

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
October, 2024

Prepared by:

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022	SERIES 2022	SERIES 2023	SERIES 2024	SERIES 2022	SERIES 2022	SERIES 2023	SERIES 2024	GENERAL	TOTAL	
	FUND	DEBT SERVICE	(PROJECT)	DEBT SERVICE	DEBT SERVICE	CAPITAL	(PROJECT)	(PROJECT)	CAPITAL	LONG-TERM		
	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	DEBT FUND		
ASSETS												
Cash - Operating Account	\$ 10,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,444
Cash in Transit	-	6,533	-	-	-	-	-	-	-	-	-	6,533
Due From Developer	17,655	-	-	-	-	-	-	-	-	-	-	17,655
Due From Other Funds	3,838	-	-	-	-	2,191,477	-	48,100	-	-	-	2,243,415
Investments:												
Acq. & Const. (Offsite Project)	-	-	-	-	-	-	1,980	-	-	-	-	1,980
Acquisition & Construction Account	-	-	-	-	-	-	-	61,318	5,721,678	-	-	5,782,996
Cost of Issuance Fund	-	-	-	-	-	-	-	-	6,138	-	-	6,138
Interest Account	-	-	-	-	-	-	645,005	-	-	-	-	645,005
Redemption Fund	-	2,230,741	-	-	-	-	-	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	830,975	1,282,791	-	-	-	-	-	-	3,553,454
Revenue Fund	-	-	517,238	517,281	384,131	-	-	-	-	-	-	1,418,650
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	\$ 31,937	\$ 2,237,274	\$ 1,956,926	\$ 1,348,256	\$ 1,666,922	\$ 2,191,477	\$ 646,985	\$ 109,418	\$ 5,727,816	\$ 31,020,000	\$ 46,937,011	
LIABILITIES												
Accounts Payable	\$ 69,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	69,940
Deferred Revenue	17,655	-	-	-	-	-	-	-	-	-	-	17,655
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	11,270,000	11,270,000
Due To Other Funds	-	2,234,227	466	230	-	-	8,492	-	-	-	-	2,243,415
Revenue Bonds Payable-LT	-	-	-	-	-	-	-	-	-	-	19,750,000	19,750,000
TOTAL LIABILITIES	87,595	2,234,227	466	230	-	-	8,492	-	-	31,020,000	33,351,010	

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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 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	-	3,047	1,956,460	1,348,026	1,666,922	-	-	-	-	-	4,974,455
Capital Projects	-	-	-	-	-	2,191,477	638,493	109,418	5,727,816	-	8,667,204
Unassigned:	(55,658)	-	-	-	-	-	-	-	-	-	(55,658)
TOTAL FUND BALANCES	(55,658)	3,047	1,956,460	1,348,026	1,666,922	2,191,477	638,493	109,418	5,727,816	-	13,586,001
TOTAL LIABILITIES & FUND BALANCES	\$ 31,937	\$ 2,237,274	\$ 1,956,926	\$ 1,348,256	\$ 1,666,922	\$ 2,191,477	\$ 646,985	\$ 109,418	\$ 5,727,816	\$ 31,020,000	\$ 46,937,011

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	\$ 520,845	\$ -	\$ (520,845)	0.00%
Developer Contribution	-	10,000	10,000	0.00%
TOTAL REVENUES	520,845	10,000	(510,845)	1.92%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	200	11,800	1.67%
ProfServ-Dissemination Agent	19,500	417	19,083	2.14%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	50	2,350	2.08%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	3,778	5,722	39.77%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	375	4,125	8.33%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	800	8,200	8.89%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	100	500	16.67%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	211	3,289	6.03%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	118,599	16,763	101,836	14.13%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	-	25,000	0.00%
Landscape Maintenance	300,000	9,198	290,802	3.07%
Total Other Physical Environment	372,246	12,032	360,214	3.23%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>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	33,795	487,050	6.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,795)	(23,795)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,863)		
FUND BALANCE, ENDING		\$ (55,658)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2024)		3,047		
FUND BALANCE, ENDING		<u>\$ 3,047</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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				
Special Assmnts- Tax Collector	\$ 1,439,013	\$ -	\$ (1,439,013)	0.00%
TOTAL REVENUES	1,439,013	-	(1,439,013)	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	270,000	-	270,000	0.00%
Interest Expense	1,169,013	-	1,169,013	0.00%
Total Debt Service	1,439,013	-	1,439,013	0.00%
TOTAL EXPENDITURES	1,439,013	-	1,439,013	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,460		
FUND BALANCE, ENDING		\$ 1,956,460		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	\$ 829,481	\$ -	\$ (829,481)	0.00%
TOTAL REVENUES	829,481	-	(829,481)	0.00%
EXPENDITURES				
Debt Service				
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)	-	1	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)	-	1	0.00%
Net change in fund balance	<u>\$ (1)</u>	<u>\$ -</u>	<u>\$ 3</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		<u>\$ 1,348,026</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,666,922		
FUND BALANCE, ENDING		<u>\$ 1,666,922</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,191,477		
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 October 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		638,493		
FUND BALANCE, ENDING		<u>\$ 638,493</u>		

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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,727,816		
FUND BALANCE, ENDING		<u>\$ 5,727,816</u>		

Bank Account Statement

Two Rivers West CDD

Thursday, November 14, 2024

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Bank Account No. 5637

Statement No. 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	10,443.68	Statement Balance	19,565.57
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	19,565.57
Subtotal	10,443.68	Outstanding Checks	-9,121.89
Negative Adjustments	0.00	Ending Balance	10,443.68
Ending G/L Balance	10,443.68		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/21/2024	Payment	BD00007	Deposit No. BD00007	10,000.00	10,000.00	0.00
Total Deposits				10,000.00	10,000.00	0.00
Checks						
10/21/2024	Payment	1147	Check for Vendor V00035	-2,110.00	-2,110.00	0.00
10/21/2024	Payment	1148	Check for Vendor V00021	-200.00	-200.00	0.00
10/21/2024	Payment	1149	Check for Vendor V00024	-200.00	-200.00	0.00
10/21/2024	Payment	1151	Check for Vendor V00013	-200.00	-200.00	0.00
Total Checks				-2,710.00	-2,710.00	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/01/2024	Payment	1132	Check for Vendor V00016			-200.00
10/21/2024	Payment	1146	Check for Vendor V00015			-3,825.00
10/21/2024	Payment	1150	Check for Vendor V00016			-200.00
10/24/2024	Payment	1152	Check for Vendor V00010			-200.00
10/25/2024	Payment	1153	Check for Vendor V00017			-175.00
10/25/2024	Payment	1154	Check for Vendor V00015			-4,311.39
10/25/2024	Payment	1155	Check for Vendor V00006			-210.50
Total Outstanding Checks						-9,121.89
Outstanding Deposits						
Total Outstanding Deposits						