

**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=WnoY1ZlaithVkdYbUJnREs4clpIUT09>

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 RunTampa,
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

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45 **FOURTH ORDER OF BUSINESS**

Consent Agenda

46 **A. Approval of Minutes of the October 17, 2023, Regular Meeting**
47 **B. Consideration of Operation and Maintenance Expenditures October-November**
48 **2023**
49 **C. Acceptance of the Financials and Approval of the Check Register for November**
50 **2023**

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

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55 **FIFTH ORDER OF BUSINESS**

Staff Reports

56 **A. District Counsel**
57 **B. District Engineer**
58 **C. District Manager**

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

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SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and
Comments

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63 There being none, the next order of business followed.

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SEVENTH ORDER OF BUSINESS

Adjournment

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66 There being no further business,

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

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Angie Grunwald
District Manager

Chairperson/Vice Chairperson

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TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	105816	\$1.26		DISRICT SERVICES NOVEMBER 2023
INFRAMARK	107153	\$4,126.89	\$4,128.15	DISRICT INVOICE DECEMBER 2023
Monthly Contract Subtotal		\$4,128.15		
Variable Contract				
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
Variable Contract Subtotal		\$8,780.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$12,908.15		

Approved (with any necessary revisions noted):

 Signature:

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

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
Subtotal					1.26

Subtotal	\$1.26
Tax	\$0.00
Total Due	\$1.26

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Two Rivers East Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	#107153	12/21/2023
	CUSTOMER ID	NET TERMS
	C3191	Net 30
	PO#	DUE DATE
		1/20/2024

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
Subtotal					4,126.89

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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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.

TWO RIVERS EAST CDDMEETING 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 CDDMEETING 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 CDDMEETING 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)
PAY THIS AMOUNT				\$5,735.00

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

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

Total Services	\$5,190.00
Total Disbursements	\$0.00
Total Current Charges	\$5,190.00
Previous Balance	\$5,735.00
PAY THIS AMOUNT	\$10,925.00

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 CDDMEETING DATE: December 19, 2023

TS 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 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	DEBT SERVICE	CAPITAL	GENERAL	TOTAL
	FUND	FUND	PROJECTS FUND	LONG-TERM DEBT FUND	
ASSETS					
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
TOTAL ASSETS	\$ 13,160	\$ 2,231,550	\$ 18,102,993	\$ 26,260,000	\$ 46,607,703
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
TOTAL LIABILITIES	28,293	817	-	26,260,000	26,289,110

TWO RIVERS EAST

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

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

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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ -	\$ 17,181	\$ 17,181	0.00%
Developer Contribution	118,425	8,979	(109,446)	7.58%
TOTAL REVENUES	118,425	26,160	(92,265)	22.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	105,225	19,482	85,743	18.51%

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
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
Total Other Physical Environment	3,200	2,750	450	85.94%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	118,425	22,232	96,193	18.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,928	3,928	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			(19,061)	
FUND BALANCE, ENDING			\$ (15,133)	

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
REVENUES				
Interest - Investments	\$ -	\$ 29,048	\$ 29,048	0.00%
Special Assmnts- CDD Collected	1,736,212	320,775	(1,415,437)	18.48%
TOTAL REVENUES	1,736,212	349,823	(1,386,389)	20.15%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	355,000	-	355,000	0.00%
Interest Expense	1,381,212	630,100	751,112	45.62%
Total Debt Service	1,736,212	630,100	1,106,112	36.29%
TOTAL EXPENDITURES	1,736,212	630,100	1,106,112	36.29%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(280,277)	(280,277)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,511,010		
FUND BALANCE, ENDING		\$ 2,230,733		

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
REVENUES				
Interest - Investments	\$ -	\$ 237,594	\$ 237,594	0.00%
TOTAL REVENUES	-	237,594	237,594	0.00%
EXPENDITURES				
<u>Administration</u>				
District Manager	-	38,500	(38,500)	0.00%
Total Administration	-	38,500	(38,500)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,227,243	(1,227,243)	0.00%
Total Construction In Progress	-	1,227,243	(1,227,243)	0.00%
TOTAL EXPENDITURES	-	1,265,743	(1,265,743)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,028,149)	(1,028,149)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		19,131,142		
FUND BALANCE, ENDING		<u>\$ 18,102,993</u>		

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