

**TWO RIVERS METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN NET ASSETS  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
GENERAL FUND**

Printed: 1/6/2023

					Modified Accrual Basis		WORKING DRAFT	
	2021 Audited Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 Months Ended 12/31/2022 Actual	12 Months Ended 12/31/2022 Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Prelim Budget
<b>Assessed Value - Original PUD</b>	<b>6,026,360</b>	<b>6,608,571</b>		<b>6,608,571</b>				<b>6,605,980</b>
	7%	10%		0%				(0)
Operating Mill Levy Rate	20.000	20.000		20.000				20.000
<b>Revenues</b>								
Property Taxes	120,526	132,171	-	132,171	132,440	132,171	269	132,120
Specific Ownership Taxes	6,605	5,948	-	5,948	6,640	5,948	692	5,945
Sales Tax (Moved to Infrastructure/Recreation Fund)								
Interest Income	162	208	2,192	2,400	5,011	208	4,803	2,484
Community Center Rental & Pool Income	2,400	2,080	3,420	5,500	6,775	2,080	4,695	5,940
Key Card Income (Gym & Pool)	2,645	2,080	-	2,080	2,245	2,080	165	2,246
Ground Lease Income	2,025	2,106	-	2,106	2,106	2,106	(0)	2,190
Other Income	1,141	1,000	-	1,000	-	1,000	(1,000)	1,000
Title Co Stmt Prep Fees	1,850	2,000	-	2,000	1,050	2,000	(950)	2,000
Contribution from HOA		-	-	-		-	-	-
<b>Total Revenues</b>	<b>137,354</b>	<b>147,593</b>	<b>5,612</b>	<b>153,205</b>	<b>156,267</b>	<b>147,593</b>	<b>8,673</b>	<b>153,926</b>
<b>General and Administrative Expenses</b>								
Insurance	16,273	17,168	544	16,624	16,624	17,168	544	19,118
Insurance - Work Comp	1,985	2,094	(1,409)	3,503	3,503	2,094	(1,409)	3,783
Advertising	-	800	800	-	-	800	800	-
District Management, Accounting and Administration	43,826	52,500	(7,500)	60,000	55,172	52,500	(2,672)	64,800
Audit	12,500	11,900	(100)	12,000	12,000	11,900	(100)	12,960
Bank Charges	35	50	50	-	-	50	50	-
Dues & Memberships	764	795	(705)	1,500	1,238	795	(443)	1,620
Elections	-	1,000	379	621	763	1,000	237	2,000
Legal	353	7,000	-	7,000	44	7,000	6,956	7,560
Office Expense	3,294	2,958	-	2,958	1,690	2,958	1,267	3,195
Salaries and Wages-Operations Manager	62,382	71,103	-	71,103	68,493	71,103	2,610	76,791
Covenant Enforcement Independent Contractor	13,219	30,867	30,867	-	-	30,867	30,867	9,600
Payroll Taxes & Expenses	1,465	1,875	540	1,335	1,279	1,875	597	1,389
Employer Health Insurance	6,560	7,288	-	7,288	7,626	7,288	(338)	7,689
Employer 401A Match	4,898	6,322	1,914	4,408	4,566	6,322	1,757	5,356
Employer 457 Match	-	2,133	(711)	2,844	3,297	2,133	(1,164)	3,072
Auto Mileage Reimbursable Expense	801	1,093	(107)	1,200	1,284	1,093	(191)	1,296
Telephone	2,137	1,999	-	1,999	2,139	1,999	(140)	2,159
Treasurer's Fees	3,617	3,965	-	3,965	3,975	3,965	(10)	3,964
Contingency	-	5,000	5,000	-	1,949	5,000	3,051	10,000
Allocation of G & A Expenses to Other Funds	(142,075)	(182,454)	(20,468)	(161,986)	(152,239)	(182,454)	(30,215)	(185,323)
<b>Total General and Administrative Expenses</b>	<b>32,032</b>	<b>45,456</b>	<b>9,094</b>	<b>36,362</b>	<b>33,402</b>	<b>45,456</b>	<b>12,054</b>	<b>51,028</b>

