110,680)	652.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	78,021	78,021	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(71,735)		
FUND BALANCE, ENDING		\$ 6,286		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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 May 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 59,898	\$ 59,898	0.00%
Special Assmnts- CDD Collected	828,423	1,324,687	496,264	159.90%
TOTAL REVENUES	828,423	1,384,585	556,162	167.14%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	80,000	255,000	(175,000)	318.75%
Interest Expense	748,423	1,189,488	(441,065)	158.93%
Total Debt Service	828,423	1,444,488	(616,065)	174.37%
TOTAL EXPENDITURES	828,423	1,444,488	(616,065)	174.37%
Excess (deficiency) of revenues Over (under) expenditures	-	(59,903)	(59,903)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,829,902		
FUND BALANCE, ENDING		\$ 1,769,999		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 35,075	\$ 35,075	0.00%
Special Assmnts- CDD Collected	1,444,488	631,936	(812,552)	43.75%
TOTAL REVENUES	1,444,488	667,011	(777,477)	46.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,189,488	411,633	777,855	34.61%
Total Debt Service	1,444,488	411,633	1,032,855	28.50%
TOTAL EXPENDITURES	1,444,488	411,633	1,032,855	28.50%
Excess (deficiency) of revenues Over (under) expenditures	-	255,378	255,378	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		830,975		
FUND BALANCE, ENDING		\$ 1,086,353		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
<u>Construction In Progress</u>				
Construction in Progress	-	47,871	(47,871)	0.00%
Total Construction In Progress	-	47,871	(47,871)	0.00%
TOTAL EXPENDITURES	-	47,871	(47,871)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(47,871)	(47,871)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,239,348		
FUND BALANCE, ENDING		<u>\$ 2,191,477</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 25,246	\$ 25,246	0.00%
TOTAL REVENUES	-	25,246	25,246	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	-	(316,918)	(316,918)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		944,806		
FUND BALANCE, ENDING		<u>\$ 627,888</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 60,492	\$ 60,492	0.00%
Special Assmnts- Tax Collector	-	47,870	47,870	0.00%
Special Assmnts- CDD Collected	-	758,160	758,160	0.00%
TOTAL REVENUES	-	866,522	866,522	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	-	(9,887,980)	(9,887,980)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,996,342		
FUND BALANCE, ENDING		\$ 108,362		

Bank Account Statement

Two Rivers West CDD

Tuesday, June 4, 2024

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Bank Account Statement: Bank Account No.: 5637, Statement No.: 05-24

Currency Code

Statement Date	05/31/24	Statement Balance	23,879.62
Balance Last Statement	28,462.62	Outstanding Bank Transactions	0.00
Statement Ending Balance	23,879.62	Subtotal	23,879.62
		Outstanding Checks	-1,200.00
G/L Balance at 05/31/24	22,679.62	Bank Account Balance	22,679.62

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05-24							
05/09/24	Bank Account Ledger Entry	1110	Check for Vendor V00006		1	-158.00	-158.00
05/09/24	Bank Account Ledger Entry	1111	Check for Vendor V00015		1	-3,825.00	-3,825.00
05/09/24	Bank Account Ledger Entry	1112	Check for Vendor V00032		1	-4,256.13	-4,256.13
05/16/24	Bank Account Ledger Entry	1115	Check for Vendor V00021		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1116	Check for Vendor V00024		1	-200.00	-200.00
05/30/24	Bank Account Ledger Entry	JE000391	Counter Deposit		1	4,256.13	4,256.13
05/31/24	Bank Account Ledger Entry	1120	Check for Vendor V00021		1	-200.00	-200.00
Total						-4,583.00	-4,583.00

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022	SERIES 2022	SERIES 2023	SERIES 2022	SERIES 2022	SERIES 2023	GENERAL	TOTAL
	FUND	DEBT SERVICE	(PROJECT)	DEBT SERVICE	CAPITAL	(PROJECT)	CAPITAL	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 22,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,680
Due From Developer	17,655	-	-	-	-	-	-	-	17,655
Due From Other Funds	-	-	-	-	2,239,347	-	230	-	2,239,577
Investments:									
Acq. & Const. (Offsite Project)	-	-	-	-	-	1,947	-	-	1,947
Acquisition & Construction Account	-	-	-	-	-	-	108,132	-	108,132
Interest Account	-	-	-	-	-	634,433	-	-	634,433
Redemption Fund	-	2,230,741	-	-	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	837,816	-	-	-	-	2,277,504
Revenue Fund	-	-	330,777	248,767	-	-	-	-	579,544
Amount Avail In Debt Services	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	\$ 40,335	\$ 2,230,741	\$ 1,770,465	\$ 1,086,583	\$ 2,239,347	\$ 636,380	\$ 108,362	\$ 31,020,000	\$ 39,132,213
LIABILITIES									
Accounts Payable	\$ 16,394	\$ -	\$ -	\$ -	\$ 47,870	\$ -	\$ -	\$ -	\$ 64,264
Deferred Revenue	17,655	-	-	-	-	-	-	-	17,655
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	34,049	2,230,389	466	230	47,870	8,492	-	31,020,000	33,341,496

