# Two Rivers North Community Development District

Financial Statements (Unaudited)

Period Ending December 31, 2024

Prepared by:



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#### **Balance Sheet**

As of December 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	·	GENERAL FUND	DEBT S	ES 2022 SERVICE JND	ERIES 2022 CAPITAL PROJECTS FUND	GENERAL (ED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
ASSETS									
Cash - Operating Account	\$	1,253,007	\$	-	\$ -	\$ -	\$	-	\$ 1,253,007
Cash in Transit		7	1	,189,028	-	-		-	1,189,035
Accounts Receivable - Other		6,854		-	-	-		-	6,854
Due From Developer		32,153		-	-	-		-	32,153
Due From Other Funds		1,100,825		49,184	-	-		-	1,150,009
Investments:									
Acquisition & Construction Account		-		-	4,645	-		-	4,645
Reserve Fund		-		608,939	-	-		-	608,939
Revenue Fund		-		73,231	-	-		-	73,231
Prepaid Trustee Fees		2,694		-	-	-		-	2,694
Deposits		2,195		-	-	-		-	2,195
Utility Deposits		321,237		-	-	-		-	321,237
Fixed Assets									
Construction Work In Process		-		-	-	10,436,499		-	10,436,499
Amount To Be Provided		-		-	-	-		18,414,500	18,414,500
OTAL ASSETS	\$	2,718,972	\$ 1	,920,382	\$ 4,645	\$ 10,436,499	\$	18,414,500	\$ 33,494,998

#### **Balance Sheet**

As of December 31, 2024 (In Whole Numbers)

		SERIES 2022	SERIES 2022 CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
LIABILITIES						
Accounts Payable	\$ 462,251	\$ -	\$ -	\$ -	\$ -	\$ 462,251
Accrued Expenses	3,358	-	-	-	-	3,358
Accounts Payable - Other	(19,292)	-	-	-	-	(19,292)
Due To Developer	318,726	-	-	-	-	318,726
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	-	-	1,150,009	-	-	1,150,009
TOTAL LIABILITIES	765,043	-	1,150,009	-	18,414,500	20,329,552
FUND BALANCES						
Nonspendable:						
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Restricted for:						
Debt Service	-	1,920,382	-	-	-	1,920,382
Unassigned:	1,951,235	-	(1,145,364)	10,436,499	-	11,242,370
TOTAL FUND BALANCES	1,953,929	1,920,382	(1,145,364)	10,436,499	-	13,165,446
TOTAL LIABILITIES & FUND BALANCES	\$ 2,718,972	\$ 1,920,382	\$ 4,645	\$ 10,436,499	\$ 18,414,500	\$ 33,494,998

