

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2022

(In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	391.00	391.00
Revenue Account - Series 2022	0.00	0.00
Principal and Interest Account Series 2022 (2001)	0.00	0.00
Revenue Account - Series 2022 Prepayment Subaccount Series 2022 (2003)	0.00	0.00
Acq. & Cons-Amenity Project Subacct Series 2022 (2004)	0.00	0.00
Acq. & Cons-Offsite Project Subacct Series 2022 (2005)	0.00	0.00
Acquisition & Construction Acct Series 2022 (2006)	0.00	0.00
Costs of Issurance Account Series 2022 (2007)	0.00	0.00
Note Redemption Account - Series 2022 (2008)	0.00	0.00
Revenue Account - Series 2022	0.00	7,625.00
Revenue Account - Series 2022	0.00	608,939.00
Acq & Const General Subaccount Series 2022 (8005)	0.00	218,387.00
Acq & Const Amenity Project subaccount Series 2022 (8006)	0.00	1,493,781.00
Acq & Const LDSCP & HRDSCP Subacct Series 2022(8007)	0.00	2,252,680.00
Acq & Const Pond Excavation Subacct Series 2022(8008)	0.00	730,835.00
Acq & Const Offsite Project Subacct Series 2022(8009)	0.00	1,871.00
Costs of Issuance account Series 2022(8010)	0.00	38.00
Construction Work in Progress	0.00	10,436,499.00
Amount To Be Provided-Debt Service	0.00	18,414,500.00
Investment in General Fixed Assets	0.00	(10,436,499.00)
Interfund Transfer In	(15,000.00)	(120,735.00)
Debt Service Payments	0.00	8,480,500.00
Interfund Transfer Out	0.00	120,735.00
Total Assets	(14,609.00)	32,209,547.00
Liabilities		
Accounts Payable	16,793.00	16,793.00
Revenue Bonds Payable--Series 2022 B	0.00	18,414,500.00
Total Liabilities	16,793.00	18,431,293.00
Fund Equity & Other Credits Contributed Capital	(31,402.00)	13,778,254.00
Total Liabilities & Fund Equity	(14,609.00)	32,209,547.00

Two Rivers North CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts -	475,667.00	750.00	(474,917.00)	(100)%
Off Tax Roll				
Contributions & Donations From				
Private Sources				
Developer Fundings	0.00	20,802.00	20,802.00	0 %
Total Revenues	<u>475,667.00</u>	<u>21,552.00</u>	<u>(454,115.00)</u>	<u>(95)%</u>
Expenditures				
Legislative				
Supervisor Fees	10,000.00	3,600.00	6,400.00	64 %
Financial & Administrative				
Administration Services	3,750.00	1,042.00	2,708.00	72 %
District Manager	20,833.00	21,750.00	(917.00)	(4)%
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	600.00	1,400.00	70 %
Organizational Meeting/Initial Set	4,000.00	0.00	4,000.00	100 %
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	500.00	2,125.00	81 %
Rentals and Leases	500.00	117.00	383.00	77 %
Office Supplies	100.00	107.00	(7.00)	(7)%
Technology Services	500.00	150.00	350.00	70 %
Accounting Services	10,000.00	2,250.00	7,750.00	78 %
Postage, Phone, Faxes & Copies	500.00	17.00	483.00	97 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	5,120.00	(1,620.00)	(46)%
Bank Fees	200.00	176.00	24.00	12 %
Dues, Licenses and Fees	175.00	750.00	(575.00)	(329)%
Miscellaneous Fees	250.00	700.00	(450.00)	(180)%
Website Development &	2,000.00	300.00	1,700.00	85 %
Maintenance				
ADA Website Set Up/Compliance	1,800.00	2,900.00	(1,100.00)	(61)%
Legal Counsel				
District Counsel	9,500.00	12,875.00	(3,375.00)	(36)%
Electric Utility Services				
Electric Utility Services -	75,000.00	0.00	75,000.00	100 %
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	100 %
Garbage/Solid Waste Services				
Garbage Recreation Center	2,800.00	0.00	2,800.00	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500.00	0.00	4,500.00	100 %
Stormwater Control				
Aquatic Maintenance	17,500.00	0.00	17,500.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %

