

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2024

Prepared by:



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TWO RIVERS EAST
Balance Sheet
As of September 30, 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	\$ 31,021	\$ -	\$ -	\$ -	\$ 31,021
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	151	-	151
Acquisition & Construction Account	-	-	906,168	-	906,168
Interest Account	-	58	-	-	58
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	272,029	-	-	272,029
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 31,021	\$ 2,122,334	\$ 907,136	\$ 26,260,000	\$ 29,320,491
<u>LIABILITIES</u>					
Accounts Payable	\$ 33,073	\$ -	\$ -	\$ -	\$ 33,073
Accrued Expenses	2,858	-	-	-	2,858
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	40,056	817	-	26,260,000	26,300,873

TWO RIVERS EAST

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	2,121,517	-	-	2,121,517
Capital Projects	-	-	907,136	-	907,136
Unassigned:	(9,035)	-	-	-	(9,035)
TOTAL FUND BALANCES	(9,035)	2,121,517	907,136	-	3,019,618
TOTAL LIABILITIES & FUND BALANCES	\$ 31,021	\$ 2,122,334	\$ 907,136	\$ 26,260,000	\$ 29,320,491

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 62,229	\$ 62,229	0.00%
Developer Contribution	118,425	57,243	(61,182)	48.34%
TOTAL REVENUES	118,425	119,472	1,047	100.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	5,800	(2,800)	193.33%
ProfServ-Dissemination Agent	4,200	3,334	866	79.38%
ProfServ-Info Technology	600	1,254	(654)	209.00%
ProfServ-Recording Secretary	2,400	3,100	(700)	129.17%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
Disclosure Report	-	2,083	(2,083)	0.00%
District Counsel	9,500	19,396	(9,896)	204.17%
District Engineer	9,500	2,656	6,844	27.96%
Administrative Services	4,500	5,753	(1,253)	127.84%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	32,666	(7,666)	130.66%
Accounting Services	9,000	11,575	(2,575)	128.61%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	10	490	2.00%
Rentals & Leases	600	750	(150)	125.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	4,159	(659)	118.83%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	-	800	(800)	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,550	(350)	129.17%
Miscellaneous Expenses	250	750	(500)	300.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,455	(1,280)	831.43%
Total Administration	105,225	105,197	28	99.97%
<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 September 30, 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	109,447	8,978	92.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,025	10,025	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(19,060)		
FUND BALANCE, ENDING		\$ (9,035)		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 110,577	\$ 110,577	0.00%
Special Assmnts- CDD Collected	1,736,212	1,236,142	(500,070)	71.20%
TOTAL REVENUES	1,736,212	1,346,719	(389,493)	77.57%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	355,000	355,000	-	100.00%
Interest Expense	1,381,212	1,381,212	-	100.00%
Total Debt Service	1,736,212	1,736,212	-	100.00%
TOTAL EXPENDITURES	1,736,212	1,736,212	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(389,493)	(389,493)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,511,010		
FUND BALANCE, ENDING		\$ 2,121,517		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 629,928	\$ 629,928	0.00%
TOTAL REVENUES	-	629,928	629,928	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	-	18,816,029	(18,816,029)	0.00%
Total Construction In Progress	-	18,816,029	(18,816,029)	0.00%
TOTAL EXPENDITURES	-	18,854,529	(18,854,529)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(18,224,601)	(18,224,601)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		19,131,737		
FUND BALANCE, ENDING		\$ 907,136		

Bank Account Statement

Two Rivers East CDD

Wednesday, October 2, 2024

Page 1
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Bank Account No. 9075
Statement No. 09-24
Statement Date 09/30/2024

GL Balance (LCY)	31,020.64	Statement Balance	31,020.64
GL Balance	31,020.64	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	31,020.64
Subtotal	31,020.64	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	31,020.64
Ending G/L Balance	31,020.64		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
Total Deposits						0.00
Checks						
08/28/2024	Payment	1093	Check for Vendor V00008	-200.00	-200.00	0.00
08/28/2024	Payment	1094	Check for Vendor V00011	-200.00	-200.00	0.00
Total Checks				-400.00	-400.00	0.00
Adjustments						
Total Adjustments						
Outstanding Deposits						
Total Outstanding Deposits						