

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2024

Prepared by:



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TWO RIVERS EAST

Balance Sheet

As of August 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	\$ 31,021	\$ -	\$ -	\$ -	\$ 31,021
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	150	-	150
Acquisition & Construction Account	-	-	3,441,019	-	3,441,019
Interest Account	-	58	-	-	58
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	263,224	-	-	263,224
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	\$ 2,113,529	\$ 3,441,986	\$ 26,260,000	\$ 31,846,536
<u>LIABILITIES</u>					
Accounts Payable	\$ 22,186	\$ -	\$ -	\$ -	\$ 22,186
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	29,169	817	-	26,260,000	26,289,986
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	2,112,712	-	-	2,112,712
Capital Projects	-	-	3,441,986	-	3,441,986
Unassigned:	1,852	-	-	-	1,852
TOTAL FUND BALANCES	1,852	2,112,712	3,441,986	-	5,556,550
TOTAL LIABILITIES & FUND BALANCES	\$ 31,021	\$ 2,113,529	\$ 3,441,986	\$ 26,260,000	\$ 31,846,536

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
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%
EXPENDITURES				
<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	650	(50)	108.33%
ProfServ-Recording Secretary	2,400	2,600	(200)	108.33%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
Disclosure Report	-	1,667	(1,667)	0.00%
District Counsel	9,500	19,396	(9,896)	204.17%
District Engineer	9,500	2,376	7,124	25.01%
Administrative Services	4,500	4,875	(375)	108.33%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	27,083	(2,083)	108.33%
Accounting Services	9,000	9,700	(700)	107.78%
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	650	(50)	108.33%
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	-	400	(400)	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,300	(100)	108.33%
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	94,311	10,914	89.63%
<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 August 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	98,561	19,864	83.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	20,911	20,911	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(19,059)		
FUND BALANCE, ENDING		\$ 1,852		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 101,772	\$ 101,772	0.00%
Special Assmnts- CDD Collected	1,736,212	1,236,142	(500,070)	71.20%
TOTAL REVENUES	1,736,212	1,337,914	(398,298)	77.06%
EXPENDITURES				
Debt Service				
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	-	(398,298)	(398,298)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,511,010		
FUND BALANCE, ENDING		\$ 2,112,712		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 615,590	\$ 615,590	0.00%
TOTAL REVENUES	-	615,590	615,590	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	-	16,266,841	(16,266,841)	0.00%
Total Construction In Progress	-	16,266,841	(16,266,841)	0.00%
TOTAL EXPENDITURES	-	16,305,341	(16,305,341)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,689,751)	(15,689,751)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		19,131,737		
FUND BALANCE, ENDING		<u>\$ 3,441,986</u>		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 08-24
Statement Date 08/31/2024

GL Balance (LCY)	31,020.64	Statement Balance	31,420.64
GL Balance	31,020.64	Outstanding Deposits	0.00
Positive Adjustments	0.00		
<hr/>		Subtotal	31,420.64
Subtotal	31,020.64	Outstanding Checks	-400.00
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
Checks						
08/23/2024	Payment	1091	Check for Vendor V00003	-4,127.56	-4,127.56	0.00
08/28/2024	Payment	1092	Check for Vendor V00014	-200.00	-200.00	0.00
Total Checks				-4,327.56	-4,327.56	0.00
Outstanding Checks						
08/28/2024	Payment	1093	Check for Vendor V00008			-200.00
08/28/2024	Payment	1094	Check for Vendor V00011			-200.00
Total Outstanding Checks						-400.00
Outstanding Deposits						
Total Outstanding Deposits						