Two Rivers East
Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:

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TWO RIVERS EAST

Balance Sheet

As of November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS					
Cash - Operating Account	$ 6,159	$ -	$ -	$ -	$ 6,159
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	152	-	152
Acquisition & Construction Account	-	-	302,372	-	302,372
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	73,805	-	-	73,805
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	**$ 6,159**	**$ 1,924,052**	**$ 303,341**	**$ 26,260,000**	**$ 28,493,552**
LIABILITIES					
Accounts Payable	$ 37,196	$ -	$ -	$ -	$ 37,196
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	**44,179**	**817**	**-**	**26,260,000**	**26,304,996**

TWO RIVERS EAST

Balance Sheet

As of November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES					
Restricted for:					
Debt Service	-	1,923,235	-	-	1,923,235
Capital Projects	-	-	303,341	-	303,341
Unassigned:	(38,020)	-	-	-	(38,020)
TOTAL FUND BALANCES	**(38,020)**	**1,923,235**	**303,341**	**-**	**2,188,556**
TOTAL LIABILITIES & FUND BALANCES	**$ 6,159**	**$ 1,924,052**	**$ 303,341**	**$ 26,260,000**	**$ 28,493,552**

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
REVENUES				
Developer Contribution	$ 305,625	$ -	$ (305,625)	0.00%
TOTAL REVENUES	**305,625**	**-**	**(305,625)**	**0.00%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Dissemination Agent	4,200	833	3,367	19.83%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	2,230	7,270	23.47%
District Engineer	9,500	508	8,992	5.35%
Administrative Services	4,500	750	3,750	16.67%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	5,209	19,791	20.84%
Accounting Services	9,000	1,500	7,500	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	100	500	16.67%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	200	1,000	16.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	114,200	14,705	99,495	12.88%

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	-	125,000	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	-	3,025	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
Total Other Physical Environment	181,425	-	181,425	0.00%
Contingency				
Misc-Contingency	10,000	1,500	8,500	15.00%
Total Contingency	10,000	1,500	8,500	15.00%
TOTAL EXPENDITURES	**305,625**	**16,205**	**289,420**	**5.30%**
Excess (deficiency) of revenues Over (under) expenditures	-	(16,205)	(16,205)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(21,815)**		
FUND BALANCE, ENDING		**$ (38,020)**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
REVENUES				
Interest - Investments	$ -	$ 16,501	$ 16,501	0.00%
Special Assmnts- CDD Collected	1,845,900	527,676	(1,318,224)	28.59%
TOTAL REVENUES	**1,845,900**	**544,177**	**(1,301,723)**	**29.48%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	1,475,900	742,459	733,441	50.31%
Total Debt Service	1,845,900	742,459	1,103,441	40.22%
TOTAL EXPENDITURES	**1,845,900**	**742,459**	**1,103,441**	**40.22%**
Excess (deficiency) of revenues Over (under) expenditures	-	(198,282)	(198,282)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**2,121,517**		
FUND BALANCE, ENDING		**$ 1,923,235**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
REVENUES				
Interest - Investments	$ -	$ 15,695	$ 15,695	0.00%
TOTAL REVENUES	**-**	**15,695**	**15,695**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	619,490	(619,490)	0.00%
Total Construction In Progress	-	619,490	(619,490)	0.00%
TOTAL EXPENDITURES	**-**	**619,490**	**(619,490)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(603,795)	(603,795)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**907,136**		
FUND BALANCE, ENDING		**$ 303,341**		

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	11-24	**Statement Date**	11/30/2024

G/L Account No. 101001 Balance	6,159.10	**Statement Balance**	6,159.10
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	6,159.10
Subtotal	6,159.10	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	6,159.10
Ending G/L Balance	6,159.10		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
10/21/2024	Payment	1118	Check for Vendor V00003	-4,609.64	-4,609.64	0.00
10/21/2024	Payment	1120	Check for Vendor V00008	-200.00	-200.00	0.00
10/21/2024	Payment	1121	Check for Vendor V00009	-200.00	-200.00	0.00
10/25/2024	Payment	1126	Check for Vendor V00006	-175.00	-175.00	0.00
10/25/2024	Payment	1127	Check for Vendor V00019	-507.50	-507.50	0.00
11/04/2024	Payment	1129	Check for Vendor V00013	-5,200.00	-5,200.00	0.00
Total Checks				-10,892.14	-10,892.14	0.00
Adjustments						
Total Adjustments						
Outstanding Deposits						
Total Outstanding Deposits						