

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 21, 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, Chairman
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, May 21, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **May 21, 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 Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 242 717 644 527

Call in (audio only) +1 646-838-1601

Passcode: 9ZqYoj

Phone Conference ID: 963 906 675#

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. Consideration of Resolution 2024 - 03; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing

B. Announcement of Qualified Electors

C. General Matters of the District

4. CONSENT AGENDA

A. Approval of Minutes of the March 19, 2024; Regular Meeting

B. Consideration of Operation and Maintenance Expenditures March 2024

C. Acceptance of the Financials and Approval of the Check Register for March 2024

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Two Rivers East Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 20, 2024

HOUR: 11:00 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O’Lakes, FL 34638

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 21, 2024.

Attest:

**Two Rivers East Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Two Rivers East
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Two Rivers East Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
<u>DEBT SERVICE BUDGETS</u>	
Series 2023	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7
Budget Narrative	8 - 9
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	10

Two Rivers East
Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET	FY 2024	BUDGET	FY 2025
REVENUES				
Interest - Investments	\$	-	\$	-
Developer Contributions		118,425		305,625
TOTAL REVENUES	\$	118,425	\$	305,625
EXPENDITURES				
<i>Financial and Administrative</i>				
Supervisor Fees	\$	3,000	\$	12,000
District Management		25,000		25,000
Administration		4,500		4,500
Recording Secretary		2,400		2,400
Construction Accounting		9,000		9,000
Financial/Revenue Collections		-		1,200
Rental and Leases		600		600
Accounting Services		9,000		9,000
Dissemination Agent/Reporting		4,200		4,200
Website Admin Services		1,200		1,200
District Engineer		9,500		9,500
District Counsel		9,500		9,500
Trustees Fees		6,500		6,500
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		3,500
Bank Fees		200		200
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,800
Misc Admin		250		250
ProfServ-Info Technology		600	\$	600
ProfServ-Tax Collector		1,200	\$	-
Meeting Expense		4,000	\$	4,000
Total Financial and Administrative	\$	102,725	\$	111,725

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET	FY 2024	BUDGET	FY 2025
<i>Insurance</i>				
General Liability	\$	3,200	\$	3,025
Public Officials Insurance		2,500		2,475
Total Insurance	\$	5,700	\$	5,500
<i>Landscape and Pond Maintenance</i>				
Landscape Maintenance - Contract	\$	-	\$	125,000
Aquatics - Contract		-		38,000
Debris Cleanup		-		9,000
Wildlife Control		-		6,400
Total Landscape and Pond Maintenance	\$	-	\$	178,400
<i>Contingency</i>				
Contingency Fund		10,000		10,000
Total Contingency	\$	10,000	\$	10,000
TOTAL EXPENDITURES	\$	118,425	\$	305,625

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGR) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Two Rivers East
Community Development District

Debt Service Budgets

Fiscal Year 2025

Series 2023 Bonds
Fiscal Year 2025 Budget

REVENUES

CDD Debt Service Assessments	\$ 1,845,900
------------------------------	--------------

TOTAL REVENUES	\$ 1,845,900
-----------------------	---------------------

EXPENDITURES

Series 2023 May Bond Interest Payment	\$ 742,459
---------------------------------------	------------

Series 2023 May Bond Principal Payment	\$ 370,000
--	------------

Series 2023 November Bond Interest Payment	\$ 733,441
--	------------

TOTAL EXPENDITURES	\$ 1,845,900
---------------------------	---------------------

EXCESS OF REVENUES OVER EXPENDITURES	\$ -
---	-------------

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2024	\$ 25,905,000
---	---------------

Principal Payment Applied Toward Series 2021 Bonds	\$ 370,000
--	------------

Bonds Outstanding - Period Ending 11/1/2025	\$ 25,535,000
--	----------------------

