

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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TWO RIVERS EAST

Balance Sheet

As of January 31, 2024

(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	\$ 23,020	\$ -	\$ -	\$ -	\$ 23,020
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	2,887,131	-	2,887,131
Acquisition & Construction Account	-	-	15,294,017	-	15,294,017
Interest Account	-	14,002	-	-	14,002
Reserve Fund	-	1,873,121	-	-	1,873,121
Revenue Fund	-	353,844	-	-	353,844
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 23,020	\$ 2,240,967	\$ 18,181,965	\$ 26,260,000	\$ 46,705,952
<u>LIABILITIES</u>					
Accounts Payable	\$ 36,197	\$ -	\$ -	\$ -	\$ 36,197
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
TOTAL LIABILITIES	36,197	817	-	26,260,000	26,297,014

TWO RIVERS EAST

Balance Sheet

As of January 31, 2024

(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>
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	2,240,150	-	-	2,240,150
Capital Projects	-	-	18,181,965	-	18,181,965
Unassigned:	(13,177)	-	-	-	(13,177)
TOTAL FUND BALANCES	(13,177)	2,240,150	18,181,965	-	20,408,938
TOTAL LIABILITIES & FUND BALANCES	\$ 23,020	\$ 2,240,967	\$ 18,181,965	\$ 26,260,000	\$ 46,705,952

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 36,918	\$ 36,918	0.00%
Developer Contribution	118,425	8,979	(109,446)	7.58%
TOTAL REVENUES	118,425	45,897	(72,528)	38.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,800	200	93.33%
ProfServ-Dissemination Agent	4,200	1,667	2,533	39.69%
ProfServ-Info Technology	600	200	400	33.33%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	9,860	(360)	103.79%
District Engineer	9,500	380	9,120	4.00%
Administrative Services	4,500	1,500	3,000	33.33%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	8,333	16,667	33.33%
Accounting Services	9,000	3,300	5,700	36.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	3	497	0.60%
Rentals & Leases	600	200	400	33.33%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	3,215	285	91.86%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	400	800	33.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	755	(580)	431.43%
Total Administration	105,225	37,263	67,962	35.41%
<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%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	118,425	40,013	78,412	33.79%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,884	5,884	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(19,061)		
FUND BALANCE, ENDING		\$ (13,177)		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 38,465	\$ 38,465	0.00%
Special Assmnts- CDD Collected	1,736,212	320,775	(1,415,437)	18.48%
TOTAL REVENUES	1,736,212	359,240	(1,376,972)	20.69%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	(270,860)	(270,860)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,511,010		
FUND BALANCE, ENDING		\$ 2,240,150		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 316,566	\$ 316,566	0.00%
TOTAL REVENUES	-	316,566	316,566	0.00%
<u>EXPENDITURES</u>				
<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	-	(949,177)	(949,177)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		19,131,142		
FUND BALANCE, ENDING		\$ 18,181,965		

TWO RIVERS EAST

Bank Reconciliation

Bank Account No. 9075 TRUIST - GF Operating
 Statement No. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	23,020.47	Statement Balance	27,461.89
G/L Balance	23,020.47	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	27,461.89
Subtotal	23,020.47	Outstanding Checks	4,441.42
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	23,020.47	Ending Balance	23,020.47
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/22/2023	Payment	1047	RYAN MOTKO	200.00	200.00	0.00
1/18/2024	Payment	1051	STRALEY ROBIN VERICKER	1,065.00	1,065.00	0.00
1/24/2024	Payment	1052	CARLOS DE LA OSSA	400.00	400.00	0.00
1/24/2024	Payment	1053	MICHAEL TODD RAINER	400.00	400.00	0.00
1/24/2024	Payment	1056	STANTEC CONSULTING SERVICES	380.00	380.00	0.00
1/24/2024	Payment	1057	STRALEY ROBIN VERICKER	2,790.00	2,790.00	0.00
1/24/2024	Payment	1058	THOMAS R. SPENCE	400.00	400.00	0.00
Total Checks				5,635.00	5,635.00	0.00
Deposits						
1/25/2024		JE000096	CK#1462### - O&M	G/L Ac 19,737.18	19,737.18	0.00
Total Deposits				19,737.18	19,737.18	0.00
Outstanding Checks						
1/18/2024	Payment	1050	INFRAMARK	3,841.42	0.00	3,841.42
1/24/2024	Payment	1054	NICHOLAS J. DISTER	200.00	0.00	200.00
1/24/2024	Payment	1055	RYAN MOTKO	400.00	0.00	400.00
Total Outstanding Checks				4,441.42		4,441.42