

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS											
Cash - Operating Account	\$ 68,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,533
Cash in Transit	-	9,759	-	-	-	-	-	-	-	-	9,759
Due From Developer	130,719	-	-	-	-	-	-	-	-	-	130,719
Due From Other Funds	7,063	-	-	416,561	-	-	-	48,100	1,169	-	472,893
Investments:											
Acq. & Const. (Offsite Project)	-	-	-	-	-	-	2,009	-	-	-	2,009
Acquisition & Construction Account	-	-	-	-	-	-	-	62,230	3,972,038	-	4,034,268
Interest Account	-	-	-	-	1,169	-	654,595	-	-	-	655,764
Reserve Fund	-	-	1,439,688	830,975	1,282,791	-	-	-	-	-	3,553,454
Revenue Fund	-	-	806,872	510,168	21,386	-	-	-	-	-	1,338,426
Utility Deposits	5,738	-	-	-	-	-	-	-	-	-	5,738
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	\$ 212,053	\$ 9,759	\$ 2,246,560	\$ 1,757,704	\$ 1,305,346	\$ -	\$ 656,604	\$ 110,330	\$ 3,973,207	\$ 31,020,000	\$ 41,291,563
LIABILITIES											
Accounts Payable	\$ 51,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,932
Deferred Revenue	17,655	-	-	-	-	-	-	-	-	-	17,655
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	11,270,000	11,270,000
Due To Other Funds	-	381,287	42,681	-	1,169	39,264	8,492	-	-	-	472,893
Revenue Bonds Payable-LT	-	-	-	-	-	-	-	-	-	19,750,000	19,750,000
TOTAL LIABILITIES	69,587	381,287	42,681	-	1,169	39,264	8,492	-	-	31,020,000	31,562,480

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES											
Restricted for:											
Debt Service	-	-	2,203,879	1,757,704	1,304,177	-	-	-	-	-	5,265,760
Capital Projects	-	-	-	-	-	-	648,112	110,330	3,973,207	-	4,731,649
Unassigned:	142,466	(371,528)	-	-	-	(39,264)	-	-	-	-	(268,326)
TOTAL FUND BALANCES	142,466	(371,528)	2,203,879	1,757,704	1,304,177	(39,264)	648,112	110,330	3,973,207	-	9,729,083
TOTAL LIABILITIES & FUND BALANCES	\$ 212,053	\$ 9,759	\$ 2,246,560	\$ 1,757,704	\$ 1,305,346	\$ -	\$ 656,604	\$ 110,330	\$ 3,973,207	\$ 31,020,000	\$ 41,291,563

