

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2022

(In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	165	165
Revenue Account - Series 2022 (2000)	0	0
Principal and Interest Account Series 2022 (2001)	0	0
Revenue Account - Series 2022 (2002)	0	0
Prepayment Subaccount Series 2022 (2003)	0	0
Acq. & Cons-Amenity Project Subacct Series 2022 (2004)	0	0
Acq. & Cons-Offsite Project Subacct Series 2022 (2005)	0	0
Acquisition & Construction Acct Series 2022 (2006)	0	0
Costs of Issurance Account Series 2022 (2007)	0	0
Note Redemption Account - Series 2022 (2008)	0	0
Revenue Account - Series 2022 (8000)	0	5,829
Revenue Account - Series 2022 (8004)	0	608,939
Acq & Const General Subaccount Series 2022 (8005)	0	1,783,579
Acq & Const Amenity Project subaccount Series 2022 (8006)	0	1,489,428
Acq & Const LDSCP & HRDSCP Subacct Series 2022(8007)	0	2,246,118
Acq & Const Pond Excavation Subacct Series 2022(8008)	0	4,549,717
Acq & Const Offsite Project Subacct Series 2022(8009)	0	1,872,850
Costs of Issuance account Series 2022(8010)	0	31,505
Construction Work in Progress	0	3,182,941
Amount To Be Provided-Debt Service	0	18,414,500
Investment in General Fixed Assets	0	(3,182,941)
Interfund Transfer In	(15,000)	(120,735)
Debt Service Payments	0	8,480,500
Interfund Transfer Out	0	120,735
Total Assets	<u>(14,835)</u>	<u>39,483,130</u>
Liabilities		
Accounts Payable	5,026	5,026
Revenue Bonds Payable--Series 2022 B	0	18,414,500
Total Liabilities	<u>5,026</u>	<u>18,419,526</u>
Fund Equity & Other Credits Contributed Capital	(19,861)	21,063,604
Total Liabilities & Fund Equity	<u>(14,835)</u>	<u>39,483,130</u>

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
001 - General Fund
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts - Off Tax Roll	475,667	750	(474,917)	(100)%
Contributions & Donations From Private Sources				
Developer Fundings	0	19,280	19,280	0 %
Total Revenues	475,667	20,030	(455,637)	(96)%
Expenditures				
Legislative				
Supervisor Fees	10,000	2,800	7,200	72 %
Financial & Administrative				
Administration Services	3,750	313	3,438	92 %
District Manager	20,833	16,736	4,097	20 %
District Engineer	9,500	0	9,500	100 %
Recording Secretary	2,000	167	1,833	92 %
Organizational Meeting/Initial Set Up	4,000	0	4,000	100 %
Construction Accounting	4,500	0	4,500	100 %
Dissemination Services	2,083	0	2,083	100 %
Financial & Revenue Collections	2,625	0	2,625	100 %
Rentals and Leases	500	0	500	100 %
Office Supplies	100	107	(7)	(7)%
Technology Services	500	0	500	100 %
Accounting Services	10,000	833	9,167	92 %
Postage, Phone, Faxes & Copies	500	12	488	98 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	3,500	3,996	(496)	(14)%
Bank Fees	200	111	89	45 %
Dues, Licenses and Fees	175	750	(575)	(329)%
Miscellaneous Fees	250	700	(450)	(180)%
Website Development & Maintenance	2,000	83	1,917	96 %
ADA Website Set Up/Compliance	1,800	2,900	(1,100)	(61)%
Legal Counsel				
District Counsel	9,500	10,382	(882)	(9)%
Electric Utility Services				
Electric Utility Services - Streetlights	75,000	0	75,000	100 %
Electric Utility Services - All Others	12,000	0	12,000	100 %
Garbage/Solid Waste Services				
Garbage Recreation Center	2,800	0	2,800	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500	0	4,500	100 %
Stormwater Control				
Aquatic Maintenance	17,500	0	17,500	100 %
Aquatic Plant Replacement	500	0	500	100 %
Other Physical Environment				
General Liability Insurance	3,200	0	3,200	100 %
Property & Casualty Insurance	22,500	0	22,500	100 %

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
001 - General Fund
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Entry & Wall Maintenance	1,500	0	1,500	100 %
Landscape Maintenance	140,000	0	140,000	100 %
Miscellaneous Landscape	5,000	0	5,000	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Landscape Mulch	18,500	0	18,500	100 %
Landscape Annuals	14,000	0	14,000	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500	0	1,500	100 %
Parks and Recreation				
Field Services	12,000	0	12,000	100 %
Facility Maintenance	7,500	0	7,500	100 %
Playground Equipment Maintenance	300	0	300	100 %
Pool Service Contract	12,000	0	12,000	100 %
Pool Repairs	2,500	0	2,500	100 %
Pool Permits	350	0	350	100 %
Facility A/C Maintenance	1,000	0	1,000	100 %
Access Control Maintenance	2,000	0	2,000	100 %
Event Services & Supplies	500	0	500	100 %
Telephone / Internet Services	950	0	950	100 %
Facility Janitorial Services	7,500	0	7,500	100 %
Facility Janitorial Supplies	750	0	750	100 %
Dog Waste Station Service and Supplies	1,500	0	1,500	100 %
Contingency				
Miscellaneous Contingency	2,500	0	2,500	100 %
Total Expenditures	<u>475,667</u>	<u>39,891</u>	<u>435,776</u>	<u>92 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(19,861)</u>	<u>(19,861)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(19,861)</u>	<u>(19,861)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>(19,861)</u>	<u>(19,861)</u>	<u>0 %</u>

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
204 - Debt Service Fund - Series 2022
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	94	94	0 %
Total Revenues	0	94	94	0 %
Excess of Revenues Over (Under) Expenditures	0	94	94	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	94	94	0 %
Fund Balance - End of Period	0	94	94	0 %

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
304 - Capital Projects Fund - Series 2022
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,811	2,811	0 %
Total Revenues	<u>0</u>	<u>2,811</u>	<u>2,811</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Underwriters Discount	0	453,900	(453,900)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	3,182,941	(3,182,941)	0 %
Total Expenditures	<u>0</u>	<u>3,636,841</u>	<u>(3,636,841)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,634,030)</u>	<u>(3,634,030)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(3,634,030)</u>	<u>(3,634,030)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>(3,634,030)</u>	<u>(3,634,030)</u>	<u>0 %</u>

Two Rivers North CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Bank Balance	156.39
Less Outstanding Checks/Vouchers	4,270.90
Plus Deposits in Transit	4,279.90
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	165.39
Balance Per Books	<u>165.39</u>
Unreconciled Difference	<u><u>0.00</u></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: 06/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1010	6/27/2022	System Generated Check/Voucher	700.00	Mike Fasano Tax Collector
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
1013	6/27/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1014	6/27/2022	System Generated Check/Voucher	2,679.90	Straley Robin Vericker
1015	6/27/2022	System Generated Check/Voucher	291.00	Times Publishing Company
			<hr/>	
Outstanding Checks/Vouchers			4,270.90	
			<hr/> <hr/>	

Two Rivers North CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
027	6/27/2022	Developer Funding 06.23.22	<u>4,279.90</u>	
Outstanding Deposits			<u>4,279.90</u>	

Two Rivers North CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1005	4/21/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1006	4/21/2022	System Generated Check/Voucher	200.00	Ryan Motko
1009	5/26/2022	System Generated Check/Voucher	750.00	Pasco County Property Appraiser
032	6/21/2022	SERVICE CHARGES - PRIOR PERIOD 6.21.22	22.16	
Cleared Checks/Vouchers			<u>1,172.16</u>	