Two Rivers East
Community Development District

Series 2023 Debt Service

Two Rivers East Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$ 26,260,000			\$ 630,100	\$ 630,100
5/1/2024	\$ 26,260,000	\$ 355,000	4.88%	\$ 751,113	\$ 1,106,113
11/1/2024	\$ 25,905,000			\$ 742,459	\$ 742,459
5/1/2025	\$ 25,905,000	\$ 370,000	4.88%	\$ 742,459	\$ 1,112,459
11/1/2025	\$ 25,535,000			\$ 733,441	\$ 733,441
5/1/2026	\$ 25,535,000	\$ 390,000	4.88%	\$ 733,441	\$ 1,123,441
11/1/2026	\$ 25,145,000			\$ 723,934	\$ 723,934
5/1/2027	\$ 25,145,000	\$ 410,000	4.88%	\$ 723,934	\$ 1,133,934
11/1/2027	\$ 24,735,000			\$ 713,941	\$ 713,941
5/1/2028	\$ 24,735,000	\$ 430,000	4.88%	\$ 713,941	\$ 1,143,941
11/1/2028	\$ 24,305,000			\$ 703,459	\$ 703,459
5/1/2029	\$ 24,305,000	\$ 450,000	4.88%	\$ 703,459	\$ 1,153,459
11/1/2029	\$ 23,855,000			\$ 692,491	\$ 692,491
5/1/2030	\$ 23,855,000	\$ 475,000	4.88%	\$ 692,491	\$ 1,167,491
11/1/2030	\$ 23,380,000			\$ 680,913	\$ 680,913
5/1/2031	\$ 23,380,000	\$ 500,000	5.75%	\$ 680,913	\$ 1,180,913
11/1/2031	\$ 22,880,000			\$ 666,538	\$ 666,538
5/1/2032	\$ 22,880,000	\$ 530,000	5.75%	\$ 666,538	\$ 1,196,538
11/1/2032	\$ 22,350,000			\$ 651,300	\$ 651,300
5/1/2033	\$ 22,350,000	\$ 560,000	5.75%	\$ 651,300	\$ 1,211,300
11/1/2033	\$ 21,790,000			\$ 635,200	\$ 635,200
5/1/2034	\$ 21,790,000	\$ 595,000	5.75%	\$ 635,200	\$ 1,230,200
11/1/2034	\$ 21,195,000			\$ 618,094	\$ 618,094
5/1/2035	\$ 21,195,000	\$ 630,000	5.75%	\$ 618,094	\$ 1,248,094
11/1/2035	\$ 20,565,000			\$ 599,981	\$ 599,981
5/1/2036	\$ 20,565,000	\$ 665,000	5.75%	\$ 599,981	\$ 1,264,981
11/1/2036	\$ 19,900,000			\$ 580,863	\$ 580,863
5/1/2037	\$ 19,900,000	\$ 705,000	5.75%	\$ 580,863	\$ 1,285,863
11/1/2037	\$ 19,195,000			\$ 560,594	\$ 560,594
5/1/2038	\$ 19,195,000	\$ 750,000	5.75%	\$ 560,594	\$ 1,310,594
11/1/2038	\$ 18,445,000			\$ 539,031	\$ 539,031
5/1/2039	\$ 18,445,000	\$ 795,000	5.75%	\$ 539,031	\$ 1,334,031
11/1/2039	\$ 17,650,000			\$ 516,175	\$ 516,175
5/1/2040	\$ 17,650,000	\$ 840,000	5.75%	\$ 516,175	\$ 1,356,175
11/1/2040	\$ 16,810,000			\$ 492,025	\$ 492,025
5/1/2041	\$ 16,810,000	\$ 890,000	5.75%	\$ 492,025	\$ 1,382,025
11/1/2041	\$ 15,920,000			\$ 466,438	\$ 466,438
5/1/2042	\$ 15,920,000	\$ 940,000	5.75%	\$ 466,438	\$ 1,406,438
11/1/2042	\$ 14,980,000			\$ 439,413	\$ 439,413
5/1/2043	\$ 14,980,000	\$ 1,000,000	5.75%	\$ 439,413	\$ 1,439,413
11/1/2043	\$ 13,980,000			\$ 410,663	\$ 410,663
5/1/2044	\$ 13,980,000	\$ 1,060,000	5.88%	\$ 410,663	\$ 1,470,663
11/1/2044	\$ 12,920,000			\$ 379,525	\$ 379,525
5/1/2045	\$ 12,920,000	\$ 1,120,000	5.88%	\$ 379,525	\$ 1,499,525
11/1/2045	\$ 11,800,000			\$ 346,625	\$ 346,625
5/1/2046	\$ 11,800,000	\$ 1,190,000	5.88%	\$ 346,625	\$ 1,536,625
11/1/2046	\$ 10,610,000			\$ 311,669	\$ 311,669
5/1/2047	\$ 10,610,000	\$ 1,260,000	5.88%	\$ 311,669	\$ 1,571,669
11/1/2047	\$ 9,350,000			\$ 274,656	\$ 274,656
5/1/2048	\$ 9,350,000	\$ 1,340,000	5.88%	\$ 274,656	\$ 1,614,656
11/1/2048	\$ 8,010,000			\$ 235,294	\$ 235,294
5/1/2049	\$ 8,010,000	\$ 1,420,000	5.88%	\$ 235,294	\$ 1,655,294
11/1/2049	\$ 6,590,000			\$ 193,581	\$ 193,581
5/1/2050	\$ 6,590,000	\$ 1,505,000	5.88%	\$ 193,581	\$ 1,698,581