Two Rivers North CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance -	
			Original	Percent Total Budget Remaining - Original
Entry & Wall Maintenance	1,500.00	0.00	1,500.00	100 %
Landscape Maintenance	140,000.00	0.00	140,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
Landscape Mulch	18,500.00	0.00	18,500.00	100 %
Landscape Annuals	14,000.00	0.00	14,000.00	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Facility Maintenance	7,500.00	0.00	7,500.00	100 %
Playground Equipment	300.00	0.00	300.00	100 %
Pool Service Contract	12,000.00	0.00	12,000.00	100 %
Pool Repairs	2,500.00	0.00	2,500.00	100 %
Pool Permits	350.00	0.00	350.00	100 %
Facility A/C Maintenance	1,000.00	0.00	1,000.00	100 %
Access Control Maintenance	2,000.00	0.00	2,000.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Telephone / Internet Services	950.00	0.00	950.00	100 %
Facility Janitorial Services	7,500.00	0.00	7,500.00	100 %
Facility Janitorial Supplies	750.00	0.00	750.00	100 %
Dog Waste Station Service and	1,500.00	0.00	1,500.00	100 %
Supplies				
Contingency				
Miscellaneous Contingency	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>475,667.00</u>	<u>52,954.00</u>	<u>422,713.00</u>	<u>89 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(31,402.00)</u>	<u>(31,402.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(31,402.00)</u>	<u>(31,402.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(31,402.00)</u>	<u>(31,402.00)</u>	<u>0 %</u>

Two Rivers North CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

204 - Debt Service Fund - Series 2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,907.00</u>	<u>1,907.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>1,907.00</u>	<u>1,907.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,907.00</u>	<u>1,907.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>1,907.00</u>	<u>1,907.00</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>1,907.00</u>	<u>1,907.00</u>	<u>0 %</u>

Two Rivers North CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

304 - Capital Projects Fund - Series 2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	0.00	27,018.00	27,018.00	0 %
Total Revenues	<u>0.00</u>	<u>27,018.00</u>	<u>27,018.00</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0.00	30,000.00	(30,000.00)	0 %
Office Supplies	0.00	1,500.00	(1,500.00)	0 %
Underwriters Discount	0.00	453,900.00	(453,900.00)	0 %
Other Physical Environment				
Improvements Other Than	0.00	10,436,499.00	(10,436,499.00)	0 %
Total Expenditures	<u>0.00</u>	<u>10,921,899.00</u>	<u>(10,921,899.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(10,894,881.00)</u>	<u>(10,894,881.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(10,894,881.00)</u>	<u>(10,894,881.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(10,894,881.00)</u>	<u>(10,894,881.00)</u>	<u>0 %</u>

Two Rivers North CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	390.72
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	390.72
Balance Per Books	<u>390.72</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
051	9/21/2022	SERVICE CHARGES for September 2022	<u>0.00</u>	
Outstanding Deposits			<u>0.00</u>	

Two Rivers North CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1016	9/20/2022	System Generated Check/Voucher	1,230.90	Times Publishing Company
047	9/21/2022	SERVICE CHARGES for September 2022	22.74	
047	9/21/2022	SERVICE CHARGES for September 2022	(22.74)	
049	9/21/2022	SERVICE CHARGES for September 2022	<u>21.37</u>	
Cleared Checks/Vouchers			<u><u>1,252.27</u></u>	

Two Rivers North CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
045	9/16/2022	Developer Fundings -9.16.22 - CK# 1026	<u>1,521.90</u>	
Cleared Deposits			<u>1,521.90</u>	