**TWO RIVERS METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN NET ASSETS**  
**BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**  
**GENERAL FUND (CONTINUED)**

Printed: 1/6/2023

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Modified Accrual Basis

	2021 Audited Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 Months Ended 12/31/2022 Actual	12 Months Ended 12/31/2022 Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Prelim Budget
<b>Roads, Recreation, Maintenance Expenses</b>								
<b>Revenue Over (Under) Expen Before Cap</b>	<b>105,321</b>	<b>102,137</b>	<b>14,706</b>	<b>116,843</b>	<b>122,864</b>	<b>102,137</b>	<b>20,727</b>	<b>102,897</b>
<b>CAPITAL &amp; NON-ROUTINE EXPENDITURES</b>								
Community Center Improvements		-	-	-		-	-	
Community Field French Drain		-	-	-		-	-	
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER SOURCES/(USES)</b>								
Transfer from (to) Debt Service Fund	-	-	-	-	-	-	-	-
Developer Advance from Debt Pmts/ for Roads Infrastru	-	-	-	-	-	-	-	-
Transfer from (to) Enterprise Fund	-	-	-	-	-	-	-	-
Transfer from (to) Infrastructure Recreation Fund	(10,000)	(11,000)	-	(11,000)	-	(11,000)	11,000	-
Credit of Excess Revenues from Debt Service Fund	-	-	-	-	-	-	-	-
Transfer from (to) Sales Tax Fund	-	-	-	-	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>(10,000)</b>	<b>(11,000)</b>	<b>-</b>	<b>(11,000)</b>	<b>-</b>	<b>(11,000)</b>	<b>11,000</b>	<b>-</b>
<b>Rev Over (Under) Expend After Cap &amp; Other</b>	<b>95,321</b>	<b>91,137</b>	<b>14,706</b>	<b>105,843</b>	<b>122,864</b>	<b>91,137</b>	<b>31,727</b>	<b>102,897</b>
<b>FUND BALANCE - BEGINNING</b>	<b>184,352</b>	<b>269,991</b>	<b>-</b>	<b>269,991</b>	<b>279,674</b>	<b>269,991</b>	<b>9,683</b>	<b>375,834</b>
<b>FUND BALANCE - ENDING</b>	<b>279,674</b>	<b>361,128</b>	<b>14,706</b>	<b>375,834</b>	<b>402,538</b>	<b>361,128</b>	<b>41,410</b>	<b>478,731</b>

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

**TWO RIVERS METROPOLITAN DISTRICT  
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN NET ASSETS  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
WATER & SEWER ENTERPRISE FUND**

Printed: 1/6/2023  
**WORKING  
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Modified Accrual Basis

