

# **Two Rivers East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2024

Prepared by:



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**TWO RIVERS EAST**

**Balance Sheet**

As of July 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 7,221	\$ -	\$ -	\$ -	\$ 7,221
Cash in Transit	-	236,670	-	-	236,670
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	150	-	150
Acquisition & Construction Account	-	-	3,426,710	-	3,426,710
Interest Account	-	58	-	-	58
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	254,435	-	-	254,435
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
<b>TOTAL ASSETS</b>	<b>\$ 7,221</b>	<b>\$ 2,341,410</b>	<b>\$ 3,427,677</b>	<b>\$ 26,260,000</b>	<b>\$ 32,036,308</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ -	\$ 236,670	\$ -	\$ -	\$ 236,670
Accrued Expenses	8,250	-	-	-	8,250
Accounts Payable - Other	4,125	-	-	-	4,125
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
<b>TOTAL LIABILITIES</b>	<b>12,375</b>	<b>237,487</b>	<b>-</b>	<b>26,260,000</b>	<b>26,509,862</b>

**TWO RIVERS EAST**

**Balance Sheet**

As of July 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>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	2,103,923	-	-	2,103,923
Capital Projects	-	-	3,427,677	-	3,427,677
Unassigned:	(5,154)	-	-	-	(5,154)
<b>TOTAL FUND BALANCES</b>	<b>(5,154)</b>	<b>2,103,923</b>	<b>3,427,677</b>	<b>-</b>	<b>5,526,446</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 7,221</b>	<b>\$ 2,341,410</b>	<b>\$ 3,427,677</b>	<b>\$ 26,260,000</b>	<b>\$ 32,036,308</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ -	\$ 62,229	\$ 62,229	0.00%
Developer Contribution	118,425	28,716	(89,709)	24.25%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>90,945</b>	<b>(27,480)</b>	<b>76.80%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	5,200	(2,200)	173.33%
ProfServ-Dissemination Agent	4,200	4,168	32	99.24%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	2,000	400	83.33%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	16,398	(6,898)	172.61%
District Engineer	9,500	766	8,734	8.06%
Administrative Services	4,500	3,750	750	83.33%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	20,832	4,168	83.33%
Accounting Services	9,000	8,400	600	93.33%
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	500	100	83.33%
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	1,000	200	83.33%
Miscellaneous Expenses	250	750	(500)	300.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,455	(1,280)	831.43%
<b>Total Administration</b>	<b>105,225</b>	<b>72,789</b>	<b>32,436</b>	<b>69.17%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	2,750	450	85.94%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>2,750</b>	<b>450</b>	<b>85.94%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	1,500	8,500	15.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>1,500</b>	<b>8,500</b>	<b>15.00%</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>77,039</b>	<b>41,386</b>	<b>65.05%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,906	13,906	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(19,060)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (5,154)</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 92,983	\$ 92,983	0.00%
Special Assmnts- CDD Collected	1,736,212	1,236,142	(500,070)	71.20%
<b>TOTAL REVENUES</b>	<b>1,736,212</b>	<b>1,329,125</b>	<b>(407,087)</b>	<b>76.55%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	355,000	355,000	-	100.00%
Interest Expense	1,381,212	1,381,212	-	100.00%
<b>Total Debt Service</b>	<b>1,736,212</b>	<b>1,736,212</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,736,212</b>	<b>1,736,212</b>	<b>-</b>	<b>100.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(407,087)	(407,087)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,511,010</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,103,923</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 601,281	\$ 601,281	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>601,281</b>	<b>601,281</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Manager	-	38,500	(38,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>38,500</b>	<b>(38,500)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	16,266,841	(16,266,841)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>16,266,841</b>	<b>(16,266,841)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>16,305,341</b>	<b>(16,305,341)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,704,060)	(15,704,060)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>19,131,737</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,427,677</u></b>		

# Bank Account Statement

Two Rivers East CDD

Monday, August 5, 2024

Page No.: 1

Z-SPAWAR

**Bank Account No.** 9075  
**Statement No.** 07-24  
**Statement Date** 07/31/24

<b>GL Balance (LCY)</b>	7,221.12
<b>GL Balance</b>	7,221.12
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	7,221.12
<b>Negative Adjustments</b>	0.00
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<b>Ending G/L Balance</b>	7,221.12

<b>Statement Balance</b>	7,221.12
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	7,221.12
<b>Outstanding Checks</b>	0.00
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<b>Ending Balance</b>	7,221.12

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
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