

# Two Rivers North Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2024

Prepared by:



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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2024

*(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 |                      |
| <b>ASSETS</b>                      |                   |                               |                       |                           |                             |                      |
| Cash - Operating Account           | \$ 85,508         | \$ -                          | \$ -                  | \$ -                      | \$ -                        | \$ 85,508            |
| Due From Other Funds               | -                 | 13,536                        | 38                    | -                         | -                           | 13,574               |
| Investments:                       |                   |                               |                       |                           |                             |                      |
| Acquisition & Construction Account | -                 | -                             | 4,503                 | -                         | -                           | 4,503                |
| Reserve Fund                       | -                 | 608,939                       | -                     | -                         | -                           | 608,939              |
| Revenue Fund                       | -                 | 1,249,148                     | -                     | -                         | -                           | 1,249,148            |
| 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           |
| <b>TOTAL ASSETS</b>                | <b>\$ 407,629</b> | <b>\$ 1,871,623</b>           | <b>\$ 4,541</b>       | <b>\$ 10,436,499</b>      | <b>\$ 18,414,500</b>        | <b>\$ 31,134,792</b> |
| <b>LIABILITIES</b>                 |                   |                               |                       |                           |                             |                      |
| Accounts Payable                   | \$ 66,650         | \$ -                          | \$ -                  | \$ -                      | \$ -                        | \$ 66,650            |
| Due To Developer                   | 318,726           | -                             | -                     | -                         | -                           | 318,726              |
| Bonds Payable                      | -                 | -                             | -                     | -                         | 18,414,500                  | 18,414,500           |
| Due To Other Funds                 | 13,574            | -                             | -                     | -                         | -                           | 13,574               |
| <b>TOTAL LIABILITIES</b>           | <b>398,950</b>    | <b>-</b>                      | <b>-</b>              | <b>-</b>                  | <b>18,414,500</b>           | <b>18,813,450</b>    |

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2024

*(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 |                      |
| <b><u>FUND BALANCES</u></b>                  |                   |                               |                       |                           |                             |                      |
| Restricted for:                              |                   |                               |                       |                           |                             |                      |
| Debt Service                                 | -                 | 1,871,623                     | -                     | -                         | -                           | 1,871,623            |
| Capital Projects                             | -                 | -                             | 4,541                 | -                         | -                           | 4,541                |
| Unassigned:                                  | 8,679             | -                             | -                     | 10,436,499                | -                           | 10,445,178           |
| <b>TOTAL FUND BALANCES</b>                   | <b>8,679</b>      | <b>1,871,623</b>              | <b>4,541</b>          | <b>10,436,499</b>         | <b>-</b>                    | <b>12,321,342</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 407,629</b> | <b>\$ 1,871,623</b>           | <b>\$ 4,541</b>       | <b>\$ 10,436,499</b>      | <b>\$ 18,414,500</b>        | <b>\$ 31,134,792</b> |

