

# Two Rivers North Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2022



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

Two Rivers North CDD  
Balance Sheet  
As of 8/31/2022

(In Whole Numbers)

	General Fund	Total
<b>Assets</b>		
Cash - Operating Account	121.00	121.00
Revenue Account - Series 2022	0.00	0.00
Principal and Interest Account Series 2022 (2001)	0.00	0.00
Revenue Account - Series 2022	0.00	0.00
Prepayment Subaccount Series 2022 (2003)	0.00	0.00
Acq. & Cons-Amenity Project Subacct Series 2022 (2004)	0.00	0.00
Acq. & Cons-Offsite Project Subacct Series 2022 (2005)	0.00	0.00
Acquisition & Construction Acct Series 2022 (2006)	0.00	0.00
Costs of Issurance Account Series 2022 (2007)	0.00	0.00
Note Redemption Account - Series 2022 (2008)	0.00	0.00
Revenue Account - Series 2022	0.00	6,741.00
Revenue Account - Series 2022	0.00	608,939.00
Acq & Const General Subaccount Series 2022 (8005)	0.00	1,771,634.00
Acq & Const Amenity Project subaccount Series 2022 (8006)	0.00	1,491,637.00
Acq & Const LDSCP & HRDSCP Subacct Series 2022(8007)	0.00	2,249,448.00
Acq & Const Pond Excavation Subacct Series 2022(8008)	0.00	1,011,812.00
Acq & Const Offsite Project Subacct Series 2022(8009)	0.00	1,868.00
Costs of Issuance account Series 2022(8010)	0.00	38.00
Construction Work in Progress	0.00	8,598,275.00
Amount To Be Provided-Debt Service	0.00	18,414,500.00
Investment in General Fixed Assets	0.00	(8,598,275.00)
Interfund Transfer In	(15,000.00)	(120,735.00)
Debt Service Payments	0.00	8,480,500.00
Interfund Transfer Out	0.00	120,735.00
<b>Total Assets</b>	<b>(14,879.00)</b>	<b>34,037,238.00</b>
<b>Liabilities</b>		
Accounts Payable	12,579.00	12,579.00
Revenue Bonds Payable--Series 2022 B	0.00	18,414,500.00
<b>Total Liabilities</b>	<b>12,579.00</b>	<b>18,427,079.00</b>
Fund Equity & Other Credits Contributed Capital	(27,458.00)	15,610,159.00
<b>Total Liabilities &amp; Fund Equity</b>	<b>(14,879.00)</b>	<b>34,037,238.00</b>

Two Rivers North CDD  
Statement of Revenues, Expenditures Changes in Fund Balance  
From 10/1/2021 Through 8/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service				
Operations & Maintenance Assmts -	475,667.00	750.00	(474,917.00)	(100)%
Off Tax Roll				
Contributions & Donations From				
Private Sources				
Developer Fundings	0.00	19,280.00	19,280.00	0 %
Total Revenues	<u>475,667.00</u>	<u>20,030.00</u>	<u>(455,637.00)</u>	<u>(96)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000.00	3,600.00	6,400.00	64 %
Financial & Administrative				
Administration Services	3,750.00	625.00	3,125.00	83 %
District Manager	20,833.00	18,472.00	2,361.00	11 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	333.00	1,667.00	83 %
Organizational Meeting/Initial Set	4,000.00	0.00	4,000.00	100 %
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	0.00	2,625.00	100 %
Rentals and Leases	500.00	0.00	500.00	100 %
Office Supplies	100.00	107.00	(7.00)	(7)%
Technology Services	500.00	0.00	500.00	100 %
Accounting Services	10,000.00	1,667.00	8,333.00	83 %
Postage, Phone, Faxes & Copies	500.00	17.00	483.00	97 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	5,120.00	(1,620.00)	(46)%
Bank Fees	200.00	155.00	45.00	23 %
Dues, Licenses and Fees	175.00	750.00	(575.00)	(329)%
Miscellaneous Fees	250.00	700.00	(450.00)	(180)%
Website Development &	2,000.00	167.00	1,833.00	92 %
Maintenance				
ADA Website Set Up/Compliance	1,800.00	2,900.00	(1,100.00)	(61)%
Legal Counsel				
District Counsel	9,500.00	12,875.00	(3,375.00)	(36)%
Electric Utility Services				
Electric Utility Services -	75,000.00	0.00	75,000.00	100 %
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	100 %
Garbage/Solid Waste Services				
Garbage Recreation Center	2,800.00	0.00	2,800.00	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500.00	0.00	4,500.00	100 %
Stormwater Control				
Aquatic Maintenance	17,500.00	0.00	17,500.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %

Two Rivers North CDD  
Statement of Revenues, Expenditures Changes in Fund Balance  
From 10/1/2021 Through 8/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance -	
			Original	Percent Total Budget Remaining - Original
Entry & Wall Maintenance	1,500.00	0.00	1,500.00	100 %
Landscape Maintenance	140,000.00	0.00	140,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
Landscape Mulch	18,500.00	0.00	18,500.00	100 %
Landscape Annuals	14,000.00	0.00	14,000.00	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Facility Maintenance	7,500.00	0.00	7,500.00	100 %
Playground Equipment	300.00	0.00	300.00	100 %
Pool Service Contract	12,000.00	0.00	12,000.00	100 %
Pool Repairs	2,500.00	0.00	2,500.00	100 %
Pool Permits	350.00	0.00	350.00	100 %
Facility A/C Maintenance	1,000.00	0.00	1,000.00	100 %
Access Control Maintenance	2,000.00	0.00	2,000.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Telephone / Internet Services	950.00	0.00	950.00	100 %
Facility Janitorial Services	7,500.00	0.00	7,500.00	100 %
Facility Janitorial Supplies	750.00	0.00	750.00	100 %
Dog Waste Station Service and	1,500.00	0.00	1,500.00	100 %
Supplies				
Contingency				
Miscellaneous Contingency	2,500.00	0.00	2,500.00	100 %
Total Expenditures	<u>475,667.00</u>	<u>47,488.00</u>	<u>428,179.00</u>	<u>90 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(27,458.00)</u>	<u>(27,458.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(27,458.00)</u>	<u>(27,458.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(27,458.00)</u>	<u>(27,458.00)</u>	<u>0 %</u>

Two Rivers North CDD  
Statement of Revenues, Expenditures Changes in Fund Balance  
From 10/1/2021 Through 8/31/2022

204 - Debt Service Fund - Series 2022  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,022.00</u>	<u>1,022.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>1,022.00</u>	<u>1,022.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,022.00</u>	<u>1,022.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>1,022.00</u>	<u>1,022.00</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>1,022.00</u>	<u>1,022.00</u>	<u>0 %</u>

Two Rivers North CDD  
Statement of Revenues, Expenditures Changes in Fund Balance  
From 10/1/2021 Through 8/31/2022

304 - Capital Projects Fund - Series 2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0.00	17,639.00	17,639.00	0 %
Total Revenues	<u>0.00</u>	<u>17,639.00</u>	<u>17,639.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0.00	30,000.00	(30,000.00)	0 %
Office Supplies	0.00	1,500.00	(1,500.00)	0 %
Underwriters Discount	0.00	453,900.00	(453,900.00)	0 %
Other Physical Environment				
Improvements Other Than	0.00	8,598,275.00	(8,598,275.00)	0 %
Total Expenditures	<u>0.00</u>	<u>9,083,675.00</u>	<u>(9,083,675.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(9,066,036.00)</u>	<u>(9,066,036.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(9,066,036.00)</u>	<u>(9,066,036.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(9,066,036.00)</u>	<u>(9,066,036.00)</u>	<u>0 %</u>

Two Rivers North CDD  
Reconcile Cash Accounts

*Summary*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked

Bank Balance	121.09
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	121.09
Balance Per Books	<u>121.09</u>
Unreconciled Difference	<u>0.00</u>

**Click the Next Page toolbar button to view details.**

Two Rivers North CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1011	6/27/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1012	6/27/2022	System Generated Check/Voucher	200.00	Ryan Motko
041	8/22/2022	SERVICE CHARGES - PRIOR PERIOD 8.22.22	<u>22.74</u>	
Cleared Checks/Vouchers			<u>422.74</u>	