	2021 Audited Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 Months Ended 12/31/2022 Actual	12 Months Ended 12/31/2022 Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Prelim Budget
Taps		-	-	-	-	-	-	-
Cumulative Water Taps Paid (End of Year)	264	260	5	265	-	-	-	265
Water Services Being Billed (End of Year)	264	260	5	265	-	-	-	265
Sewer Services Being Billed (End of Year)	259	256	5	261	-	-	-	261
Taps Paid, Not Hooked Up								
<b>Fees</b>								
Monthly Water	\$55	\$57	-	\$57				62
Monthly Sewer	\$60	\$62	-	\$62				67
Water Tap Fee	6,551	6,747	-	6,747				7,287
Sewer Tap Fee	6,551	6,747	-	6,747				7,287
<b>REVENUES</b>								
Water Service Charges	177,615	187,110	3,420	190,530	185,913	187,110	(1,197)	202,971
Water Service Chgs - Gypsum Fire Dept	525	1,000	-	1,000	379	1,000	(621)	1,000
Water Service Chgs - Temporary Usage	-	-	-	-	-	-	-	-
Water Turn On Fee	1,400				500			
Sewer Service Charges	181,932	190,464	3,720	194,184	190,690	190,464	226	209,719
Interest Income	715	728	-	728	22,161	728	21,433	54,438
Grants		325,000	(325,000)			325,000	(325,000)	325,000
Finance Charges	2,814	3,713	-	3,713	4,738	3,713	1,025	3,500
<b>TOTAL REVENUES</b>	<b>365,000</b>	<b>708,015</b>	<b>(317,860)</b>	<b>390,155</b>	<b>404,981</b>	<b>708,015</b>	<b>(304,135)</b>	<b>796,627</b>
<b>EXPENDITURES-Water</b>								
Billings & Meter Reading	6,419	7,537	-	7,537	6,672	7,537	866	8,140
Delinquent Collection Treasurer Fees	-	75	-	75	-	75	75	75
Permits & Fees	442	1,298	-	1,298	411	1,298	887	1,402
Legal	-	-	-	-	-	-	-	-
Routine Water System Operations	10,092	17,529	-	17,529	10,857	17,529	6,672	19,282
Engineering - Water	3,566	6,365	-	6,365	3,516	6,365	2,849	7,002
Repair & Maintenance-Water	5,932	8,320	-	8,320	4,212	8,320	4,108	8,570
Cost of Meters Sold	-	6,240	-	6,240	440	6,240	5,801	6,427
Water Turn On/Off Fee	630	500	(760)	1,260	1,890	500	(1,390)	1,260
Telephone - Water (alarm)	-	-	-	-	-	-	-	-
Utilities - Water (pumping cost electrical)	7,105	8,595	-	8,595	6,099	8,595	2,496	8,853
Water Supply Contract (Green Mtn)	3,885	4,040	-	4,040	3,885	4,040	155	4,161
Contingency	-	2,500	2,500	-	-	2,500	2,500	-
<b>EXPENDITURES-Sewer</b>								
Billing & Collection Services	6,419	7,367	-	7,367	6,672	7,367	696	7,588
Permits and Fees	2,884	4,851	-	4,851	4,315	4,851	536	4,997
Routine Sewer System Operations	55,537	59,439	-	59,439	14,701	59,439	44,738	65,383
Engineering - Wastewater	-	2,080	-	2,080	-	2,080	2,080	2,288
Wastewater System Repairs & Supplies	19,291	20,800	(15,200)	36,000	31,542	20,800	(10,742)	37,080
Biosolids hauling & testing	81,810	85,161	-	85,161	24,203	85,161	60,958	87,716
Telephone - Wastewater (Internet)	777	837	-	837	811	837	26	862
Trash- Lift Station	496	499	(101)	600	693	499	(193)	618
Utilities -Electric Wastewater	26,455	27,205	(1,629)	28,835	28,709	27,205	(1,503)	29,700
Utilities-Electric Lift Station	1,693	3,344	1,192	2,152	2,184	3,344	1,160	2,218
Utilities Gas-WWTF and Lift Station	403	520	-	520	463	520	57	536
Contingency	-	12,000	12,000	-	-	12,000	12,000	12,000
Allocation of Overhead	85,245	109,472	12,281	97,192	91,343	109,472	18,129	111,194
<b>TOTAL EXPENDITURES</b>	<b>319,082</b>	<b>396,574</b>	<b>10,282</b>	<b>386,292</b>	<b>243,616</b>	<b>396,574</b>	<b>152,958</b>	<b>427,350</b>
<b>Revenue Over (Under) Expen Before Cap</b>	<b>45,918</b>	<b>311,441</b>	<b>(307,578)</b>	<b>3,863</b>	<b>161,366</b>	<b>311,441</b>	<b>(151,176)</b>	<b>369,278</b>

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STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN NET ASSETS  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
WATER & SEWER ENTERPRISE FUND (CONTINUED)**

