

**TWO RIVER EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JANUARY 16, 2024**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# Two Rivers East Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Ryan Motko, Assistant Secretary  
Thomas Spence, Assistant Secretary  
Mike Rainer, Assistant Secretary

## District Staff

Brian Lamb, District Secretary  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Tuesday, January 16, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **January 16, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

### Zoom Meeting

<https://zoom.us/j/95709614632?pwd=WnoyY1ZlaithVkdYbUJnREs4clpIUT09>

**Meeting ID: 957 0961 4632    Passcode: 450559**

*All cellular phones and pagers must be turned off during the meeting.*

## REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
  - A. Ratification of Amended Development Agreement
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the December 19, 2023; Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures December 2023
  - C. Acceptance of the Financials and Approval of the Check Register for December 2023
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

\*The next regularly scheduled meeting is February 20, 2024 at 11:00 a.m.

### District Office

Inframark  
2005 Pan Am Circle  
Florida 33607

### Meeting Location:

SpringHill Suites  
16615 Crosspointe Run Tampa,  
Land O' Lakes, FL 34638

**MINUTES OF MEETING  
TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Two Rivers East Community Development District was held on Tuesday, December 19, 2023, and called to order at 11:01 a.m. at the Ballantrae Community Clubhouse located at 17611 Mentmore Boulevard, Land O'Lakes, FL. 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Ryan Motko	Assistant Secretary
Thomas Spence	Assistant Secretary
Mike Rainer	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
John Vericker	District Counsel
Michael Broadus	District Counsel
Tonja Stewart	District Engineer

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being no public comments, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2024-01, Approving the Development Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2024-01, Approving the Development Agreement was adopted. 4-0

**B. Discussion of Website Requirements**

Ms. Grunwald discussed the requirements with the Board.

**C. Consideration of Conveyances of Partial Release for Lodge Grass Road to CDD**

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Conveyances of Partial Release for Lodge Grass Road to CDD was approved. 4-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the October 17, 2023, Regular Meeting**

**B. Consideration of Operation and Maintenance Expenditures October-November 2023**

**C. Acceptance of the Financials and Approval of the Check Register for November 2023**

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Consent Agenda was approved. 4-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the meeting was adjourned. 4-0

\_\_\_\_\_  
Angie Grunwald  
District Manager

\_\_\_\_\_  
Chairperson/Vice Chairperson

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK	105816	\$1.26		DISRICT SERVICES NOVEMBER 2023
INFRAMARK	107153	\$4,126.89	\$4,128.15	DISRICT INVOICE DECEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$4,128.15</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 121923	\$200.00		SUPERVISOR FEE - 12/19/23
MICHAEL TODD RAINER	MR 121923	\$200.00		SUPERVISOR FEE - 12/19/23
RYAN MOTKO	RM 121923	\$200.00		SUPERVISOR FEE - 12/19/23
STRALEY ROBIN VERICKER	23950	\$2,790.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 11/15/23
STRALEY ROBIN VERICKER	24022	\$5,190.00	\$7,980.00	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
THOMAS R. SPENCE	TS 121923	\$200.00		SUPERVISOR FEE - 12/19/23
<b>Variable Contract Subtotal</b>		<b>\$8,780.00</b>		
<b>Utilities</b>				
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Subtotal</b>		<b>\$0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$12,908.15</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<b>TWO RIVERS EAST</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#105816

**DATE**

11/30/2023

**CUSTOMER ID**

C3191

**NET TERMS**

Net 30

**PO#****DUE DATE**

12/30/2023

**BILL TO**

Two Rivers East Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.63		1.26
<b>Subtotal</b>					<b>1.26</b>

<b>Subtotal</b>	\$1.26
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$1.26
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**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#107153

**CUSTOMER ID**

C3191

**PO#****DATE**

12/21/2023

**NET TERMS**

Net 30

**DUE DATE**

1/20/2024

**BILL TO**

Two Rivers East Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.63		1.89
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Administration	1	Ea	375.00		375.00
Dissemination Services	1	Ea	416.67		416.67
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
<b>Subtotal</b>					<b>4,126.89</b>

**Subtotal**

\$4,126.89

**Tax**

\$0.00

**Total Due**

\$4,126.89

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Please include the Customer ID and the Invoice Number on your form of payment.



## TWO RIVERS EAST CDD

MEETING DATE: December 19, 2023

CDLO 121923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

**TWO RIVERS EAST CDD**

MEETING DATE: December 19, 2023

MR 121923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

**TWO RIVERS EAST CDD**

MEETING DATE: December 19, 2023

RM 121923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Two Rivers East Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

December 20, 2023  
Client: 001581  
Matter: 000001  
Invoice #: 23950

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/16/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.6	\$225.00
10/16/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE FILE CORRESPONDENCE.	0.4	\$130.00
10/17/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$600.00
10/17/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	0.4	\$130.00
10/19/2023	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
10/22/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY DISCLOSURE REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50
10/23/2023	JMV	PREPARE MEMO FROM B. RADCLIFF RE: STATUTORY REQUIREMENTS FOR CDD WEBSITES; TELEPHONE CALL WITH B. RADCLIFF.	0.4	\$150.00
10/24/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
11/8/2023	JMV	REVIEW COMMUNICATION FROM C. DE LAW OSSA; REVIEW RESOLUTION; REVIEW COMMUNICATION FROM A. GRUNWALD.	0.3	\$112.50