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION													
Assessment Area One - Parcels E-1, E-2, F-1 & F-2													
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit			FY 2025	FY 2024	Dollar Change
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change			
Single Family 40'	560	\$ 228.40	\$ 83.19	\$ 145.21	\$1,383.00	\$1,383.00	\$ -	\$1,611.40	\$1,466.19	\$ 145.21			
Single Family 50'	446	\$ 285.50	\$ 103.99	\$ 181.51	\$1,729.00	\$1,729.00	\$ -	\$2,014.50	\$1,832.99	\$ 181.51			
Single Family 60'	204	\$ 342.61	\$ 124.79	\$ 217.82	\$2,074.00	\$2,074.00	\$ -	\$2,416.61	\$2,198.79	\$ 217.82			
	1210												

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Two Rivers East
Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION												
Assessment Area One - Parcels E-1, E-2, F-1 & F-2												
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit				
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	Percent Change	Change
Single Family 40'	560	\$ 228.40	\$ 83.19	\$ 145.21	\$1,383.00	\$1,383.00	\$ -	\$1,611.40	\$1,466.19	\$ 145.21	10%	
Single Family 50'	446	\$ 285.50	\$ 103.99	\$ 181.51	\$1,729.00	\$1,729.00	\$ -	\$2,014.50	\$1,832.99	\$ 181.51	10%	
Single Family 60'	204	\$ 342.61	\$ 124.79	\$ 217.82	\$2,074.00	\$2,074.00	\$ -	\$2,416.61	\$2,198.79	\$ 217.82	10%	
	1210											



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 22, 2024

Ms. Sandra H. Demarco
Inframark
210 N University Dr Suite 702
Coral Springs FL 33071

Dear Ms. Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

- Two Rivers East Community Development District 0

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

The regular meeting of the Board of Supervisors of the Two Rivers East Community Development District was held on March 19, 2024, at 11:22 at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638

Present and constituting a quorum were:

Carlos de la Ossa	Chairman
Nick Dister	Vice Chairman
Ryan Motko	Assistant Secretary
Mike Rainer	Assistant Secretary

Also, present were:

Angie Grunwald	District Manager
Michael Broadus	District Counsel
Gary Schwartz	Inframark

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Grunwald called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-02; Ratification of Amended Notice of Establishment - Parcel Expansion

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2024-02; Ratification of Amended Notice of Establishment - Parcel Expansion was adopted. 4-0
--

B. Ratification of Pasco County Property Appraiser Interlocal Agreement Regarding Special Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the Ratification of Pasco County Property Appraiser Interlocal Agreement Regarding Special Assessments was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the February 20, 2024 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures February 2024**
- C. Acceptance of the Financials and Approval of the Check Register for February 2024**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, 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

Mr. De la Ossa informed the board and staff he is finalizing the updated numbers for the expansion area.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Angie Grunwald
Assistant Secretary