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                     | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|-----------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <b><u>REVENUES</u></b>                  |                             |                        |                             |                                        |
| Special Assmnts- Tax Collector          | \$ 201,125                  | \$ 191,078             | \$ (10,047)                 | 95.00%                                 |
| Special Assmnts- CDD Collected          | -                           | 210,000                | 210,000                     | 0.00%                                  |
| Developer Contribution                  | -                           | 320,312                | 320,312                     | 0.00%                                  |
| <b>TOTAL REVENUES</b>                   | <b>201,125</b>              | <b>721,390</b>         | <b>520,265</b>              | <b>358.68%</b>                         |
| <b><u>EXPENDITURES</u></b>              |                             |                        |                             |                                        |
| <b><u>Administration</u></b>            |                             |                        |                             |                                        |
| Supervisor Fees                         | 3,000                       | 5,200                  | (2,200)                     | 173.33%                                |
| ProfServ-Dissemination Agent            | 4,200                       | 2,917                  | 1,283                       | 69.45%                                 |
| ProfServ-Info Technology                | 600                         | 350                    | 250                         | 58.33%                                 |
| ProfServ-Recording Secretary            | 2,400                       | 600                    | 1,800                       | 25.00%                                 |
| ProfServ-Tax Collector                  | 1,200                       | -                      | 1,200                       | 0.00%                                  |
| ProfServ-Trustee Fees                   | 6,500                       | 5,756                  | 744                         | 88.55%                                 |
| District Counsel                        | 9,500                       | 15,220                 | (5,720)                     | 160.21%                                |
| District Engineer                       | 9,500                       | 9,455                  | 45                          | 99.53%                                 |
| Administrative Services                 | 4,500                       | 2,756                  | 1,744                       | 61.24%                                 |
| Management & Accounting Services        | 9,000                       | -                      | 9,000                       | 0.00%                                  |
| District Manager                        | 25,000                      | 14,583                 | 10,417                      | 58.33%                                 |
| Accounting Services                     | 9,000                       | 5,550                  | 3,450                       | 61.67%                                 |
| Auditing Services                       | 6,000                       | -                      | 6,000                       | 0.00%                                  |
| Website Compliance                      | 1,800                       | 1,500                  | 300                         | 83.33%                                 |
| Postage, Phone, Faxes, Copies           | 500                         | 127                    | 373                         | 25.40%                                 |
| Rentals & Leases                        | 600                         | 481                    | 119                         | 80.17%                                 |
| 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                       | 65                     | 3,935                       | 1.63%                                  |
| Website Administration                  | 1,200                       | 700                    | 500                         | 58.33%                                 |
| Miscellaneous Expenses                  | 250                         | -                      | 250                         | 0.00%                                  |
| Office Supplies                         | 100                         | -                      | 100                         | 0.00%                                  |
| Dues, Licenses, Subscriptions           | 175                         | 890                    | (715)                       | 508.57%                                |
| <b>Total Administration</b>             | <b>107,725</b>              | <b>66,679</b>          | <b>41,046</b>               | <b>61.90%</b>                          |
| <b><u>Electric Utility Services</u></b> |                             |                        |                             |                                        |
| Utility - Electric                      | -                           | 367                    | (367)                       | 0.00%                                  |
| <b>Total Electric Utility Services</b>  | <b>-</b>                    | <b>367</b>             | <b>(367)</b>                | <b>0.00%</b>                           |

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|----------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <b><u>Garbage/Solid Waste Services</u></b>   |                             |                        |                             |                                        |
| Utility - Water                              | -                           | 9                      | (9)                         | 0.00%                                  |
| <b>Total Garbage/Solid Waste Services</b>    | <b>-</b>                    | <b>9</b>               | <b>(9)</b>                  | <b>0.00%</b>                           |
| <b><u>Water-Sewer Comb Services</u></b>      |                             |                        |                             |                                        |
| Utility - Water                              | -                           | 6,243                  | (6,243)                     | 0.00%                                  |
| <b>Total Water-Sewer Comb Services</b>       | <b>-</b>                    | <b>6,243</b>           | <b>(6,243)</b>              | <b>0.00%</b>                           |
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |                                        |
| 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                        | -                           | 53,400                 | (53,400)                    | 0.00%                                  |
| R&M-Landscape Pond Areas                     | 25,000                      | 38,780                 | (13,780)                    | 155.12%                                |
| Aquatic Maintenance                          | 38,000                      | 24,320                 | 13,680                      | 64.00%                                 |
| <b>Total Other Physical Environment</b>      | <b>83,400</b>               | <b>116,500</b>         | <b>(33,100)</b>             | <b>139.69%</b>                         |
| <b><u>Contingency</u></b>                    |                             |                        |                             |                                        |
| Misc-Contingency                             | 10,000                      | -                      | 10,000                      | 0.00%                                  |
| <b>Total Contingency</b>                     | <b>10,000</b>               | <b>-</b>               | <b>10,000</b>               | <b>0.00%</b>                           |
| <b><u>Construction In Progress</u></b>       |                             |                        |                             |                                        |
| Construction in Progress                     | -                           | 478,967                | (478,967)                   | 0.00%                                  |
| <b>Total Construction In Progress</b>        | <b>-</b>                    | <b>478,967</b>         | <b>(478,967)</b>            | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                    | <b>201,125</b>              | <b>668,765</b>         | <b>(467,640)</b>            | <b>332.51%</b>                         |
| Excess (deficiency) of revenues              |                             |                        |                             |                                        |
| Over (under) expenditures                    | -                           | 52,625                 | 52,625                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>(43,946)</b>        |                             |                                        |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 8,679</b>        |                             |                                        |

