

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash - Operating Account	\$ 241,164	\$ -	\$ -	\$ -	\$ 241,164
Due From Developer	19,060	-	-	-	19,060
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	153	-	153
Acquisition & Construction Account	-	-	306,428	-	306,428
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,427,766	-	-	1,427,766
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 260,224	\$ 3,278,013	\$ 307,398	\$ 26,260,000	\$ 30,105,635
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
TOTAL LIABILITIES	-	817	-	26,260,000	26,260,817
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	3,277,196	-	-	3,277,196
Capital Projects	-	-	307,398	-	307,398
Unassigned:	260,224	-	-	-	260,224
TOTAL FUND BALANCES	260,224	3,277,196	307,398	-	3,844,818
TOTAL LIABILITIES & FUND BALANCES	\$ 260,224	\$ 3,278,013	\$ 307,398	\$ 26,260,000	\$ 30,105,635

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ -	\$ 52,977	\$ 52,977	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	305,625	286,463	(19,162)	93.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	3,580	5,920	37.68%
District Engineer	9,500	1,719	7,781	18.09%
Administrative Services	4,500	1,125	3,375	25.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	7,292	17,708	29.17%
Accounting Services	9,000	2,250	6,750	25.00%
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	150	450	25.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	3,500	153	3,347	4.37%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	300	900	25.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	322	878	26.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	114,200	23,366	90,834	20.46%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	-	125,000	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	-	3,025	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
Total Other Physical Environment	181,425	-	181,425	0.00%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>Contingency</u>				
Misc-Contingency	10,000	1,500	8,500	15.00%
Total Contingency	10,000	1,500	8,500	15.00%
TOTAL EXPENDITURES	305,625	24,866	280,759	8.14%
Excess (deficiency) of revenues				
Over (under) expenditures	-	261,597	261,597	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,373)		
FUND BALANCE, ENDING		\$ 260,224		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30,160	\$ 30,160	0.00%
Special Assmnts- CDD Collected	1,845,900	1,867,978	22,078	101.20%
TOTAL REVENUES	1,845,900	1,898,138	52,238	102.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	1,475,900	742,459	733,441	50.31%
Total Debt Service	1,845,900	742,459	1,103,441	40.22%
TOTAL EXPENDITURES	1,845,900	742,459	1,103,441	40.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,155,679	1,155,679	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,121,517		
FUND BALANCE, ENDING		<u>\$ 3,277,196</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,752	\$ 19,752	0.00%
TOTAL REVENUES	-	19,752	19,752	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	619,490	(619,490)	0.00%
Total Construction In Progress	-	619,490	(619,490)	0.00%
TOTAL EXPENDITURES	-	619,490	(619,490)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(599,738)	(599,738)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 307,398		

Bank Account Statement

Two Rivers East CDD

Friday, February 7, 2025

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Bank Account No. 9075

Statement No. 01-25

Statement Date

01/31/2025

G/L Account No. 101001 Balance	241,164.19	Statement Balance	244,363.15
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	241,164.19	Subtotal	244,363.15
Negative Adjustments	0.00	Outstanding Checks	-3,198.96
Ending G/L Balance	241,164.19	Ending Balance	241,164.19

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/31/2025		JE000185	Special Assmnts-CDD Collected	Assess. GTIS ET000220 O&M Inv. TRE112924OM-C	52,976.89	52,976.89	0.00
Total Deposits					52,976.89	52,976.89	0.00
Checks							
							0.00
12/19/2024	Payment	1137	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00026	-1,500.00	-1,500.00	0.00
12/19/2024	Payment	1138	GRAU AND ASSOCIATES	Check for Vendor V00017	-5,600.00	-5,600.00	0.00
01/06/2025	Payment	1146	TWO RIVERS EAST	Payment of Invoice 000272	-395,530.38	-395,530.38	0.00
01/06/2025	Payment	1147	STRALEY ROBIN VERICKER	Check for Vendor V00005	-537.50	-537.50	0.00
01/14/2025	Payment	1148	INFRAMARK LLC	Payment of Invoice 000271	-4,125.00	-4,125.00	0.00
01/28/2025	Payment	1151	CARLOS DE LA OSSA	Payment of Invoice 000279	-200.00	-200.00	0.00
Total Checks					-407,492.88	-407,492.88	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/17/2024	Payment	1133	RYAN MOTKO	Check for Vendor V00009			-200.00
12/19/2024	Payment	1142	RYAN MOTKO	Check for Vendor V00009			-200.00
01/28/2025	Payment	1150	BUSINESS OBSERVER, INC.	Payment of Invoice 000276			-153.12
01/28/2025	Payment	1152	INFRAMARK LLC	Payment of Invoice 000274			-22.34
01/28/2025	Payment	1153	NICHOLAS J. DISTER	Payment of Invoice 000281			-200.00
01/28/2025	Payment	1154	RYAN MOTKO	Payment of Invoice 000280			-200.00
01/28/2025	Payment	1155	STANTEC CONSULTING SERVICES	Payment of Invoice 000275			-1,211.00

Bank Account Statement

Two Rivers East CDD

Bank Account No.9075

Statement No.01-25

Statement Date01/31/2025

01/28/2025	Payment	1156	STRALEY ROBIN VERICKER	Payment of Invoice 000278	-812.50
01/28/2025	Payment	1157	THOMAS R. SPENCE	Payment of Invoice 000277	-200.00
Total Outstanding Checks					-3,198.96

Outstanding Deposits

Total Outstanding Deposits