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>								
Special Assmnts- Tax Collector	\$	1,440,045	\$	1,347,436	\$	(92,609)	93.57%	
Developer Contribution	•	-	•	97,000	•	97,000	0.00%	
Developer Contribution - CIP		_		773,653		773,653	0.00%	
Other Miscellaneous Revenues		-		50		50	0.00%	
TOTAL REVENUES		1,440,045		2,218,139		778,094	154.03%	
<u>EXPENDITURES</u>								
Administration								
Supervisor Fees		10,000		1,600		8,400	16.00%	
Payroll-Pool Monitors		24,000		-		24,000	0.00%	
ProfServ-Dissemination Agent		5,000		833		4,167	16.66%	
ProfServ-Info Technology		600		150		450	25.00%	
ProfServ-Recording Secretary		2,400		=		2,400	0.00%	
ProfServ-Trustee Fees		6,500		-		6,500	0.00%	
ProfServ-Wildlife Management Service		6,400		-		6,400	0.00%	
Waterway Management		2,500		-		2,500	0.00%	
District Counsel		9,500		10,210		(710)	107.47%	
District Engineer		9,500		-		9,500	0.00%	
Administrative Services		4,500		1,542		2,958	34.27%	
Management & Accounting Services		6,000		-		6,000	0.00%	
District Manager		25,000		7,741		17,259	30.96%	
Accounting Services		9,000		2,250		6,750	25.00%	
Auditing Services		6,000		-		6,000	0.00%	
Onsite Staff		85,000		-		85,000	0.00%	
Website Compliance		1,500		-		1,500	0.00%	
Internet & Wifi		2,400		-		2,400	0.00%	
Postage, Phone, Faxes, Copies		2,000		153		1,847	7.65%	
Rentals & Leases		600		150		450	25.00%	
Public Officials Insurance		2,574		-		2,574	0.00%	
Insurance -Property & Casualty		35,000		19,868		15,132	56.77%	
Insurance Deductible		2,500		-		2,500	0.00%	
R&M-Plant Replacement		30,000		-		30,000	0.00%	
Annual Tree Trimming		10,000		-		10,000	0.00%	
Legal Advertising		3,500		140		3,360	4.00%	
Bank Fees		200		-		200	0.00%	
Financial & Revenue Collections		5,000		-		5,000	0.00%	
Meeting Expense		4,000		-		4,000	0.00%	
Website Administration		1,200		300		900	25.00%	
Miscellaneous Expenses		250		-		250	0.00%	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 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
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175		100.00%
Total Administration	312,899	45,112	267,787	14.42%
Electric Utility Services				
Utility - Gas	10,000	-	10,000	0.00%
Utility - Electric	30,000	26,843	3,157	89.48%
Utility - StreetLights	190,000	18,532	171,468	9.75%
Total Electric Utility Services	230,000	45,375	184,625	19.73%
Garbage/Solid Waste Services				
Utility - Water	3,000	17,864	(14,864)	595.47%
Total Garbage/Solid Waste Services	3,000	17,864	(14,864)	595.47%
Stormwater Control				
Aquatic Maintenance	38,000	9,030	28,970	23.76%
Aquatic Plant Replacement	5,000		5,000	0.00%
Total Stormwater Control	43,000	9,030	33,970	21.00%
Other Physical Environment				
Contracts-Janitorial Services	32,000	7,125	24,875	22.27%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts-Other Landscape	15,000	-	15,000	0.00%
Contracts-Pool & Spa	36,000	3,000	33,000	8.33%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	57,768	419,232	12.11%
Janitorial Services & Supplies	3,000	-	3,000	0.00%
Insurance - General Liability	3,146	-	3,146	0.00%
R&M-Other Landscape	15,000	-	15,000	0.00%
R&M-Swimming Pool	6,000	-	6,000	0.00%
R&M-Boundary Walls/Fences/Monuments	30,000	39,523	(9,523)	131.74%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
R&M-Security Cameras	4,000	-	4,000	0.00%
R&M-Trail Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	30,000	572	29,428	1.91%
Entry & Walls Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	745,146	107,988	637,158	14.49%
Road and Street Facilities				
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## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 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
Total Road and Street Facilities	30,000		30,000	0.00%
Parks and Recreation				
Field Services	12,000	-	12,000	0.00%
Pest Control	2,400	-	2,400	0.00%
Amenity Maintenance & Repairs	20,000	-	20,000	0.00%
Access Control Maintenance & Repair	10,000	-	10,000	0.00%
Special Events	10,000	1,200	8,800	12.00%
Amenity Center-Miscellaneous Facility	4,000	-	4,000	0.00%
Access Control	2,000	-	2,000	0.00%
Park Garbage & Dog Waste Station Supplies	5,000	-	5,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	66,000	1,200	64,800	1.82%
Contingency				
Misc-Contingency	10,000	3,946	6,054	39.46%
Total Contingency	10,000	3,946	6,054	39.46%
TOTAL EXPENDITURES	1,440,045	230,515	1,209,530	16.01%
Excess (deficiency) of revenues				
Over (under) expenditures		1,987,624	1,987,624	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(33,695)		
FUND BALANCE, ENDING		\$ 1,953,929		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2022 Debt Service Fund (204) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	11,139	\$ 11,139	0.00%
Special Assmnts- Tax Collector	· -		1,224,676	1,224,676	0.00%
Special Assmnts- CDD Collected	1,214,556		=	(1,214,556)	0.00%
TOTAL REVENUES	1,214,556		1,235,815	21,259	101.75%
EXPENDITURES  Debt Service					
Principal Debt Retirement	914,556		=	914,556	0.00%
Interest Expense	300,000		460,747	(160,747)	153.58%
Total Debt Service	1,214,556		460,747	 753,809	37.94%
TOTAL EXPENDITURES	1,214,556		460,747	753,809	37.94%
Excess (deficiency) of revenues					
Over (under) expenditures			775,068	 775,068	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,145,314		
FUND BALANCE, ENDING		\$	1,920,382		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2022 Capital Projects Fund (304) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	 YEAR TO DATE ACTUAL	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 63	\$ 63	0.00%
TOTAL REVENUES	-	63	63	0.00%
<u>EXPENDITURES</u>				
Construction In Progress				
Construction in Progress	-	1,151,540	(1,151,540)	0.00%
Total Construction In Progress	-	 1,151,540	(1,151,540)	0.00%
TOTAL EXPENDITURES		1,151,540	(1,151,540)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	 -	 (1,151,477)	 (1,151,477)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		\$ (1,145,364)		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 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
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)		10,436,499		
FUND BALANCE, ENDING		\$ 10,436,499		