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ 520,845	\$ -	\$ (520,845)	0.00%
Special Assmnts- CDD Collected	-	157,220	157,220	0.00%
Developer Contribution	-	61,798	61,798	0.00%
TOTAL REVENUES	520,845	219,018	(301,827)	42.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Dissemination Agent	19,500	1,767	17,733	9.06%
ProfServ-Info Technology	600	125	475	20.83%
ProfServ-Recording Secretary	2,400	750	1,650	31.25%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	20,117	(10,617)	211.76%
District Engineer	9,500	3,856	5,644	40.59%
Administrative Services	4,500	2,708	1,792	60.18%
District Manager	25,000	16,326	8,674	65.30%
Accounting Services	9,000	6,242	2,758	69.36%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	6	494	1.20%
Rentals & Leases	600	533	67	88.83%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	351	3,149	10.03%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	500	700	41.67%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	250	950	20.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	118,599	65,280	53,319	55.04%
<u>Electric Utility Services</u>				
Utility - Electric	-	47,688	(47,688)	0.00%
Total Electric Utility Services	-	47,688	(47,688)	0.00%
<u>Utility Services</u>				
Utility - Water	-	1,643	(1,643)	0.00%
Total Utility Services	-	1,643	(1,643)	0.00%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	10,188	27,812	26.81%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	-	25,000	0.00%
Landscape Maintenance	300,000	40,323	259,677	13.44%
Total Other Physical Environment	372,246	53,345	318,901	14.33%
<u>Contingency</u>				
Misc-Contingency	30,000	5,000	25,000	16.67%
Total Contingency	30,000	5,000	25,000	16.67%
TOTAL EXPENDITURES	520,845	172,956	347,889	33.21%
Excess (deficiency) of revenues Over (under) expenditures	-	46,062	46,062	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		96,404		
FUND BALANCE, ENDING		\$ 142,466		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
Special Assmnts- CDD Collected	\$ -	\$ 42,215	\$ 42,215	0.00%
TOTAL REVENUES	-	42,215	42,215	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	416,791	(416,791)	0.00%
Total Debt Service	-	416,791	(416,791)	0.00%
TOTAL EXPENDITURES	-	416,791	(416,791)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(374,576)	(374,576)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,048		
FUND BALANCE, ENDING		\$ (371,528)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 27,525	\$ 27,525	0.00%
Special Assmnts- Tax Collector	1,439,013	-	(1,439,013)	0.00%
Special Assmnts- CDD Collected	-	807,945	807,945	0.00%
TOTAL REVENUES	1,439,013	835,470	(603,543)	58.06%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	-	270,000	0.00%
Interest Expense	1,169,013	588,050	580,963	50.30%
Total Debt Service	1,439,013	588,050	850,963	40.86%
TOTAL EXPENDITURES	1,439,013	588,050	850,963	40.86%
Excess (deficiency) of revenues Over (under) expenditures	-	247,420	247,420	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 2,203,879		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 18,684	\$ 18,684	0.00%
Special Assmnts- Tax Collector	829,481	-	(829,481)	0.00%
Special Assmnts- CDD Collected	-	390,994	390,994	0.00%
TOTAL REVENUES	829,481	409,678	(419,803)	49.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	160,000	-	160,000	0.00%
Interest Expense	669,482	-	669,482	0.00%
Total Debt Service	829,482	-	829,482	0.00%
TOTAL EXPENDITURES	829,482	-	829,482	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	409,678	409,679	-40967800.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)	-	1	0.00%
Net change in fund balance	\$ (1)	\$ 409,678	\$ 409,681	-40967800.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		\$ 1,757,704		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

Series 2024 Debt Service Fund (203)

(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	\$ -	\$ (206,374)	\$ (206,374)	0.00%
Special Assmnts- CDD Collected	-	76,281	76,281	0.00%
TOTAL REVENUES	-	(130,093)	(130,093)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	460,412	(460,412)	0.00%
Total Debt Service	-	460,412	(460,412)	0.00%
TOTAL EXPENDITURES	-	460,412	(460,412)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(590,505)	(590,505)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,894,682		
FUND BALANCE, ENDING		\$ 1,304,177		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		(39,264)		
FUND BALANCE, ENDING		<u>\$ (39,264)</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 9,619	\$ 9,619	0.00%
TOTAL REVENUES	-	9,619	9,619	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	9,619	9,619	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		638,493		
FUND BALANCE, ENDING		<u>\$ 648,112</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 912	\$ 912	0.00%
TOTAL REVENUES	-	912	912	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	912	912	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		109,418		
FUND BALANCE, ENDING		<u>\$ 110,330</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2024 Capital Projects Fund (303)
(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	\$ -	\$ 86,184	\$ 86,184	0.00%
TOTAL REVENUES	-	86,184	86,184	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,840,793	(1,840,793)	0.00%
Total Construction In Progress	-	1,840,793	(1,840,793)	0.00%
TOTAL EXPENDITURES	-	1,840,793	(1,840,793)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,754,609)	(1,754,609)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,727,816		
FUND BALANCE, ENDING		\$ 3,973,207		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637
Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	68,682.78	Statement Balance	102,683.01
		Outstanding Deposits	1,128.23
Positive Adjustments	0.00		
Subtotal	68,682.78	Subtotal	103,811.24
Negative Adjustments	0.00	Outstanding Checks	-35,128.46
Ending G/L Balance	68,682.78	Ending Balance	68,682.78

