

# **Two Rivers North Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
October 31, 2024**

**Prepared by:**



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL FUND	SERIES 2022 FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
	GENERAL FUND	DEBT SERVICE FUND	FUND	FUND	FUND	FUND	
<b>ASSETS</b>							
Cash - Operating Account	\$ 21,866	\$ -	\$ -	\$ -	\$ -	\$ -	21,866
Accounts Receivable - Other	6,854	-	-	-	-	-	6,854
Due From Developer	32,153	-	-	-	-	-	32,153
Due From Other Funds	731,212	13,536	-	-	-	-	744,748
Investments:							
Acquisition & Construction Account	-	-	6,093	-	-	-	6,093
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	527,248	-	-	-	-	527,248
Prepaid Trustee Fees	2,694	-	-	-	-	-	2,694
Deposits	2,195	-	-	-	-	-	2,195
Utility Deposits	319,926	-	-	-	-	-	319,926
Fixed Assets							
Construction Work In Process	-	-	-	10,436,499	-	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500	18,414,500
<b>TOTAL ASSETS</b>	<b>\$ 1,116,900</b>	<b>\$ 1,149,723</b>	<b>\$ 6,093</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ 31,123,715</b>	

LIABILITIES							
Accounts Payable	\$ 188,654	\$ -	\$ -	\$ -	\$ -	\$ -	188,654
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	18,414,500
Due To Other Funds	-	-	744,748	-	-	-	744,748
<b>TOTAL LIABILITIES</b>	<b>491,446</b>	<b>-</b>	<b>744,748</b>	<b>-</b>	<b>18,414,500</b>	<b>19,650,694</b>	

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2024

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>SERIES 2022</b>					<b>TOTAL</b>
	<b>GENERAL FUND</b>	<b>SERIES 2022 FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	
<b>FUND BALANCES</b>						
Nonspendable:						
Prepaid Trustee Fees	2,694					2,694
Restricted for:						
Debt Service		1,149,723				1,149,723
Unassigned:	622,760		(738,655)	10,436,499		10,320,604
<b>TOTAL FUND BALANCES</b>	<b>625,454</b>	<b>1,149,723</b>	<b>(738,655)</b>	<b>10,436,499</b>		<b>11,473,021</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,116,900</b>	<b>\$ 1,149,723</b>	<b>\$ 6,093</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ 31,123,715</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending October 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
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 1,440,045	\$ 6,581	\$ (1,433,464)	0.46%
Developer Contribution - CIP	-	744,786	744,786	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>1,440,045</b>	<b>751,417</b>	<b>(688,628)</b>	<b>52.18%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	10,000	-	10,000	0.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	417	4,583	8.34%
ProfServ-Info Technology	600	50	550	8.33%
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	4,243	5,257	44.66%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	375	4,125	8.33%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	750	8,250	8.33%
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	-	2,000	0.00%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	33,412	1,588	95.46%
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	100	1,100	8.33%

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending October 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
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>312,899</b>	<b>41,795</b>	<b>271,104</b>	<b>13.36%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Gas	10,000	-	10,000	0.00%
Utility - Electric	30,000	12,741	17,259	42.47%
Utility - StreetLights	190,000	-	190,000	0.00%
<b>Total Electric Utility Services</b>	<b>230,000</b>	<b>12,741</b>	<b>217,259</b>	<b>5.54%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Water	3,000	83	2,917	2.77%
<b>Total Garbage/Solid Waste Services</b>	<b>3,000</b>	<b>83</b>	<b>2,917</b>	<b>2.77%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	38,000	3,010	34,990	7.92%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
<b>Total Stormwater Control</b>	<b>43,000</b>	<b>3,010</b>	<b>39,990</b>	<b>7.00%</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Janitorial Services	32,000	-	32,000	0.00%
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	22,411	454,589	4.70%
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	-	30,000	0.00%
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	102	29,898	0.34%
Entry & Walls Maintenance	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>745,146</b>	<b>25,513</b>	<b>719,633</b>	<b>3.42%</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending October 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
<b>Road and Street Facilities</b>				
Sidewalk & Pavement Repair	30,000	-	30,000	0.00%
<b>Total Road and Street Facilities</b>	<b>30,000</b>	<b>-</b>	<b>30,000</b>	<b>0.00%</b>
<b>Parks and Recreation</b>				
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	-	10,000	0.00%
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%
<b>Total Parks and Recreation</b>	<b>66,000</b>	<b>-</b>	<b>66,000</b>	<b>0.00%</b>
<b>Contingency</b>				
Misc-Contingency	10,000	9,125	875	91.25%
<b>Total Contingency</b>	<b>10,000</b>	<b>9,125</b>	<b>875</b>	<b>91.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,440,045</b>	<b>92,267</b>	<b>1,347,778</b>	<b>6.41%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	659,150	659,150	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(33,696)</b>		
<b>FUND BALANCE, ENDING</b>			<b>\$ 625,454</b>	

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2024  
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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 4,409	\$ 4,409	0.00%
Special Assmnts- CDD Collected	1,214,556	-	(1,214,556)	0.00%
<b>TOTAL REVENUES</b>	<b>1,214,556</b>	<b>4,409</b>	<b>(1,210,147)</b>	<b>0.36%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	914,556	-	914,556	0.00%
Interest Expense	300,000	-	300,000	0.00%
<b>Total Debt Service</b>	<b>1,214,556</b>	<b>-</b>	<b>1,214,556</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,214,556</b>	<b>-</b>	<b>1,214,556</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,409	4,409	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,145,314</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,149,723</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending October 31, 2024