Printed: 1/6/2023

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Modified Accrual Basis

	2021 Audited Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 Months Ended 12/31/2022 Actual	12 Months Ended 12/31/2022 Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Prelim Budget
<b>CAPITAL &amp; NON-ROUTINE EXPENDITURES</b>								
Water System Improvements	2,556	100,000	76,000	24,000	38,143	100,000	61,857	-
New HMI Control Panel	-	-	-	-	-	-	-	-
Sewer Treatment Plant Headworks	14,131	732,550	632,550	100,000	90,990	732,550	641,560	750,000
Effluent Lift Station	-	86,250	86,250	-	-	86,250	86,250	93,150
Wastewater UV System Replacement	-	-	-	-	-	-	-	100,000
VFD Pumps for Wastewater System	-	-	-	-	-	-	-	22,000
Spare Blower & Motor	-	-	-	-	-	-	-	42,000
Belt Press/Centerfuge District Match	-	-	-	-	-	-	-	500,000
Belt Press Loan Application	-	-	-	-	-	-	-	-
Village Center Parcel Infrastructure - Assume equal to tap fees	-	485,807	485,807	-	-	-	-	524,647
Contingency	-	-	-	-	-	-	-	50,000
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>16,687</b>	<b>1,404,607</b>	<b>1,280,607</b>	<b>124,000</b>	<b>129,133</b>	<b>918,800</b>	<b>789,668</b>	<b>2,081,797</b>
<b>OTHER SOURCES/(USES) AND TAP FEES</b>								
Water Tap Fees	78,612	242,904	(242,904)	-	-	242,904	(242,904)	262,323
Sewer Tap Fees	78,612	242,904	(242,904)	-	-	242,904	(242,904)	262,323
Transfer from (to) General Fund	-	-	-	-	-	-	-	-
Transfer from (to) Infrastructure/Recreation Fund	60,114	7,701	-	7,701	7,701	7,701	-	-
Transfer from (to) Sales Tax Fund	-	-	-	-	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>217,338</b>	<b>493,508</b>	<b>(485,807)</b>	<b>7,701</b>	<b>7,701</b>	<b>493,508</b>	<b>(485,807)</b>	<b>524,647</b>
<b>Rev Over (Under) Expend After Cap &amp; Other</b>	<b>246,569</b>	<b>(599,658)</b>	<b>487,222</b>	<b>(112,436)</b>	<b>39,934</b>	<b>(113,851)</b>	<b>152,684</b>	<b>(1,187,872)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>1,469,546</b>	<b>1,667,802</b>	<b>-</b>	<b>1,667,802</b>	<b>1,716,115</b>	<b>1,667,802</b>	<b>48,313</b>	<b>1,555,365</b>
<b>FUND BALANCE - ENDING</b>	<b>1,716,115</b>	<b>1,068,143</b>	<b>487,222</b>	<b>1,555,365</b>	<b>1,756,049</b>	<b>1,553,951</b>	<b>200,997</b>	<b>367,493</b>

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**Components of Fund Balance:**

Restricted Grant Proceeds	325,000	-	-	-
Water System Improvements Reserve	400,000	476,000	-	-
Sewer System Upgrade Reserve	331,200	1,050,000	-	367,493
Operating Reserve	11,943	29,365	-	0
<b>Total Fund Balance</b>	<b>1,068,143</b>	<b>1,555,365</b>		<b>367,493</b>

**TWO RIVERS METROPOLITAN DISTRICT  
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN NET ASSETS  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
INFRASTRUCTURE / RECREATION FUND**

