

# **Two Rivers East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2023

Prepared by:



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**TWO RIVERS EAST**

**Balance Sheet**

As of November 30, 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>ASSETS</u></b>					
Cash - Operating Account	\$ 13,160	\$ -	\$ -	\$ -	\$ 13,160
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	4,082,984	-	4,082,984
Acquisition & Construction Account	-	-	15,167,763	-	15,167,763
Interest Account	-	13,889	-	-	13,889
Reserve Fund	-	1,873,121	-	-	1,873,121
Revenue Fund	-	336,286	-	-	336,286
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>\$ 13,160</b>	<b>\$ 2,223,296</b>	<b>\$ 19,251,564</b>	<b>\$ 26,260,000</b>	<b>\$ 47,748,020</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 24,168	\$ -	\$ -	\$ -	\$ 24,168
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
<b>TOTAL LIABILITIES</b>	<b>24,168</b>	<b>817</b>	<b>-</b>	<b>26,260,000</b>	<b>26,284,985</b>

## TWO RIVERS EAST

### Balance Sheet

As of November 30, 2023

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	2,222,479	-	-	2,222,479
Capital Projects	-	-	19,251,564	-	19,251,564
Unassigned:	(11,008)	-	-	-	(11,008)
<b>TOTAL FUND BALANCES</b>	<b>(11,008)</b>	<b>2,222,479</b>	<b>19,251,564</b>	<b>-</b>	<b>21,463,035</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 13,160</b>	<b>\$ 2,223,296</b>	<b>\$ 19,251,564</b>	<b>\$ 26,260,000</b>	<b>\$ 47,748,020</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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>				
Special Assmnts- CDD Collected	\$ -	\$ 17,181	\$ 17,181	0.00%
Developer Contribution	118,425	8,979	(109,446)	7.58%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>26,160</b>	<b>(92,265)</b>	<b>22.09%</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	833	3,367	19.83%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,880	7,620	19.79%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	750	3,750	16.67%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	1,700	7,300	18.89%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rentals & Leases	600	100	500	16.67%
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	200	1,000	16.67%
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>13,107</b>	<b>92,118</b>	<b>12.46%</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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>13,107</b>	<b>105,318</b>	<b>11.07%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,053	13,053	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(24,061)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (11,008)</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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	\$ -	\$ 20,794	\$ 20,794	0.00%
Special Assmnts- CDD Collected	1,736,212	320,775	(1,415,437)	18.48%
<b>TOTAL REVENUES</b>	<b>1,736,212</b>	<b>341,569</b>	<b>(1,394,643)</b>	<b>19.67%</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	630,100	751,112	45.62%
<b>Total Debt Service</b>	<b>1,736,212</b>	<b>630,100</b>	<b>1,106,112</b>	<b>36.29%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,736,212</b>	<b>630,100</b>	<b>1,106,112</b>	<b>36.29%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(288,531)	(288,531)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,511,010</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,222,479</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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	\$ -	\$ 158,922	\$ 158,922	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>158,922</b>	<b>158,922</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	-	120,422	120,422	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>19,131,142</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 19,251,564</b>		

# TWO RIVERS EAST

## Bank Reconciliation

Bank Account No. 9075 TRUIST - GF Operating  
 Statement No. 11-23  
 Statement Date 11/30/2023

<b>G/L Balance (LCY)</b>	13,159.71	<b>Statement Balance</b>	18,359.71
<b>G/L Balance</b>	13,159.71	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	18,359.71
<b>Subtotal</b>	13,159.71	<b>Outstanding Checks</b>	5,200.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	13,159.71	<b>Ending Balance</b>	13,159.71
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Checks</b>							
11/3/2023	Payment	1036	FLORIDA DEPARTMENT ECONOMIC OPPR		175.00	175.00	0.00
11/3/2023	Payment	1037	CARLOS DE LA OSSA		200.00	200.00	0.00
11/3/2023	Payment	1038	MICHAEL TODD RAINER		200.00	200.00	0.00
11/3/2023	Payment	1039	NICHOLAS J. DISTER		200.00	200.00	0.00
11/3/2023	Payment	1041	THOMAS R. SPENCE		200.00	200.00	0.00
11/22/2023	Payment	1042	ADA SITE COMPLIANCE		1,500.00	1,500.00	0.00
11/22/2023	Payment	1043	CARLOS DE LA OSSA		200.00	200.00	0.00
11/22/2023	Payment	1045	MICHAEL TODD RAINER		200.00	200.00	0.00
11/22/2023	Payment	1048	STRALEY ROBIN VERICKER		1,550.00	1,550.00	0.00
Total Checks					4,425.00	4,425.00	0.00
<b>Deposits</b>							
11/16/2023		JE000051	CK#581029345##### - O&M	G/L Ac	17,181.07	17,181.07	0.00
11/28/2023		JE000052	CK#1431### - Dev Funding	G/L Ac	2,050.83	2,050.83	0.00
Total Deposits					19,231.90	19,231.90	0.00
<b>Outstanding Checks</b>							
9/21/2023	Payment	1032	RYAN MOTKO		400.00	0.00	400.00
11/3/2023	Payment	1040	RYAN MOTKO		200.00	0.00	200.00
11/22/2023	Payment	1044	INFRAMARK		4,000.00	0.00	4,000.00
11/22/2023	Payment	1046	NICHOLAS J. DISTER		200.00	0.00	200.00
11/22/2023	Payment	1047	RYAN MOTKO		200.00	0.00	200.00
11/22/2023	Payment	1049	THOMAS R. SPENCE		200.00	0.00	200.00
<b>Total Outstanding Checks</b> .....					<b>5,200.00</b>		<b>5,200.00</b>