December 20, 2023  
Client: 001581  
Matter: 000001  
Invoice #: 23950

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/13/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT BOARD OF SUPERVISOR REGARDING DISTRICT BOARD OF SUPERVISOR AGREEMENT BETWEEN DISTRICT AND DEVELOPER ENTITIES; ANALYZE DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023; ANALYZE FILE CORRESPONDENCE; EVALUATE DEVELOPMENT AGREEMENT BETWEEN DISTRICT AND DEVELOPER ENTITIES.	1.8	\$585.00
11/14/2023	MS	PREPARE SPECIAL WARRANTY DEED FROM DEVELOPER TO CDD; REVIEW PROPERTY APPRAISERS WEBSITE TO GATHER INFORMATION ON OWNERSHIP OF LAND BEING CONVEYED; REVIEW SUNBIZ RE: SAME.	1.3	\$227.50
11/15/2023	JMV	REVIEW COMMUNICATION FROM T. SPENCE; REVIEW O/E REPORT; PREPARE DRAFT SPECIAL WARRANTY DEED.	1.1	\$412.50
Total Professional Services			8.8	\$2,790.00
Total Services			\$2,790.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,790.00
Previous Balance				\$4,495.00
Less Payments				(\$1,550.00)
<b>PAY THIS AMOUNT</b>				<b>\$5,735.00</b>

***Please Include Invoice Number on all Correspondence***

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23631	October 04, 2023	\$1,065.00	\$0.00	\$0.00	\$0.00	\$3,855.00
23792	November 02, 2023	\$1,880.00	\$0.00	\$0.00	\$0.00	\$4,670.00
Total Remaining Balance Due						\$5,735.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,790.00	\$1,880.00	\$1,065.00	\$0.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Two Rivers East Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

December 20, 2023  
Client: 001581  
Matter: 000001  
Invoice #: 24022

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/17/2023	MB	REVIEW FILE CORRESPONDENCE REGARDING DEVELOPEMENT AGREEMENT; ANALYZE PASCO COUNTY PROPERTY MAPS REGARDING DISTRICT BOUNDARY PROPERTY LINES; ANALYZE DEVELOPER ENTITY PROPERTY RECORDS; EVALUATE DEVELOPMENT AGREEMENT FOR OFF-SITE INFRASTRUCTURE; PREPARE RESOLUTION ON ADOPTING DEVELOPEMENT AGREEMENT.	2.4	\$780.00
11/20/2023	MS	PREPARE SPECIAL WARRANTY DEED; REVIEW PASCO COUNTY PROPERTY APPRIASERS WEBSITE AND MAP TO VERIFY OWNERSHIP OF PROPERTY.	1.5	\$262.50
11/21/2023	JMV	REVIEW LEGAL DESCRIPTION AND SKETCH; PREPARE DRAFT SPECIAL WARRANTY DEED; DRAFT EMAIL TO T. SPENCE.	1.2	\$450.00
11/27/2023	JMV	TELEPHONE CALL WITH C. DE LA OSSA; REVIEW TITLE REPORT; REVIEW EASEMENT DOCUMENTS; DRAFT EMAIL TO C. DE LA OSSA.	1.5	\$562.50
11/27/2023	MB	REVIEW FILE CORRESPONDENCE REGARDING DEVELOPMENT AGREEMENT; ANALYZE CORRESPONDENCE FROM DEVELOPER'S COUNSEL REGARDING DEVELOPMENT AGREEMENT; CONFERENCE CALL REGARDING DEVELOPMENT AGREEMENT AND RESOLUTION ADOPTING DEVELOPMENT AGREEMENT; ANAYLZE RESOLUTION READOPTING DEVELOPMENT AGREEMENT AND ALLOCATING CONSTRUCTION FUNDS; CORRESPONDENCE TO DEVELOPER'S COUNSEL AND DISTRICT MANAGER REGARDING DEVELOPMENT AGREEMENT.	0.9	\$292.50

December 20, 2023  
Client: 001581  
Matter: 000001  
Invoice #: 24022

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## SERVICES

Date	Person	Description of Services	Hours	Amount
11/28/2023	JMV	PREPARE RESOLUTION.	0.7	\$262.50
11/29/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.9	\$337.50
11/29/2023	MS	PREPARE RESOLUTION APPROVING DEVELOPER AGREEMENT; REVIEW FORM OF DEVELOPER AGREEMENT.	1.2	\$210.00
11/30/2023	JMV	TELEPHONE CALL WITH C. DE LA OSSA; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.4	\$525.00
11/30/2023	MS	REVISE RESOLUTION APPROVING DEVELOPER AGREEMENT.	0.3	\$52.50
12/1/2023	JMV	REVIEW CONSTRUCTION ACCOUNT DOCUMENTS; DRAFT EMAIL TO R. PEREZ.	2.6	\$975.00
12/7/2023	JMV	REVIW COMMUNICATION RE: DEVELOPMENT AGREEMENT.	0.5	\$187.50
12/7/2023	MB	REVIEW CORRESPONDENCE FROM DEVELOPER'S COUNSEL REGARDING DEVELOPMENT AGREEMENT; ANALYZE DEVELOPMENT AGREEMENT; EVALUATE PROPOSED CHANGES TO DEVELOPMENT AGREEMENT; CORRESPONDENCE TO DEVELOPER'S COUNSEL REGARDING CHANGES TO DEVELOPMENT AGREEMENT.	0.9	\$292.50