Printed: 1/6/2023

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Modified Accrual Basis

	2021 Audited Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 Months Ended 12/31/2022 Actual	12 Months Ended 12/31/2022 Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Prelim Budget
Units	258	256		261				261
Fee Per Month Per Unit	36	\$ 37.00		\$ 37.00				\$ 39.00
<b>Revenues</b>								
Infrastructure and Recreation Fee (Six Months 2020, 1	110,763	113,664	2,220	115,884	115,621	113,664	1,957	122,148
Interest Income	(14)	-	-	-	307	-	307	-
Cost Reimbursement From TRHOA	49,043	81,450	(0)	81,450	-	81,450	(81,450)	80,911
<b>Total Revenues</b>	<b>159,792</b>	<b>195,114</b>	<b>2,220</b>	<b>197,334</b>	<b>115,928</b>	<b>195,114</b>	<b>(79,187)</b>	<b>203,059</b>
<b>Recreation Expenditures</b>								
Utilities-Community Center Trash	588	636	(164)	800	832	636	(196)	864
Utilities-Gas-Pool	1,712	2,080	(420)	2,500	2,868	2,080	(788)	2,700
Utilities-Community Center	8,153	8,712	-	8,712	11,132	8,712	(2,420)	9,409
Community Center Supplies	1,396	1,167	(1,233)	2,400	2,426	1,167	(1,259)	2,592
Cleaning of site and facility	3,982	4,160	(640)	4,800	5,070	4,160	(910)	5,184
Community Center Maint & Repair	5,869	7,958	(842)	8,800	8,174	7,958	(216)	9,504
Fire Alarm Monitoring	549	636	-	636	549	636	87	687
Mosquito Abatement	425	849	(51)	900	900	849	(51)	972
Pool Ops, Maint & Supplies	3,498	9,766	3,766	6,000	6,035	9,766	3,731	6,480
Community Grounds R&M	9,166	5,200	-	5,200	12,229	5,200	(7,029)	5,616
Community Park Lease (Purch (\$95k) or Extend in 2024	7,448	7,746	1,135	6,611	6,611	7,746	1,135	7,267
Contingency	-	2,500	2,500	-	-	2,500	2,500	5,000
Overhead Allocation	28,415	36,491	4,094	32,397	30,448	36,491	6,043	37,065
<b>Total Expenses</b>	<b>71,201</b>	<b>87,901</b>	<b>8,144</b>	<b>79,757</b>	<b>87,273</b>	<b>87,901</b>	<b>627</b>	<b>93,339</b>
<b>Revenue Over (Under) Expen Before Cap</b>	<b>88,591</b>	<b>107,214</b>	<b>10,364</b>	<b>117,577</b>	<b>28,654</b>	<b>107,214</b>	<b>(78,559)</b>	<b>109,720</b>
<b>CAPITAL &amp; NON-ROUTINE EXPENDITURES</b>								
Community Center Improvements	-		(5,000)	5,000	3,494	-	(3,494)	5,000
Community Center Painting			(10,000)	10,000				
Community Center Carpet			(8,000)	8,000				
Locker Room Floor			(12,500)	12,500				
Entrance/Buffalo Blvd Trees		25,000	-	25,000	17,600	25,000		
Mailbox Replacement		50,000	50,000	-		50,000	50,000	50,000
Pool Improvements (Pool Shade 2021 & 2022)	9,098		(10,000)	10,000	9,098	-	(9,098)	
Playground Equipment								
Other Projects to be Identified		20,000	15,000	5,000		20,000	20,000	25,000
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>9,098</b>	<b>95,000</b>	<b>19,500</b>	<b>75,500</b>	<b>30,192</b>	<b>95,000</b>	<b>57,408</b>	<b>80,000</b>
<b>OTHER SOURCES/(USES)</b>								
Advance/Transfer from General Fund	10,000	11,000	-	11,000	-	-	-	-
Advance/Transfer (to)/from Enterprise Fund	(60,114)	(7,701)	-	(7,701)	(7,701)	(12,214)	4,513	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>(50,114)</b>	<b>3,299</b>	<b>-</b>	<b>3,299</b>	<b>(7,701)</b>	<b>(12,214)</b>	<b>4,513</b>	<b>-</b>
<b>Rev Over (Under) Expend After Cap &amp; Other</b>	<b>29,379</b>	<b>15,513</b>	<b>29,864</b>	<b>45,376</b>	<b>(9,239)</b>	<b>-</b>	<b>(16,639)</b>	<b>29,720</b>
FUND BALANCE - BEGINNING	(18,419)	1,583	9,377	10,960	10,960	1,583	9,377	56,336
<b>FUND BALANCE - ENDING</b>	<b>10,960</b>	<b>17,095</b>	<b>39,241</b>	<b>56,336</b>	<b>1,721</b>	<b>1,583</b>	<b>(7,262)</b>	<b>86,056</b>