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
Series 2022 Debt Service Fund (204)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL     | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--------------------------------------------------------------|-----------------------------|----------------------------|-----------------------------|----------------------------------------|
| <b><u>REVENUES</u></b>                                       |                             |                            |                             |                                        |
| Interest - Investments                                       | \$ -                        | \$ 31,695                  | \$ 31,695                   | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 1,219,675                   | 1,231,028                  | 11,353                      | 100.93%                                |
| Special Assmnts- CDD Collected                               | -                           | 452,526                    | 452,526                     | 0.00%                                  |
| <b>TOTAL REVENUES</b>                                        | <b>1,219,675</b>            | <b>1,715,249</b>           | <b>495,574</b>              | <b>140.63%</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                            |                             |                                        |
| <b><u>Debt Service</u></b>                                   |                             |                            |                             |                                        |
| Principal Debt Retirement                                    | 285,000                     | -                          | 285,000                     | 0.00%                                  |
| Interest Expense                                             | 934,675                     | 467,338                    | 467,337                     | 50.00%                                 |
| <b>Total Debt Service</b>                                    | <b>1,219,675</b>            | <b>467,338</b>             | <b>752,337</b>              | <b>38.32%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>1,219,675</b>            | <b>467,338</b>             | <b>752,337</b>              | <b>38.32%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 1,247,911                  | 1,247,911                   | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>623,712</b>             |                             |                                        |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b><u>\$ 1,871,623</u></b> |                             |                                        |

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
Series 2022 Capital Projects Fund (304)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|----------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |                                        |
| Interest - Investments                       | \$ -                        | \$ 54,053              | \$ 54,053                   | 0.00%                                  |
| <b>TOTAL REVENUES</b>                        | <b>-</b>                    | <b>54,053</b>          | <b>54,053</b>               | <b>0.00%</b>                           |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                             |                                        |
| <b><u>Construction In Progress</u></b>       |                             |                        |                             |                                        |
| Construction in Progress                     | -                           | 3,105,641              | (3,105,641)                 | 0.00%                                  |
| <b>Total Construction In Progress</b>        | <b>-</b>                    | <b>3,105,641</b>       | <b>(3,105,641)</b>          | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                    | <b>-</b>                    | <b>3,105,641</b>       | <b>(3,105,641)</b>          | <b>0.00%</b>                           |
| Excess (deficiency) of revenues              |                             |                        |                             |                                        |
| Over (under) expenditures                    | -                           | (3,051,588)            | (3,051,588)                 | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>3,056,129</b>       |                             |                                        |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 4,541</b>        |                             |                                        |

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL      | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>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<br>Over (under) expenditures | -                           | -                           | -                           | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</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 Statement: Bank Account No.: 5652, Statement No.: 04-24

Currency Code

|                                 |            |                                      |            |
|---------------------------------|------------|--------------------------------------|------------|
| <b>Statement Date</b>           | 04/30/24   | <b>Statement Balance</b>             | 113,590.00 |
| <b>Balance Last Statement</b>   | 40,221.78  | <b>Outstanding Bank Transactions</b> | 12,140.13  |
| <b>Statement Ending Balance</b> | 113,590.00 | <b>Subtotal</b>                      | 125,730.13 |
|                                 |            | <b>Outstanding Checks</b>            | -40,221.98 |
| <b>G/L Balance at 04/30/24</b>  | 85,508.15  | <b>Bank Account Balance</b>          | 85,508.15  |

