

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
					LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS						
Cash - Operating Account	172	-	-	-	-	172
Investments:						
Acq. & Construction - Amenity	-	-	2,437	-	-	2,437
Acquisition & Construction Account	-	-	4,698,356	-	-	4,698,356
Cost of Issuance Fund	-	17	22	-	-	39
Interest Account	-	428,959	-	-	-	428,959
Revenue Fund	-	188,611	-	-	-	188,611
Fixed Assets						
Construction Work In Process	-	-	-	10,436,499	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500
TOTAL ASSETS	\$ 172	\$ 617,587	\$ 4,700,815	\$ 10,436,499	\$ 18,414,500	\$ 34,169,573
LIABILITIES						
Accounts Payable	\$ 42,690	\$ -	\$ -	\$ -	\$ -	\$ 42,690
Bonds Payable	-	-	-	-	18,414,500	18,414,500
TOTAL LIABILITIES	42,690	-	-	-	18,414,500	18,457,190
FUND BALANCES						
Restricted for:						
Debt Service	-	617,587	-	-	-	617,587
Capital Projects	-	-	4,700,815	-	-	4,700,815
Unassigned:	(42,518)	-	-	10,436,499	-	10,393,981
TOTAL FUND BALANCES	(42,518)	617,587	4,700,815	10,436,499	-	15,712,383
TOTAL LIABILITIES & FUND BALANCES	\$ 172	\$ 617,587	\$ 4,700,815	\$ 10,436,499	\$ 18,414,500	\$ 34,169,573

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
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	\$ 282,395	\$ -	\$ (282,395)	0.00%
Special Assmnts- CDD Collected	193,272	-	(193,272)	0.00%
TOTAL REVENUES	475,667	-	(475,667)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	50	450	10.00%
ProfServ-Recording Secretary	2,000	200	1,800	10.00%
ProfServ-Tax Collector	2,625	949	1,676	36.15%
District Counsel	9,500	627	8,873	6.60%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	375	3,375	10.00%
District Manager	20,833	2,083	18,750	10.00%
Accounting Services	19,000	750	18,250	3.95%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	2,900	-	2,900	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	500	50	450	10.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,598	209	3,389	5.81%
Bank Fees	25	43	(18)	172.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	100	1,900	5.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	94,456	5,613	88,843	5.94%
<u>Electric Utility Services</u>				
Utility - Electric	12,000	-	12,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
Total Electric Utility Services	87,000	-	87,000	0.00%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
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>Water-Sewer Comb Services</u>				
Utility - Water	4,500	-	4,500	0.00%
Total Water-Sewer Comb Services	4,500	-	4,500	0.00%
<u>Stormwater Control</u>				
Aquatic Maintenance	17,500	-	17,500	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,000	-	18,000	0.00%
<u>Other Physical Environment</u>				
Contracts - Landscape	14,000	-	14,000	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	22,500	-	22,500	0.00%
R&M-Other Landscape	5,000	-	5,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	136,360	-	136,360	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	216,060	-	216,060	0.00%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Contract - Park Facility Janitorial Maintenance	1,500	-	1,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Janitorial Services & Supplies	750	-	750	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Recreation / Park Facility Maintenance	7,500	-	7,500	0.00%
Recreation Equip. Maint.	1,000	-	1,000	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Special Events	500	-	500	0.00%
Access Control	2,000	-	2,000	0.00%
Pool Permits	350	-	350	0.00%
Total Parks and Recreation	48,850	-	48,850	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
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	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	475,666	5,613	470,053	1.18%
Excess (deficiency) of revenues				
Over (under) expenditures	1	(5,613)	(5,614)	-561300.00%
<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	\$ (5,613)	\$ (5,616)	-561300.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(36,905)	(36,905)		
FUND BALANCE, ENDING	\$ (36,904)	\$ (42,518)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022 Debt Service Fund (204)
(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	\$ -	\$ 1,006	\$ 1,006	0.00%
TOTAL REVENUES	-	1,006	1,006	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	941,034	-	941,034	0.00%
Total Debt Service	1,216,034	-	1,216,034	0.00%
TOTAL EXPENDITURES	1,216,034	-	1,216,034	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(1,216,034)	1,006	1,217,040	-0.08%
<u>OTHER FINANCING SOURCES (USES)</u>				
Debt Proceeds	1,216,034	-	(1,216,034)	0.00%
TOTAL FINANCING SOURCES (USES)	1,216,034	-	(1,216,034)	0.00%
Net change in fund balance	\$ -	\$ 1,006	\$ 1,006	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	616,581	616,581		
FUND BALANCE, ENDING	\$ 616,581	\$ 617,587		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022 Capital Projects Fund (304)
(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	\$ -	\$ 3,239	\$ 3,239	0.00%
TOTAL REVENUES	-	3,239	3,239	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	3,239	3,239	0.00%
Net change in fund balance	\$ -	\$ 3,239	\$ 3,239	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	4,697,576		
FUND BALANCE, ENDING	\$ -	\$ 4,700,815		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Account Group Fund (900)
(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%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	10,436,499		
FUND BALANCE, ENDING	\$ -	\$ 10,436,499		

TWO RIVERS NORTH CDD

Bank Reconciliation

Bank Account No. 5652 TRUIST- GF Operating
Statement No. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	172.36	Statement Balance	172.36
G/L Balance	172.36	Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	172.36	Subtotal	172.36
Negative Adjustments	0.00	Outstanding Checks	0.00
		Differences	0.00
Ending G/L Balance	172.36	Ending Balance	172.36
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/9/2022	Payment	1018	DEPT OF ECONOMIC OPPORTUNITY	175	175.00	0.00
11/21/2022		JE000018	bank service fee	20.96	20.96	0.00
Total Checks				195.96	195.96	0.00