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STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN NET ASSETS  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
SALES TAX FUND**

Printed: 1/6/2023  
**WORKING  
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Modified Accrual Basis

	2021 Audited Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 Months Ended 12/31/2022 Actual	12 Months Ended 12/31/2022 Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Budget
Sales Taxes (1 Mo Lag in Reporting)	180,113	192,400	(12,400)	180,000	181,928	192,400	(10,472)	187,200
Interest Income	6	-	600	600	1,163	-	1,163	648
Other Income	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>180,119</b>	<b>192,400</b>	<b>(11,800)</b>	<b>180,600</b>	<b>183,091</b>	<b>192,400</b>	<b>(9,309)</b>	<b>187,848</b>
<b>Roads and Transportation Expenses</b>								
Lighting Repairs	600	5,463	5,463	-	-	5,463	5,463	2,000
Snowplowing	14,787	19,467	-	19,467	15,373	19,467	4,095	21,024
Routine Street R&M	8,249	10,000	-	10,000	-	10,000	10,000	5,000
Street Seal Coating	-	15,000	-	15,000	-	15,000	15,000	59,280
Street Crack Sealing	23,200	24,128	-	24,128	18,458	24,128	5,670	26,058
Road Overlay	-	-	-	-	7,920	-	(7,920)	-
Utilities-Street Lighting	1,236	1,522	-	1,522	1,280	1,522	241	1,644
Mowing, Irri Maint & Repair, Entry Planting & Maint	36,524	59,280	-	59,280	41,349	59,280	17,931	64,022
Community Parking Lot Design	-	-	-	-	-	-	-	-
Allocation of Overhead	28,415	36,491	4,094	32,397	30,448	36,491	6,043	37,065
Contingency	-	20,000	20,000	-	185	20,000	19,815	20,000
<b>Total Expenses</b>	<b>113,011</b>	<b>191,350</b>	<b>29,557</b>	<b>161,794</b>	<b>115,012</b>	<b>191,350</b>	<b>76,338</b>	<b>236,093</b>
<b>Revenue Over (Under) Expen Before Cap</b>	<b>67,108</b>	<b>1,050</b>	<b>17,757</b>	<b>18,806</b>	<b>68,079</b>	<b>1,050</b>	<b>67,029</b>	<b>(48,245)</b>
<b>CAPITAL &amp; NON-ROUTINE EXPENDITURES</b>								
Entrance Drainage Project	-	15,000	15,000	-	-	15,000	15,000	-
Cross Walk Project (School Bus Stop)	-	-	-	-	-	-	-	-
Community Parking Lot Construction	-	-	-	-	-	-	-	-
Street Light Retro Fitting (LED)	-	25,000	25,000	-	-	-	-	-
Buffalo Cul de sac	-	-	-	-	-	-	-	-
Other Projects to be Identified	-	-	-	-	-	-	-	-
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>-</b>	<b>40,000</b>	<b>40,000</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>15,000</b>	<b>-</b>
<b>OTHER SOURCES/(USES)</b>								
Advance/Transfer from General Fund	-	-	-	-	-	-	-	-
Advance/Transfer (to)/from Enterprise Fund	-	-	-	-	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Rev Over (Under) Expend After Cap &amp; Other</b>	<b>67,108</b>	<b>(38,950)</b>	<b>57,757</b>	<b>18,806</b>	<b>68,079</b>	<b>(13,950)</b>	<b>82,029</b>	<b>(48,245)</b>
FUND BALANCE - BEGINNING	18,419	40,870	44,656	85,527	85,527	40,870	44,656	104,333
<b>FUND BALANCE - ENDING</b>	<b>85,527</b>	<b>1,920</b>	<b>102,413</b>	<b>104,333</b>	<b>153,605</b>	<b>26,920</b>	<b>126,686</b>	<b>56,088</b>
	=	=	=	=	=	=	=	=