Chairperson

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	111504	\$4,125.00		DISTRICT INVOICE MARCH 2024
Monthly Contract Subtotal		\$4,125.00		
Variable Contract				
CARLOS DE LA OSSA	CDLO 031924	\$200.00		SUPERVISOR FEE - 03/19/24
MICHAEL TODD RAINER	MR 031924	\$200.00		SUPERVISOR FEE - 03/19/24
NICHOLAS J. DISTER	ND 031924	\$200.00		SUPERVISOR FEE - 03/19/24
RYAN MOTKO	RM 031924	\$200.00		SUPERVISOR FEE - 03/19/24
STRALEY ROBIN VERICKER	24248	\$1,305.25		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Variable Contract Subtotal		\$2,105.25		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
DISCLOSURE SERVICES LLC	1041	\$1,500.00		SUBSCRIPTION
STANTEC CONSULTING SERVICES	2203259	\$386.00		PROFESSIONAL SERVICES
Regular Services Subtotal		\$1,886.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$8,116.25		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Chariman Vice Chariman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#
#111504

DATE
3/1/2024

CUSTOMER ID
C3191

NET TERMS
Net 30

PO#

DUE DATE
3/31/2024

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: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					4,125.00

Subtotal	\$4,125.00
Tax	\$0.00
Total Due	\$4,125.00

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.

TWO RIVERS EAST CDD

MEETING DATE: March 19th 2024

CDLO 031924

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: March 19th 2024

MR 031924

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: March 19th 2024

ND 031924

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

RM 031924

MEETING DATE: March 19th 2024

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

March 08, 2024
Client: 001581
Matter: 000001
Invoice #: 24248

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	JMV	PREPARE AMENDED NOTICE OF ESTABLISHMENT.	0.8	\$300.00
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/19/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
2/19/2024	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE; ANALYZE DISTRICT AMENDED NOTICE OF ESTABLISHMENT; ANALYZE DISTRICT FINANCIALS.	0.4	\$130.00
2/20/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.2	\$450.00
2/20/2024	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.4	\$130.00
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
		Total Professional Services	3.7	\$1,247.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/5/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$57.75
	Total Disbursements	\$57.75

March 08, 2024
Client: 001581
Matter: 000001
Invoice #: 24248

Page: 2

Total Services	\$1,247.50
Total Disbursements	\$57.75
Total Current Charges	\$1,305.25
Previous Balance	\$10,677.50
<i>Less Payments</i>	<i>(\$1,880.00)</i>
PAY THIS AMOUNT	\$10,102.75

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24022	December 20, 2023	\$5,190.00	\$0.00	\$0.00	\$0.00	\$6,495.25
24098	February 07, 2024	\$3,607.50	\$0.00	\$0.00	\$0.00	\$4,912.75
Total Remaining Balance Due						\$10,102.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,912.75	\$0.00	\$5,190.00	\$0.00

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

INVOICE 1041
DATE 01/24/2024

BOND SERIES BOND SERIES # 2 BOND SERIES # 3
SPECIAL ASSESSMENT BONDS 2023 (SERIES 2023 PROJECT)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription	1,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$1,500.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

License Fee for FY 23/24

Invoice Number	2203259
Invoice Date	February 9, 2024
Purchase Order	215617171
Customer Number	189316
Project Number	215617171

Bill To

Two Rivers East Community Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project Two Rivers East CDD

Project Manager	Stewart, Tonja L	For Period Ending
Current Invoice Total (USD)	386.00	

February 2, 2024
Top Task 2024 2024 FY General Consulting
Professional Services
Category/Employee

	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.50	152.00	76.00
Nurse, Vanessa M	0.50	160.00	80.00
Stewart, Tonja L	1.00	230.00	230.00
Subtotal Professional Services	<hr/> 2.00		<hr/> 386.00

Top Task Subtotal	2024 FY General Consulting	386.00
	Total Fees & Disbursements	386.00
	INVOICE TOTAL (USD)	386.00