# **Bank Account Statement**

Two Rivers North CDD

**Bank Account No.** 5652

 Statement No.
 12\_24
 Statement Date
 12/31/2024

G/L Account No. 101001 Balance	1,253,006.68	Statement Balance	1,304,923.97
		<b>Outstanding Deposits</b>	40,854.31
Positive Adjustments	0.00	—— Subtotal	1,345,778.28
Subtotal	1,253,006.68	<b>Outstanding Checks</b>	-92,771.60
Negative Adjustments	0.00		1 252 006 60
Ending G/L Balance	1,253,006.68	Ending Balance	1,253,006.68

	Document				Cleared	
Posting Date	Type	Document No.	Description	Amount	Amount	Difference
Deposits						
						0.00
12/02/2024	Payment	BD00020	Deposit No. BD00020	49,000.00	49,000.00	0.00
12/09/2024		JE000428	TAX Revenue/Debt Service	1,189,457.65	1,189,457.65	0.00
12/13/2024		JE000429	Tax Revenue/Debt Service	828,637.91	828,637.91	0.00
12/20/2024	Payment	BD00021	Deposit No. BD00021	28,867.52	28,867.52	0.00
Total Deposit	ts			2,095,963.08	2,095,963.08	0.00
Checks						
						0.00
11/27/2024	Payment	1227	Payment of Invoice 000747	-13,544.00	-13,544.00	0.00
11/27/2024	Payment	1228	Payment of Invoice 000769	-175.00	-175.00	0.00
12/05/2024	Payment	1229	Check for Vendor V00042	-7,875.00	-7,875.00	0.00
12/05/2024	Payment	1230	Check for Vendor V00044	-600.00	-600.00	0.00
12/05/2024	Payment	1231	Check for Vendor V00053	-140.00	-140.00	0.00
12/05/2024	Payment	1232	Check for Vendor V00022	-200.00	-200.00	0.00
12/05/2024	Payment	1233	Check for Vendor V00038	-1,500.00	-1,500.00	0.00
12/05/2024	Payment	1235	Check for Vendor V00025	-44,158.75	-44,158.75	0.00
12/05/2024	Payment	1236	Check for Vendor V00028	-2,000.00	-2,000.00	0.00
12/05/2024	Payment	1237	Check for Vendor V00047	-6,175.00	-6,175.00	0.00
12/05/2024	Payment	1238	Check for Vendor V00014	-200.00	-200.00	0.00
12/05/2024	Payment	1239	Check for Vendor V00045	-600.00	-600.00	0.00
12/05/2024	Payment	1240	Check for Vendor V00010	-200.00	-200.00	0.00
12/05/2024	Payment	1241	Check for Vendor V00054	-1,190.00	-1,190.00	0.00
12/05/2024	Payment	1242	Check for Vendor V00026	-9,030.00	-9,030.00	0.00
12/05/2024	Payment	1243	Check for Vendor V00013	-200.00	-200.00	0.00
12/13/2024	Payment	DD166	Payment of Invoice 000825	-198.68	-198.68	0.00
12/18/2024	Payment	1252	Check for Vendor V00025	-22,572.12	-22,572.12	0.00
12/18/2024	Payment	1253	Check for Vendor V00018	-19,868.00	-19,868.00	0.00
12/18/2024	Payment	1254	Check for Vendor V00016	-17,445.44	-17,445.44	0.00
12/18/2024	Payment	1255	Check for Vendor V00059	-22.22	-22.22	0.00
12/18/2024	Payment	1256	Check for Vendor V00007	-13,259.20	-13,259.20	0.00
12/18/2024	Payment	1257	Check for Vendor V00008	-1,176,717.43	-1,176,717.43	0.00
12/19/2024	Payment	1258	Check for Vendor V00022	-200.00	-200.00	0.00
12/19/2024	Payment	1259	Check for Vendor V00014	-200.00	-200.00	0.00

