

# **Two Rivers East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2023

Prepared by:



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

**TWO RIVERS EAST**

**Balance Sheet**

As of October 31, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>					
Cash - Operating Account	\$ 3,153	\$ -	\$ -	\$ -	\$ 3,153
Investments:					
Acq. & Const. (Offsite Project)	-	-	4,065,877	-	4,065,877
Acquisition & Construction Account	-	-	15,104,211	-	15,104,211
Cost of Issuance Fund	-	-	754	-	754
Interest Account	-	640,477	-	-	640,477
Reserve Fund	-	1,873,121	-	-	1,873,121
Revenue Fund	-	7,598	-	-	7,598
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
<b>TOTAL ASSETS</b>	<b>\$ 3,153</b>	<b>\$ 2,521,196</b>	<b>\$ 19,170,842</b>	<b>\$ 26,260,000</b>	<b>\$ 47,955,191</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 27,386	\$ -	\$ -	\$ -	\$ 27,386
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
<b>TOTAL LIABILITIES</b>	<b>27,386</b>	<b>-</b>	<b>-</b>	<b>26,260,000</b>	<b>26,287,386</b>

**TWO RIVERS EAST**

**Balance Sheet**

As of October 31, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	2,521,196	-	-	2,521,196
Capital Projects	-	-	19,170,842	-	19,170,842
Unassigned:	(24,233)	-	-	-	(24,233)
<b>TOTAL FUND BALANCES</b>	<b>(24,233)</b>	<b>2,521,196</b>	<b>19,170,842</b>	<b>-</b>	<b>21,667,805</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,153</b>	<b>\$ 2,521,196</b>	<b>\$ 19,170,842</b>	<b>\$ 26,260,000</b>	<b>\$ 47,955,191</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
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><u>REVENUES</u></b>				
Developer Contribution	118,425	6,928	(111,497)	5.85%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>6,928</b>	<b>(111,497)</b>	<b>5.85%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Dissemination Agent	4,200	417	3,783	9.93%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	-	9,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	375	4,125	8.33%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	850	8,150	9.44%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	301	3,199	8.60%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>105,225</b>	<b>7,101</b>	<b>98,124</b>	<b>6.75%</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
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><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	-	3,200	0.00%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>-</b>	<b>3,200</b>	<b>0.00%</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>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>7,101</b>	<b>111,324</b>	<b>6.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(173)	(173)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(24,060)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (24,233)</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
Debt Service Fund (200)  
*(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>				
Interest - Investments	\$ -	\$ 10,186	\$ 10,186	0.00%
Special Assmnts- CDD Collected	1,736,212	-	(1,736,212)	0.00%
<b>TOTAL REVENUES</b>	<b>1,736,212</b>	<b>10,186</b>	<b>(1,726,026)</b>	<b>0.59%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	355,000	-	355,000	0.00%
Interest Expense	1,381,212	-	1,381,212	0.00%
<b>Total Debt Service</b>	<b>1,736,212</b>	<b>-</b>	<b>1,736,212</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,736,212</b>	<b>-</b>	<b>1,736,212</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,186	10,186	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,511,010</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,521,196</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
Capital Projects Fund (300)  
*(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>				
Interest - Investments	\$ -	\$ 78,200	\$ 78,200	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>78,200</b>	<b>78,200</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Manager	-	38,500	(38,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>38,500</b>	<b>(38,500)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>38,500</b>	<b>(38,500)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	39,700	39,700	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>19,131,142</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 19,170,842</b>		

# TWO RIVERS EAST

## Bank Reconciliation

**Bank Account No.** 9075 TRUIST - GF Operating  
**Statement No.** 10-23  
**Statement Date** 10/31/2023

<b>G/L Balance (LCY)</b>	3,152.81	<b>Statement Balance</b>	3,552.81
<b>G/L Balance</b>	3,152.81	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	3,152.81	<b>Subtotal</b>	3,552.81
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	400.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	3,152.81	<b>Ending Balance</b>	3,152.81
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/12/2023	Payment	1034	TAMPA BAY TIMES	301.20	301.20	0.00
10/26/2023	Payment	1035	EGIS INSURANCE	5,000.00	5,000.00	0.00
Total Checks				5,301.20	5,301.20	0.00
<b>Deposits</b>						
10/24/2023		JE000050	CK#1422### - Dev Funding	G/L Ac 6,928.36	6,928.36	0.00
Total Deposits				6,928.36	6,928.36	0.00
<b>Outstanding Checks</b>						
9/21/2023	Payment	1032	RYAN MOTKO	400.00	0.00	400.00
<b>Total Outstanding Checks</b> .....				<b>400.00</b>		<b>400.00</b>