

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 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	\$ 13,423	\$ -	\$ -	\$ -	\$ -	\$ 13,423
Cash in Transit	-	8,107	-	-	-	8,107
Due From Other Funds	-	10,471	38	-	-	10,509
Investments:						
Acquisition & Construction Account	-	-	3,081,433	-	-	3,081,433
Interest Account	-	467,338	-	-	-	467,338
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	5,446	-	-	-	5,446
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	\$ 15,618	\$ 1,100,301	\$ 3,081,471	\$ 10,436,499	\$ 18,414,500	\$ 33,048,389
LIABILITIES						
Accounts Payable	\$ 81,628	\$ 8,107	\$ -	\$ -	\$ -	\$ 89,735
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	10,509	-	-	-	-	10,509
TOTAL LIABILITIES	92,137	8,107	-	-	18,414,500	18,514,744

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Balance Sheet

As of November 30, 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	
FUND BALANCES						
Restricted for:						
Debt Service	-	1,092,194	-	-	-	1,092,194
Capital Projects	-	-	3,081,471	-	-	3,081,471
Unassigned:	(76,519)	-	-	10,436,499	-	10,359,980
TOTAL FUND BALANCES	(76,519)	1,092,194	3,081,471	10,436,499	-	14,533,645
TOTAL LIABILITIES & FUND BALANCES	\$ 15,618	\$ 1,100,301	\$ 3,081,471	\$ 10,436,499	\$ 18,414,500	\$ 33,048,389

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ -	\$ 1,631	\$ 1,631	0.00%
Developer Contribution	201,125	9,131	(191,994)	4.54%
TOTAL REVENUES	201,125	10,762	(190,363)	5.35%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,465	535	82.17%
ProfServ-Dissemination Agent	4,200	833	3,367	19.83%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
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	750	3,750	16.67%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	1,700	7,300	18.89%
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	100	500	16.67%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	529	2,971	15.11%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	12,535	95,190	11.64%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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%
Landscape Maintenance	-	11,020	(11,020)	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	31,800	51,600	38.13%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	44,335	156,790	22.04%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(33,573)	(33,573)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(42,946)		
FUND BALANCE, ENDING		\$ (76,519)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2022 Debt Service Fund (204)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,447	\$ 5,447	0.00%
Special Assmnts- Tax Collector	-	10,509	10,509	0.00%
Special Assmnts- CDD Collected	-	452,526	452,526	0.00%
TOTAL REVENUES	-	468,482	468,482	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	468,482	468,482	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		623,712		
FUND BALANCE, ENDING		<u>\$ 1,092,194</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 25,342	\$ 25,342	0.00%
TOTAL REVENUES	-	25,342	25,342	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,342	25,342	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,056,129		
FUND BALANCE, ENDING		<u>\$ 3,081,471</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	13,423.45	Statement Balance	13,423.45
G/L Balance	13,423.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
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Subtotal	13,423.45	Subtotal	13,423.45
Negative Adjustments	0.00	Outstanding Checks	0.00
	<hr/>	Differences	0.00
Ending G/L Balance	13,423.45	Ending Balance	13,423.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/23/2023	Payment	1067	NICHOLAS J. DISTER	200.00	200.00	0.00
11/3/2023	Payment	1069	DEPT OF ECONOMIC OPPORTUNITY	175.00	175.00	0.00
11/8/2023	Payment	1070	TIMES PUBLISHING COM	112.00	112.00	0.00
Total Checks				487.00	487.00	0.00
Deposits						
11/21/2023		JE000184	Debt Service/ Tax Revenue	G/L 9,365.24	9,365.24	0.00
11/29/2023		JE000185	Debt Service/ Tax Revenue	G/L 2,774.89	2,774.89	0.00
Total Deposits				12,140.13	12,140.13	0.00