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

**TWO RIVERS METROPOLITAN DISTRICT  
 COMBINED BALANCE SHEET  
 ALL FUND TYPES AND ACCOUNT GROUPS  
 December 31, 2022**

Printed: 1/6/2023

	2021 <u>Total</u>	Governmental Fund				Enterprise Fund		Fixed Asssets and		2022 <u>Total</u>
		General Fund	Water & Sewer Fund	Sales Tax Fund	Infrastructure Recreation Fund	Long-term Obligations Water	Long-term Obligations General			
<b>ASSETS</b>										
US Bank	-		0							-
Alpine Bank	176,338	131,349								131,349
ColoTrust	1,878,309	2,103,232								2,103,232
Due from CO Dept of Revenue	28,816				30,000					30,000
Due From County Treasurer	433	0								0
Property Tax Receivable	132,836	395								395
Accounts Receivable	47,083	0	57,258							57,258
Meter Inventory	-		0							-
Prepaid Expenses	21,203	23,173	0							23,173
Due from HOA	150						0			-
Due From (To ) Other Funds	(0)	(1,824,118)	1,698,791	123,605	1,721					(0)
Infrastructure Assets	9,887,207						4,881,589	5,005,619		9,887,207
Accumulated Depreciation	(5,168,598)						(2,331,455)	(2,837,144)		(5,168,598)
Water Rights	170,000						170,000			170,000
<b>TOTAL ASSETS</b>	<b>7,173,777</b>	<b>434,031</b>	<b>1,756,049</b>	<b>153,605</b>	<b>1,721</b>	<b>2,720,134</b>	<b>2,168,475</b>	<b>7,234,016</b>		
<b>LIABILITIES AND FUND EQUITY</b>										
<b>LIABILITIES</b>										
Accounts Payable	52,301	23,651								23,651
Community Center Deposits	200	400								400
Due to Developer-Infrastructure	4,323,000					1,800,000	2,523,000			4,323,000
Due to Developer-Operations	684,882					246,591	438,290			684,882
2013 Note Payable-Developer	-						0			-
Accrued Vacation Payable	2,246						2,246			2,246
Payroll Taxes Payable	5,450	7,046								7,046
Deferred Property Tax Revenue	132,836	395								395
Deferred Ground Lease Revenue	2,106	0								-
Inclusion/Encroachment Deposit	-	0								0
Office Space Lease Deposit	-	0								-
Water Usage Deposits	-		0							-
<b>TOTAL LIABILITIES</b>	<b>5,203,020</b>	<b>31,493</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,046,591</b>	<b>2,963,536</b>	<b>5,041,621</b>		
<b>NET ASSETS</b>										
Investment in General Fixed Assets, Net of C	(121,519)						673,543	(795,061)		(121,519)
Retained Earnings (Deficit)	1,716,115		1,756,049							1,756,049
Current Year Fund Balance	376,160	402,538		153,605	1,721					557,865
<b>TOTAL NET ASSETS</b>	<b>1,970,757</b>	<b>402,538</b>	<b>1,756,049</b>	<b>153,605</b>	<b>1,721</b>	<b>673,543</b>	<b>(795,061)</b>	<b>2,192,395</b>		
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>7,173,777</b>	<b>434,031</b>	<b>1,756,049</b>	<b>153,605</b>	<b>1,721</b>	<b>2,720,134</b>	<b>2,168,475</b>	<b>7,234,016</b>		
		=	=	=	=	=	=	=		

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.