Total Professional Services	16.0	\$5,190.00
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Total Services	\$5,190.00
Total Disbursements	\$0.00
Total Current Charges	\$5,190.00
Previous Balance	\$5,735.00
<b>PAY THIS AMOUNT</b>	<b>\$10,925.00</b>

*Please Include Invoice Number on all Correspondence*



Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23631	October 04, 2023	\$1,065.00	\$0.00	\$0.00	\$0.00	\$6,255.00
23792	November 02, 2023	\$1,880.00	\$0.00	\$0.00	\$0.00	\$7,070.00
23950	December 20, 2023	\$2,790.00	\$0.00	\$0.00	\$0.00	\$7,980.00
Total Remaining Balance Due						\$10,925.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$7,980.00	\$1,880.00	\$1,065.00	\$0.00

**TWO RIVERS EAST CDD**

**MEETING DATE: December 19, 2023**

TS 121923

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature *Angie Grunwald*

# **Two Rivers East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 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 December 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 13,160	\$ -	\$ -	\$ -	\$ 13,160
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	2,872,427	-	2,872,427
Acquisition & Construction Account	-	-	15,229,749	-	15,229,749
Interest Account	-	13,943	-	-	13,943
Reserve Fund	-	1,873,121	-	-	1,873,121
Revenue Fund	-	344,486	-	-	344,486
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>\$ 2,231,550</b>	<b>\$ 18,102,993</b>	<b>\$ 26,260,000</b>	<b>\$ 46,607,703</b>

### **LIABILITIES**

Accounts Payable	\$ 24,168	\$ -	\$ -	\$ -	\$ 24,168
Accounts Payable - Other	4,125	-	-	-	4,125
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
<b>TOTAL LIABILITIES</b>	<b>28,293</b>	<b>817</b>	<b>-</b>	<b>26,260,000</b>	<b>26,289,110</b>

**TWO RIVERS EAST****Balance Sheet**

As of December 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	2,230,733	-	-	2,230,733
Capital Projects	-	-	18,102,993	-	18,102,993
Unassigned:	(15,133)	-	-	-	(15,133)
<b>TOTAL FUND BALANCES</b>	<b>(15,133)</b>	<b>2,230,733</b>	<b>18,102,993</b>	<b>-</b>	<b>20,318,593</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 13,160</b>	<b>\$ 2,231,550</b>	<b>\$ 18,102,993</b>	<b>\$ 26,260,000</b>	<b>\$ 46,607,703</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>				
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	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-Tax Collector	1,200	100	1,100	8.33%
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	1,125	3,375	25.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	6,250	18,750	25.00%
Accounting Services	9,000	2,450	6,550	27.22%
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	150	450	25.00%
Public Officials Insurance	2,500	2,250	250	90.00%
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	300	900	25.00%
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>19,482</b>	<b>85,743</b>	<b>18.51%</b>

**TWO RIVERS EAST****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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	2,750	450	85.94%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>2,750</b>	<b>450</b>	<b>85.94%</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>22,232</b>	<b>96,193</b>	<b>18.77%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,928	3,928	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(19,061)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (15,133)</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 29,048	\$ 29,048	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>349,823</b>	<b>(1,386,389)</b>	<b>20.15%</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	-	(280,277)	(280,277)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,511,010</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,230,733</b>		



**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 237,594	\$ 237,594	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>237,594</b>	<b>237,594</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><u>Construction In Progress</u></b>				
Construction in Progress	-	1,227,243	(1,227,243)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,227,243</b>	<b>(1,227,243)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,265,743</b>	<b>(1,265,743)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,028,149)	(1,028,149)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>19,131,142</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 18,102,993</b>		

TWO RIVERS EAST

Bank Reconciliation

Bank Account No.	9075	TRUIST - GF Operating
Statement No.	12-23	
Statement Date	12/31/2023	

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

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	1032	RYAN MOTKO	400	400.00	0.00
11/3/2023	Payment	1040	RYAN MOTKO	200	200.00	0.00
11/22/2023	Payment	1044	INFRAMARK	4000	4,000.00	0.00
11/22/2023	Payment	1046	NICHOLAS J. DISTER	200	200.00	0.00
11/22/2023	Payment	1049	THOMAS R. SPENCE	200	200.00	0.00
Total Checks				5,000.00	5,000.00	0.00
Outstanding Checks						
11/22/2023	Payment	1047	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00