Due upon receipt or in accordance with terms of the contract

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
March 29, 2024

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 March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	TOTAL
	FUND	FUND	PROJECTS	LONG-TERM	
ASSETS					
Cash - Operating Account	\$ 8,243	\$ -	\$ -	\$ -	\$ 8,243
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	106,506	-	106,506
Acquisition & Construction Account	-	-	12,096,486	-	12,096,486
Interest Account	-	14,116	-	-	14,116
Reserve Fund	-	1,873,121	-	-	1,873,121
Revenue Fund	-	371,941	-	-	371,941
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 8,243	\$ 2,259,178	\$ 12,203,809	\$ 26,260,000	\$ 40,731,230

LIABILITIES					
Accounts Payable	\$ 38,571	\$ -	\$ -	\$ -	\$ 38,571
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
TOTAL LIABILITIES	38,571	817	-	26,260,000	26,299,388

TWO RIVERS EAST

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	TOTAL
	FUND	FUND	PROJECTS	LONG-TERM	
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	2,258,361		-	2,258,361
Capital Projects	-	-	12,203,809	-	12,203,809
Unassigned:	(30,328)	-	-	-	(30,328)
TOTAL FUND BALANCES	(30,328)	2,258,361	12,203,809	-	14,431,842
TOTAL LIABILITIES & FUND BALANCES	\$ 8,243	\$ 2,259,178	\$ 12,203,809	\$ 26,260,000	\$ 40,731,230

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	4,200	(1,200)	140.00%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	300	300	50.00%
ProfServ-Recording Secretary	2,400	1,200	1,200	50.00%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	14,773	(5,273)	155.51%
District Engineer	9,500	766	8,734	8.06%
Administrative Services	4,500	2,250	2,250	50.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	9,000	5,000	4,000	55.56%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Rentals & Leases	600	300	300	50.00%
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	600	600	50.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,455	(1,280)	831.43%
Total Administration	105,225	52,914	52,311	50.29%
<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 March 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	1,500	8,500	15.00%
Total Contingency	10,000	1,500	8,500	15.00%
TOTAL EXPENDITURES	118,425	57,164	61,261	48.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,267)	(11,267)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(19,061)		
FUND BALANCE, ENDING		\$ (30,328)		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES				
Interest - Investments	\$ -	\$ 56,676	\$ 56,676	0.00%
Special Assmnts- CDD Collected	1,736,212	320,775	(1,415,437)	18.48%
TOTAL REVENUES	1,736,212	377,451	(1,358,761)	21.74%
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	-	(252,649)	(252,649)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,511,010		
FUND BALANCE, ENDING		\$ 2,258,361		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 449,321	\$ 449,321	0.00%
TOTAL REVENUES	-	449,321	449,321	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	-	7,338,154	(7,338,154)	0.00%
Total Construction In Progress	-	7,338,154	(7,338,154)	0.00%
TOTAL EXPENDITURES	-	7,376,654	(7,376,654)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,927,333)	(6,927,333)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		19,131,142		
FUND BALANCE, ENDING		<u>\$ 12,203,809</u>		

Bank Account Statement

Two Rivers East CDD

Friday, April 5, 2024
Page 1

Bank Account Statement: Bank Account No.: 9075, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	10,529.48
Balance Last Statement	23,420.47	Outstanding Bank Transactions	0.00
Statement Ending Balance	10,529.48	Subtotal	10,529.48
		Outstanding Checks	-2,286.00
G/L Balance at 03/31/24	8,243.48	Bank Account Balance	8,243.48

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	03-24						
01/24/24	Bank Account Ledger Entry	1055	Check for Vendor V00009		1	-400.00	-400.00
02/29/24	Bank Account Ledger Entry	1059	Check for Vendor V00014		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	1060	Check for Vendor V00003		1	-5,417.30	-5,417.30
02/29/24	Bank Account Ledger Entry	1061	Check for Vendor V00020		1	-1,279.69	-1,279.69
02/29/24	Bank Account Ledger Entry	1062	Check for Vendor V00008		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	1063	Check for Vendor V00009		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	1064	Check for Vendor V00005		1	-1,880.00	-1,880.00
02/29/24	Bank Account Ledger Entry	1065	Check for Vendor V00012		1	-2,914.00	-2,914.00
03/26/24	Bank Account Ledger Entry	1073	Check for Vendor V00014		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1074	Check for Vendor V00015		1	-200.00	-200.00
					Total	-12,890.99	-12,890.99