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2022 DEBT SERVICE FUND</u>	<u>SERIES 2022 (PROJECT) DEBT SERVICE FUND</u>	<u>SERIES 2023 DEBT SERVICE FUND</u>	<u>SERIES 2022 CAPITAL PROJECTS FUND</u>	<u>SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND</u>	<u>SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>									
Restricted for:									
Debt Service	-	352	1,769,999	1,086,353	-	-	-	-	2,856,704
Capital Projects	-	-	-	-	2,191,477	627,888	108,362	-	2,927,727
Unassigned:	6,286	-	-	-	-	-	-	-	6,286
TOTAL FUND BALANCES	6,286	352	1,769,999	1,086,353	2,191,477	627,888	108,362	-	5,790,717
TOTAL LIABILITIES & FUND BALANCES	\$ 40,335	\$ 2,230,741	\$ 1,770,465	\$ 1,086,583	\$ 2,239,347	\$ 636,380	\$ 108,362	\$ 31,020,000	\$ 39,132,213

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	-	107,231	107,231	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	1,389,826	1,188,701	691.03%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	3,600	(600)	120.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Tax Collector	1,200	150	1,050	12.50%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	9,090	410	95.68%
District Engineer	9,500	4,533	4,967	47.72%
Administrative Services	4,500	2,625	1,875	58.33%
Management & Accounting Services	9,000	400	8,600	4.44%
District Manager	25,000	14,583	10,417	58.33%
Accounting Services	9,000	5,350	3,650	59.44%
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	550	50	91.67%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	463	3,037	13.23%
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	51,454	56,271	47.76%
<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 May 31, 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	1,311,805	(1,110,680)	652.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	78,021	78,021	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(71,735)		
FUND BALANCE, ENDING		\$ 6,286		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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 May 31, 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	\$ -	\$ 59,898	\$ 59,898	0.00%
Special Assmnts- CDD Collected	828,423	1,324,687	496,264	159.90%
TOTAL REVENUES	828,423	1,384,585	556,162	167.14%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	255,000	(175,000)	318.75%
Interest Expense	748,423	1,189,488	(441,065)	158.93%
Total Debt Service	828,423	1,444,488	(616,065)	174.37%
TOTAL EXPENDITURES	828,423	1,444,488	(616,065)	174.37%
Excess (deficiency) of revenues Over (under) expenditures	-	(59,903)	(59,903)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,829,902		
FUND BALANCE, ENDING		\$ 1,769,999		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 35,075	\$ 35,075	0.00%
Special Assmnts- CDD Collected	1,444,488	631,936	(812,552)	43.75%
TOTAL REVENUES	1,444,488	667,011	(777,477)	46.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,189,488	411,633	777,855	34.61%
Total Debt Service	1,444,488	411,633	1,032,855	28.50%
TOTAL EXPENDITURES	1,444,488	411,633	1,032,855	28.50%
Excess (deficiency) of revenues Over (under) expenditures	-	255,378	255,378	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		830,975		
FUND BALANCE, ENDING		\$ 1,086,353		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
<u>Construction In Progress</u>				
Construction in Progress	-	47,871	(47,871)	0.00%
Total Construction In Progress	-	47,871	(47,871)	0.00%
TOTAL EXPENDITURES	-	47,871	(47,871)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(47,871)	(47,871)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,239,348		
FUND BALANCE, ENDING		<u>\$ 2,191,477</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 25,246	\$ 25,246	0.00%
TOTAL REVENUES	-	25,246	25,246	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	-	(316,918)	(316,918)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		944,806		
FUND BALANCE, ENDING		\$ 627,888		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 60,492	\$ 60,492	0.00%
Special Assmnts- Tax Collector	-	47,870	47,870	0.00%
Special Assmnts- CDD Collected	-	758,160	758,160	0.00%
TOTAL REVENUES	-	866,522	866,522	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	-	(9,887,980)	(9,887,980)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,996,342		
FUND BALANCE, ENDING		\$ 108,362		

Bank Account Statement

Two Rivers West CDD

Tuesday, June 4, 2024
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Bank Account Statement: Bank Account No.: 5637, Statement No.: 05-24

Currency Code

Statement Date	05/31/24	Statement Balance	23,879.62
Balance Last Statement	28,462.62	Outstanding Bank Transactions	0.00
Statement Ending Balance	23,879.62	Subtotal	23,879.62
		Outstanding Checks	-1,200.00
G/L Balance at 05/31/24	22,679.62	Bank Account Balance	22,679.62

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05-24							
05/09/24	Bank Account Ledger Entry	1110	Check for Vendor V00006		1	-158.00	-158.00
05/09/24	Bank Account Ledger Entry	1111	Check for Vendor V00015		1	-3,825.00	-3,825.00
05/09/24	Bank Account Ledger Entry	1112	Check for Vendor V00032		1	-4,256.13	-4,256.13
05/16/24	Bank Account Ledger Entry	1115	Check for Vendor V00021		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1116	Check for Vendor V00024		1	-200.00	-200.00
05/30/24	Bank Account Ledger Entry	JE000391	Counter Deposit		1	4,256.13	4,256.13
05/31/24	Bank Account Ledger Entry	1120	Check for Vendor V00021		1	-200.00	-200.00
Total						-4,583.00	-4,583.00