

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 1,570	\$ -	\$ -	\$ -	\$ -	\$ 1,570
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	3,068,522	-	-	3,068,522
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	469,868	-	-	-	469,868
Deposits	2,195	-	-	-	-	2,195
Fixed Assets						
Construction Work In Process	-	-	-	10,436,499	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500
TOTAL ASSETS	\$ 3,765	\$ 1,078,807	\$ 3,068,560	\$ 10,436,499	\$ 18,414,500	\$ 33,002,131
LIABILITIES						
Accounts Payable	\$ 64,946	\$ -	\$ -	\$ -	\$ -	\$ 64,946
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	-	38	-	-	-	38
TOTAL LIABILITIES	64,946	38	-	-	18,414,500	18,479,484
FUND BALANCES						
Restricted for:						
Debt Service	-	1,078,769	-	-	-	1,078,769
Capital Projects	-	-	3,068,560	-	-	3,068,560
Unassigned:	(61,181)	-	-	10,436,499	-	10,375,318
TOTAL FUND BALANCES	(61,181)	1,078,769	3,068,560	10,436,499	-	14,522,647
TOTAL LIABILITIES & FUND BALANCES	\$ 3,765	\$ 1,078,807	\$ 3,068,560	\$ 10,436,499	\$ 18,414,500	\$ 33,002,131

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>				
Developer Contribution	201,125	9,131	(191,994)	4.54%
TOTAL REVENUES	201,125	9,131	(191,994)	4.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	865	2,135	28.83%
ProfServ-Dissemination Agent	4,200	417	3,783	9.93%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	908	8,592	9.56%
District Engineer	9,500	190	9,310	2.00%
Administrative Services	4,500	375	4,125	8.33%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	850	8,150	9.44%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	18	482	3.60%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	305	3,195	8.71%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	6,586	101,139	6.11%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>				
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Bush Hogging	6,400	-	6,400	0.00%
R&M-Landscape Pond Areas	25,000	14,520	10,480	58.08%
Aquatic Maintenance	38,000	6,260	31,740	16.47%
Total Other Physical Environment	83,400	20,780	62,620	24.92%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	27,366	173,759	13.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,235)	(18,235)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(42,946)		
FUND BALANCE, ENDING		\$ (61,181)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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	\$ -	\$ 2,531	\$ 2,531	0.00%
Special Assmnts- CDD Collected	-	452,526	452,526	0.00%
TOTAL REVENUES	-	455,057	455,057	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	455,057	455,057	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		623,712		
FUND BALANCE, ENDING		<u>\$ 1,078,769</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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	\$ -	\$ 12,431	\$ 12,431	0.00%
TOTAL REVENUES	-	12,431	12,431	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	12,431	12,431	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,056,129		
FUND BALANCE, ENDING		<u>\$ 3,068,560</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fixed Assets 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%
FUND BALANCE, BEGINNING (OCT 1, 2023)		10,436,499		
FUND BALANCE, ENDING		<u>\$ 10,436,499</u>		

TWO RIVERS NORTH CDD

Bank Reconciliation

Bank Account No. 5652 TRUIST- GF Operating
 Statement No. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	1,570.32	Statement Balance	1,770.32
G/L Balance	1,570.32	Outstanding Deposits	0.00
Positive Adjustments	0.00		
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Subtotal	1,570.32	Subtotal	1,770.32
Negative Adjustments	0.00	Outstanding Checks	200.00
	<hr/>	Differences	0.00
Ending G/L Balance	1,570.32	Ending Balance	1,570.32
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
9/28/2023	Payment	1057	GRAU AND ASSOCIATES	1,500.00	1,500.00	0.00	
9/28/2023	Payment	1058	SITEX AQUATICS	1,031.00	1,031.00	0.00	
9/28/2023	Payment	1059	STANTEC	380.00	380.00	0.00	
9/28/2023	Payment	1060	STRALEY ROBIN VERICKER	4,010.00	4,010.00	0.00	
10/9/2023	Payment	1061	Withlacoochee River Electric	2,195.00	2,195.00	0.00	
10/12/2023	Payment	1062	TIMES PUBLISHING COM	304.70	304.70	0.00	
10/23/2023	Payment	1063	CARLOS DE LA OSSA	200.00	200.00	0.00	
10/23/2023	Payment	1064	DOWN TO EARTH LANDSCAPE &	3,320.00	3,320.00	0.00	
10/23/2023	Payment	1065	INFRAMARK LLC	4,077.67	4,077.67	0.00	
10/23/2023	Payment	1066	KELLY ANN EVANS	200.00	200.00	0.00	
10/23/2023	Payment	1068	THOMAS R. SPENCE	200.00	200.00	0.00	
Total Checks				17,418.37	17,418.37	0.00	
Deposits							
10/11/2023		JE000167	CK#2110567##### - Dev Fund Lennar	G/L	9,131.27	9,131.27	0.00
Total Deposits				9,131.27	9,131.27	0.00	
Outstanding Checks							
10/23/2023	Payment	1067	NICHOLAS J. DISTER	200.00	0.00	200.00	
Total Outstanding Checks.....				200.00		200.00	