# **Bank Account Statement**

Two Rivers North CDD

Bank	Account	No.	5652

Statement N	<b>lo.</b> 12	2_24		Statement Date	12/31/2024	
12/19/2024	Payment	1260	Check for Vendor V00013	-200.00	-200.00	0.00
12/19/2024	Payment	1261	Check for Vendor V00008	-12,310.48	-12,310.48	0.00
12/19/2024	Payment	1262	Check for Vendor V00010	-200.00	-200.00	0.00
12/30/2024	Payment	1266	Check for Vendor V00058	-14,053.68	-14,053.68	0.00
12/24/2024	Payment	DD174	Payment of Invoice 000894	-74.99	-74.99	0.00
12/11/2024	Payment	DD175	Payment of Invoice 000857	-74.99	-74.99	0.00
12/10/2024	Payment	DD176	Payment of Invoice 000830	-150.84	-150.84	0.00
12/10/2024	Payment	DD177	Payment of Invoice 000831	-380.30	-380.30	0.00
12/31/2024		JE000434	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000436	Bank recon adj Pasco	-1,678.43	-1,678.43	0.00
12/31/2024		JE000438	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000440	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000442	Bank recon adj Pasco	-198.68	-198.68	0.00
12/31/2024		JE000444	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000446	Bank recon adj Pasco	-158.76	-158.76	0.00
12/31/2024		JE000448	Bank recon adj Withlacoochee	-9,565.78	-9,565.78	0.00
<b>Total Checks</b>				-1,377,325.17	-1,377,325.17	0.00

#### Adjustments

#### **Total Adjustments**

## **Outstanding Checks**

08/02/2024	Payment	DD133	Payment of Invoice 000611	-45.69
08/02/2024	Payment	DD134	Payment of Invoice 000612	-51.75
08/02/2024	Payment	DD135	Payment of Invoice 000613	-43.84
08/02/2024	Payment	DD136	Payment of Invoice 000614	-43.95
08/02/2024	Payment	DD137	Payment of Invoice 000615	-4,762.16
08/02/2024	Payment	DD138	Payment of Invoice 000616	-4,268.68
08/02/2024	Payment	DD139	Payment of Invoice 000617	-547.18
10/03/2024	Payment	1210	Check for Vendor V00043	-1,275.91
10/21/2024	Payment	1218	Check for Vendor V00014	-200.00
11/11/2024	Payment	DD148	Payment of Invoice 000737	-44.61
11/11/2024	Payment	DD149	Payment of Invoice 000738	-50.67
11/11/2024	Payment	DD150	Payment of Invoice 000739	-43.95
11/11/2024	Payment	DD151	Payment of Invoice 000740	-43.84
11/11/2024	Payment	DD152	Payment of Invoice 000741	-4,697.16
11/11/2024	Payment	DD153	Payment of Invoice 000742	-6,853.68
11/11/2024	Payment	DD154	Payment of Invoice 000743	-500.61
11/11/2024	Payment	DD155	Payment of Invoice 000785	-151.17
11/11/2024	Payment	DD165	Payment of Invoice 000807	-74.99
12/18/2024	Payment	1251	Check for Vendor V00058	-14,058.00
12/20/2024	Payment	1264	Check for Vendor V00029	-28,867.52
12/04/2024	Payment	DD167	Payment of Invoice 000791	-48.75
12/04/2024	Payment	DD168	Payment of Invoice 000795	-45.21
12/04/2024	Payment	DD169	Payment of Invoice 000796	-48.95
12/04/2024	Payment	DD170	Payment of Invoice 000797	-4,371.49
12/04/2024	Payment	DD171	Payment of Invoice 000798	-4,767.62
12/04/2024	Payment	DD172	Payment of Invoice 000804	-55.78
12/04/2024	Payment	DD173	Payment of Invoice 000805	-476.19
12/30/2024	Payment	1265	Check for Vendor V00042	-3,750.00

9,613.29

40,854.31

# **Bank Account Statement**

JE000427

Two Rivers North CDD

12/01/2024

**Total Outstanding Deposits** 

Bank Accou	<b>nt No.</b> 5	652			
Statement N	<b>lo.</b> 1	2_24		Statement Date	12/31/2024
12/30/2024	Payment	1267	Check for Vendor V00016		-3,901.90
12/30/2024	Payment	1268	Check for Vendor V00047		-3,950.00
12/30/2024	Payment	1269	Check for Vendor V00059		-5.35
12/30/2024	Payment	1270	Check for Vendor V00026		-3,010.00
12/30/2024	Payment	1271	Check for Vendor V00007		-1,715.00
Total Outsta	-92,771.60				
Outstanding	Deposits				
11/17/2023		JE000199	Tax Collector Pymt		9,365.24
11/28/2023		JE000200	Tax Collector Pymt		2,774.89
12/01/2024		JE000415	Reverse Bank recon Adj Spectrum		74.99
12/01/2024		JE000417	Reverse Bank recon Adj withlacoochee		12,385.69
12/01/2024		JE000419	Reverse Bank recon Adj Spectrum		168.93
12/01/2024		JE000421	Reverse Bank recon Adj Pasco Country		5,449.43
12/01/2024		JE000423	Reverse Bank recon Adj Invoice cloud		1.85
12/01/2024		JE000425	Reverse Bank recon Adj withlacoochee		1,020.00

Reverse Bank recon Adj withlacoochee