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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 18	\$ 18	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>18</b>	<b>18</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	744,786	(744,786)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>744,786</b>	<b>(744,786)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>744,786</b>	<b>(744,786)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(744,768)	(744,768)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>6,113</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (738,655)</u></b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>10,436,499</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 10,436,499</u></b>		

# Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 10\_24

Statement Date

10/31/2024

<b>G/L Account No. 101001 Balance</b>	21,865.54	<b>Statement Balance</b>	28,049.37
		<b>Outstanding Deposits</b>	12,140.13
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	21,865.54	<b>Subtotal</b>	40,189.50
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-18,323.96
<b>Ending G/L Balance</b>	21,865.54	<b>Ending Balance</b>	21,865.54

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
10/16/2024	Payment	BD00015	Deposit No. BD00015	457,038.07	457,038.07	0.00
10/17/2024	Payment	BD00016	Deposit No. BD00016	25.00	25.00	0.00
10/22/2024	Payment	BD00017	Deposit No. BD00017	287,747.89	287,747.89	0.00
10/21/2024	Payment	BD00018	Deposit No. BD00018	25.00	25.00	0.00
10/25/2024	Payment	BD00019	Deposit No. BD00019	6,581.00	6,581.00	0.00
10/31/2024		JE000389	Utility Electric Invoice adjustment	81.43	81.43	0.00
<b>Total Deposits</b>				751,498.39	751,498.39	0.00
<b>Checks</b>						
09/12/2024	Payment	1178	Check for Vendor V00041	-61.00	-61.00	0.00
09/12/2024	Payment	1183	Check for Vendor V00049	-357.92	-357.92	0.00
09/19/2024	Payment	1199	Check for Vendor V00016	-3,900.12	-3,900.12	0.00
09/19/2024	Payment	1201	Check for Vendor V00007	-3,652.50	-3,652.50	0.00
10/03/2024	Payment	1203	Check for Vendor V00048	-280.00	-280.00	0.00
10/03/2024	Payment	1204	Check for Vendor V00025	-12,563.74	-12,563.74	0.00
10/03/2024	Payment	1205	Check for Vendor V00050	-550.00	-550.00	0.00
10/03/2024	Payment	1206	Check for Vendor V00045	-300.00	-300.00	0.00
10/03/2024	Payment	1207	Check for Vendor V00031	-117.48	-117.48	0.00
10/03/2024	Payment	1208	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
10/03/2024	Payment	1209	Check for Vendor V00020	-165.50	-165.50	0.00
10/03/2024	Payment	1211	Check for Vendor V00006	-133.60	-133.60	0.00
10/03/2024	Payment	1212	Check for Vendor V00030	-49.53	-49.53	0.00
10/16/2024	Payment	1213	Check for Vendor V00025	-104.43	-104.43	0.00
10/16/2024	Payment	1214	Check for Vendor V00047	-1,375.00	-1,375.00	0.00
10/16/2024	Payment	1215	Check for Vendor V00005	-218.16	-218.16	0.00
10/16/2024	Payment	1216	Check for Vendor V00029	-457,038.07	-457,038.07	0.00
10/21/2024	Payment	1217	Check for Vendor V00022	-200.00	-200.00	0.00
10/21/2024	Payment	1220	Check for Vendor V00013	-200.00	-200.00	0.00
10/22/2024	Payment	1221	Check for Vendor V00052	-84,086.73	-84,086.73	0.00
10/22/2024	Payment	1222	Check for Vendor V00029	-127,501.48	-127,501.48	0.00
10/22/2024	Payment	1223	Check for Vendor V00033	-76,159.68	-76,159.68	0.00
10/16/2024	Payment	DD156	Payment of Invoice 000784	-67.28	-67.28	0.00

# Bank Account Statement

Two Rivers North CDD

**Bank Account No.** 5652

**Statement No.** 10\_24

**Statement Date**

10/31/2024

10/03/2024	Payment	DD157	Payment of Invoice 000792	-4,332.71	-4,332.71	0.00
10/03/2024	Payment	DD158	Payment of Invoice 000793	-531.67	-531.67	0.00
10/03/2024	Payment	DD159	Payment of Invoice 000794	-48.84	-48.84	0.00
10/03/2024	Payment	DD160	Payment of Invoice 000799	-4,767.62	-4,767.62	0.00
10/03/2024	Payment	DD161	Payment of Invoice 000800	-48.84	-48.84	0.00
10/03/2024	Payment	DD162	Payment of Invoice 000801	-49.53	-49.53	0.00
10/03/2024	Payment	DD163	Payment of Invoice 000806	-54.99	-54.99	0.00
10/11/2024	Payment	DD164	Payment of Invoice 000802	-74.99	-74.99	0.00
<b>Total Checks</b>				-782,001.41	-782,001.41	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
10/21/2024	Payment	1219	Check for Vendor V00010	-200.00
10/29/2024	Payment	1224	Check for Vendor V00025	-6,884.80
<b>Total Outstanding Checks</b>				-18,323.96

#### Outstanding Deposits

11/17/2023	JE000199	Tax Collector Pymt	9,365.24
11/28/2023	JE000200	Tax Collector Pymt	2,774.89
<b>Total Outstanding Deposits</b>			12,140.13