| Transaction Date           | Type                      | Document No. | Description               | Value Date | Applied Entries | Applied Amount | Statement Amount |
|----------------------------|---------------------------|--------------|---------------------------|------------|-----------------|----------------|------------------|
| <b>Statement No. 04-24</b> |                           |              |                           |            |                 |                |                  |
| 03/26/24                   | Bank Account Ledger Entry | 1124         | Check for Vendor V00031   |            | 1               | -822.90        | -822.90          |
| 03/26/24                   | Bank Account Ledger Entry | 1125         | Check for Vendor V00020   |            | 1               | -6,371.00      | -6,371.00        |
| 03/26/24                   | Bank Account Ledger Entry | 1126         | Check for Vendor V00030   |            | 1               | -98.21         | -98.21           |
| 03/26/24                   | Bank Account Ledger Entry | 1127         | Check for Vendor V00010   |            | 1               | -200.00        | -200.00          |
| 04/05/24                   | Bank Account Ledger Entry | JE000290     | Debt Service/ Tax Revenue |            | 1               | 15.79          | 15.79            |
| 04/05/24                   | Bank Account Ledger Entry | JE000291     | Debt Service/ Tax Revenue |            | 1               | 7,226.25       | 7,226.25         |
| 04/11/24                   | Bank Account Ledger Entry | DD112        | Payment of Invoice 000503 |            | 1               | -83.13         | -83.13           |
| 04/16/24                   | Bank Account Ledger Entry | BD00001      | Deposit No. BD00001       |            | 1               | 261,460.50     | 261,460.50       |
| 04/16/24                   | Bank Account Ledger Entry | 1128         | Check for Vendor V00008   |            | 1               | -6,268.98      | -6,268.98        |
| 04/16/24                   | Bank Account Ledger Entry | 1129         | Check for Vendor V00016   |            | 1               | -592.56        | -592.56          |
| 04/16/24                   | Bank Account Ledger Entry | 1130         | Check for Vendor V00025   |            | 1               | -7,569.58      | -7,569.58        |
| 04/16/24                   | Bank Account Ledger Entry | 1131         | Check for Vendor V00031   |            | 1               | -90.64         | -90.64           |
| 04/16/24                   | Bank Account Ledger Entry | BD00002      | Deposit No. BD00002       |            | 1               | 49,720.00      | 49,720.00        |
| 04/17/24                   | Bank Account Ledger Entry | DD103        | Payment of Invoice 000461 |            | 1               | -1,303.50      | -1,303.50        |
| 04/17/24                   | Bank Account Ledger Entry | DD104        | Payment of Invoice 000462 |            | 1               | -1,049.50      | -1,049.50        |
| 04/17/24                   | Bank Account Ledger Entry | DD105        | Payment of Invoice 000463 |            | 1               | -1,341.62      | -1,341.62        |
| 04/17/24                   | Bank Account Ledger Entry | DD106        | Payment of Invoice 000464 |            | 1               | -101.33        | -101.33          |
| 04/17/24                   | Bank Account Ledger Entry | DD107        | Payment of Invoice 000465 |            | 1               | -2,453.27      | -2,453.27        |
| 04/17/24                   | Bank Account Ledger Entry | DD108        | Payment of Invoice 000466 |            | 1               | -544.12        | -544.12          |
| 04/17/24                   | Bank Account Ledger Entry | DD109        | Payment of Invoice 000467 |            | 1               | -298.50        | -298.50          |
| 04/17/24                   | Bank Account Ledger Entry | DD110        | Payment of Invoice 000460 |            | 1               | -19,541.00     | -19,541.00       |
| 04/17/24                   | Bank Account Ledger Entry | DD111        | Payment of Invoice 000469 |            | 1               | -196,324.47    | -196,324.47      |

# Bank Account Statement

Two Rivers North CDD

Currency Code

|                                 |            |                                      |            |
|---------------------------------|------------|--------------------------------------|------------|
| <b>Statement Date</b>           | 04/30/24   | <b>Statement Balance</b>             | 113,590.00 |
| <b>Balance Last Statement</b>   | 40,221.78  | <b>Outstanding Bank Transactions</b> | 12,140.13  |
| <b>Statement Ending Balance</b> | 113,590.00 | <b>Subtotal</b>                      | 125,730.13 |
|                                 |            | <b>Outstanding Checks</b>            | -40,221.98 |
| <b>G/L Balance at 04/30/24</b>  | 85,508.15  | <b>Bank Account Balance</b>          | 85,508.15  |

| Transaction Date | Type                      | Document No. | Description                              | Value Date | Applied Entries | Applied Amount   | Statement Amount |
|------------------|---------------------------|--------------|------------------------------------------|------------|-----------------|------------------|------------------|
| 04/17/24         | Bank Account Ledger Entry | JE000304     | Construction in progress 1 ct correction |            | 1               | -0.01            | -0.01            |
| <b>Total</b>     |                           |              |                                          |            |                 | <b>73,368.22</b> | <b>73,368.22</b> |

## Outstanding Payments

| Posting Date    | Document Type | Document No. | Description        | Statement Amount |
|-----------------|---------------|--------------|--------------------|------------------|
| 11/17/23        |               | JE000199     | Tax Collector Pymt | 9,365.24         |
| 11/28/23        |               | JE000200     | Tax Collector Pymt | 2,774.89         |
| <b>Quantity</b> |               |              |                    | <b>2</b>         |
| <b>Total</b>    |               |              |                    | <b>12,140.13</b> |

## Outstanding Checks

| Posting Date    | Document Type | Check No. | Description             | Statement Amount  |
|-----------------|---------------|-----------|-------------------------|-------------------|
| 04/25/24        | Payment       | 1132      | Check for Vendor V00033 | -40,221.98        |
| <b>Quantity</b> |               |           |                         | <b>1</b>          |
| <b>Total</b>    |               |           |                         | <b>-40,221.98</b> |