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/10/2025	Payment	BD00017	Cash in Transit	Deposit No. BD00017	23,779.10	23,779.10	0.00
01/28/2025	Payment	BD00020	Special Assmnts-CDD Collected	581342065	21,385.20	21,385.20	0.00
01/16/2025	Payment	BD00021	Special Assmnts-CDD Collected	Deposit No. BD00021	4,753.20	4,753.20	0.00
Total Deposits					49,917.50	49,917.50	0.00
Checks							
							0.00
12/19/2024	Payment	1172	MAVERICK BUILDING SOLUTIONS LLC	Check for Vendor V00046	-2,046.00	-2,046.00	0.00
01/07/2025	Payment	1173	DISCLOSUR TECHNOLOGY SERVICES,LLC	Check for Vendor V00039	-5,000.00	-5,000.00	0.00
01/07/2025	Payment	1174	Down To Earth	Check for Vendor V00043	-18,395.56	-18,395.56	0.00
01/07/2025	Payment	1175	INFRAMARK LLC	Check for Vendor V00015	-7,650.00	-7,650.00	0.00
01/07/2025	Payment	1176	SITEX AQUATICS LLC	Check for Vendor V00035	-1,770.00	-1,770.00	0.00
01/07/2025	Payment	1177	STANTEC CONSULTING	Check for Vendor V00020	-1,919.00	-1,919.00	0.00
01/07/2025	Payment	1178	STRALEY ROBIN VERICKER	Check for Vendor V00007	-9,997.50	-9,997.50	0.00
01/14/2025	Payment	1179	INFRAMARK LLC	Check for Vendor V00015	-3,825.00	-3,825.00	0.00
01/14/2025	Payment	1181	SITEX AQUATICS LLC	Check for Vendor V00035	-2,110.00	-2,110.00	0.00
01/14/2025	Payment	1182	STANTEC CONSULTING	Check for Vendor V00020	-720.00	-720.00	0.00
01/14/2025	Payment	1183	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,887.50	-3,887.50	0.00
01/14/2025	Payment	1184	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-336.66	-336.66	0.00
01/21/2025	Payment	1185	BUSINESS OBSERVER	Check for Vendor V00045	-140.00	-140.00	0.00
01/21/2025	Payment	1186	Down To Earth	Check for Vendor V00043	-6,041.70	-6,041.70	0.00

Bank Account Statement

Wednesday, February 5, 2025

Two Rivers West CDD

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Bank Account No. 5637

Statement No. 01-25

Statement Date

01/31/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
01/21/2025	Payment	1187	GRAU & ASSOCIATES	Check for Vendor V00033	-6,000.00	-6,000.00	0.00
01/21/2025	Payment	1189	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,777.50	-3,777.50	0.00
01/28/2025	Payment	1191	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
01/31/2025	Payment	DD109	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000403	-149.78	-149.78	0.00
01/31/2025	Payment	DD110	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000408	-888.25	-888.25	0.00
01/31/2025	Payment	DD111	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000411	-1,276.85	-1,276.85	0.00
01/31/2025	Payment	DD112	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000415	-1,758.50	-1,758.50	0.00
01/31/2025	Payment	DD113	TAMPA ELECTRIC	Payment of Invoice 000412	-5,449.40	-5,449.40	0.00
Total Checks					-83,339.20	-83,339.20	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/17/2024	Payment	1163	RYAN MOTKO	Check for Vendor V00016	-200.00		
12/19/2024	Payment	1169	RYAN MOTKO	Check for Vendor V00016	-200.00		
01/21/2025	Payment	1188	INFRAMARK LLC	Check for Vendor V00015	-3,901.14		
01/21/2025	Payment	1190	TWO RIVERS WEST CDD	Check for Vendor V00009	-3,225.98		
01/28/2025	Payment	1192	Down To Earth	Check for Vendor V00043	-20,751.84		
01/28/2025	Payment	1193	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00		
01/28/2025	Payment	1194	STANTEC CONSULTING	Check for Vendor V00020	-1,216.50		
01/28/2025	Payment	1195	STRALEY ROBIN VERICKER	Check for Vendor V00007	-5,033.00		
01/28/2025	Payment	1196	THOMAS R. SPENCE	Check for Vendor V00013	-200.00		
01/29/2025	Payment	1197	RYAN MOTKO	Check for Vendor V00016	-200.00		
Total Outstanding Checks					-35,128.46		

Outstanding Deposits

01/16/2025	Payment	BD00018		Deposit No. BD00018		884.36	
01/16/2025	Payment	BD00019		Deposit No. BD00019		243.87	
Total Outstanding Deposits						1,128.23	