

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 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	SERIES 2023 (PROJECT) CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL	
							FUND	FUND				FUND
ASSETS												
Cash - Operating Account	\$ 46,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,539
Cash in Transit	-	6,533	-	4,699	-	-	-	-	-	-	-	11,232
Due From Developer	17,655	-	-	-	-	-	-	-	-	-	-	17,655
Due From Other Funds	-	-	-	421,259	-	2,191,477	-	48,100	1,169	-	-	2,662,005
Investments:												
Acq. & Const. (Offsite Project)	-	-	-	-	-	-	1,995	-	-	-	-	1,995
Acquisition & Construction Account	-	-	-	-	-	-	-	61,791	5,244,459	-	-	5,306,250
Interest Account	-	-	-	-	1,169	-	649,981	-	-	-	-	651,150
Redemption Fund	-	2,230,741	-	-	-	-	-	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	830,975	1,282,791	-	-	-	-	-	-	3,553,454
Revenue Fund	-	-	324,015	289,571	12,185	-	-	-	-	-	-	625,771
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	\$ 64,194	\$ 2,237,274	\$ 1,763,703	\$ 1,546,504	\$ 1,296,145	\$ 2,191,477	\$ 651,976	\$ 109,891	\$ 5,245,628	\$ 31,020,000	\$ 46,126,792	
LIABILITIES												
Accounts Payable	\$ 69,435	\$ -	\$ -	\$ 4,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,134
Deferred Revenue	17,655	-	-	-	-	-	-	-	-	-	-	17,655
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	11,270,000	-	11,270,000
Due To Other Funds	861	2,651,018	466	-	1,169	-	8,492	-	-	-	-	2,662,006
Revenue Bonds Payable-LT	-	-	-	-	-	-	-	-	-	19,750,000	-	19,750,000
TOTAL LIABILITIES	87,951	2,651,018	466	4,699	1,169	-	8,492	-	-	31,020,000	33,773,795	
FUND BALANCES												
Restricted for:												
Debt Service	-	-	1,763,237	1,541,805	1,294,976	-	-	-	-	-	-	4,600,018
Capital Projects	-	-	-	-	-	2,191,477	643,484	109,891	5,245,628	-	-	8,190,480
Unassigned:	(23,757)	(413,744)	-	-	-	-	-	-	-	-	-	(437,501)
TOTAL FUND BALANCES	(23,757)	(413,744)	1,763,237	1,541,805	1,294,976	2,191,477	643,484	109,891	5,245,628	-	12,352,997	
TOTAL LIABILITIES & FUND BALANCES	\$ 64,194	\$ 2,237,274	\$ 1,763,703	\$ 1,546,504	\$ 1,296,145	\$ 2,191,477	\$ 651,976	\$ 109,891	\$ 5,245,628	\$ 31,020,000	\$ 46,126,792	

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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%
Special Assmnts- CDD Collected	-	40,989	40,989	0.00%
Developer Contribution	-	10,000	10,000	0.00%
TOTAL REVENUES	520,845	50,989	(469,856)	9.79%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	1,200	10,800	10.00%
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	17,763	100,836	14.98%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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>				
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	17,285	282,715	5.76%
Total Other Physical Environment	372,246	20,119	352,127	5.40%
<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	42,882	477,963	8.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,107	8,107	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,864)		
FUND BALANCE, ENDING		\$ (23,757)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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				
<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	-	(416,791)	(416,791)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,047		
FUND BALANCE, ENDING		\$ (413,744)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 15,118	\$ 15,118	0.00%
Special Assmnts- Tax Collector	1,439,013	-	(1,439,013)	0.00%
Special Assmnts- CDD Collected	-	379,710	379,710	0.00%
TOTAL REVENUES	1,439,013	394,828	(1,044,185)	27.44%
<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	-	(193,222)	(193,222)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 1,763,237		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 10,683	\$ 10,683	0.00%
Special Assmnts- Tax Collector	829,481	-	(829,481)	0.00%
Special Assmnts- CDD Collected	-	183,096	183,096	0.00%
TOTAL REVENUES	829,481	193,779	(635,702)	23.36%
<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)	193,779	193,780	-19377900.00%
<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	<u>\$ (1)</u>	<u>\$ 193,779</u>	<u>\$ 193,782</u>	<u>-19377900.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		<u>\$ 1,541,805</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ (215,575)	\$ (215,575)	0.00%
Special Assmnts- CDD Collected	-	76,281	76,281	0.00%
TOTAL REVENUES	-	(139,294)	(139,294)	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	-	(599,706)	(599,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,894,682		
FUND BALANCE, ENDING		\$ 1,294,976		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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 November 30, 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				
Interest - Investments	\$ -	\$ 4,991	\$ 4,991	0.00%
TOTAL REVENUES	-	4,991	4,991	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,991	4,991	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		638,493		
FUND BALANCE, ENDING		<u>\$ 643,484</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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				
Interest - Investments	\$ -	\$ 473	\$ 473	0.00%
TOTAL REVENUES	-	473	473	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	473	473	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		109,418		
FUND BALANCE, ENDING		\$ 109,891		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 47,758	\$ 47,758	0.00%
TOTAL REVENUES	-	47,758	47,758	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	529,946	(529,946)	0.00%
Total Construction In Progress	-	529,946	(529,946)	0.00%
TOTAL EXPENDITURES	-	529,946	(529,946)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(482,188)	(482,188)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,727,816		
FUND BALANCE, ENDING		<u>\$ 5,245,628</u>		

Bank Account Statement

Two Rivers West CDD

Tuesday, December 3, 2024

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Z-SPAWAR

Bank Account No. 5637

Statement No. 11-24

Statement Date

11/30/2024

G/L Account No. 101001 Balance	46,539.36	Statement Balance	46,714.36
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	46,539.36	Subtotal	46,714.36
Negative Adjustments	0.00	Outstanding Checks	-175.00
Ending G/L Balance	46,539.36	Ending Balance	46,539.36

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/05/2024	Payment	BD00008	Deposit No. BD00008	40,949.49	40,949.49	0.00
11/13/2024	Payment	BD00009	Deposit No. BD00009	4,738.21	4,738.21	0.00
Total Deposits				45,687.70	45,687.70	0.00
Checks						
08/01/2024	Payment	1132	Check for Vendor V00016	-200.00	-200.00	0.00
10/21/2024	Payment	1146	Check for Vendor V00015	-3,825.00	-3,825.00	0.00
10/21/2024	Payment	1150	Check for Vendor V00016	-200.00	-200.00	0.00
10/24/2024	Payment	1152	Check for Vendor V00010	-200.00	-200.00	0.00
10/25/2024	Payment	1154	Check for Vendor V00015	-4,311.39	-4,311.39	0.00
10/25/2024	Payment	1155	Check for Vendor V00006	-210.50	-210.50	0.00
11/14/2024	Payment	1159	Payment of Invoice 000362	-5,408.00	-5,408.00	0.00
11/04/2024	Payment	1157	Check for Vendor V00043	-789.02	-789.02	0.00
11/04/2024	Payment	1158	Check for Vendor V00007	-3,395.00	-3,395.00	0.00
Total Checks				-18,538.91	-18,538.91	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/25/2024	Payment	1153	Check for Vendor V00017			-175.00
Total Outstanding Checks						-175.00
Outstanding Deposits						
Total Outstanding Deposits						