Two Rivers East
Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:

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TWO RIVERS EAST

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS					
Cash - Operating Account	$ 591,379	$ -	$ -	$ -	$ 591,379
Cash in Transit	-	883,692	-	-	883,692
Due From Other Funds	-	394,713	817	-	395,530
Investments:					
Acq. & Const. (Offsite Project)	-	-	152	-	152
Acquisition & Construction Account	-	-	305,346	-	305,346
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	80,621	-	-	80,621
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	**$ 591,379**	**$ 3,209,273**	**$ 306,315**	**$ 26,260,000**	**$ 30,366,967**
LIABILITIES					
Accounts Payable	$ (938)	$ 395,530	$ -	$ -	$ 394,592
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	395,530	-	-	-	395,530
TOTAL LIABILITIES	**401,575**	**395,530**	**-**	**26,260,000**	**27,057,105**

TWO RIVERS EAST

Balance Sheet

As of December 31, 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	-	2,813,743	-	-	2,813,743
Capital Projects	-	-	306,315	-	306,315
Unassigned:	189,804	-	-	-	189,804
TOTAL FUND BALANCES	**189,804**	**2,813,743**	**306,315**	**-**	**3,309,862**
TOTAL LIABILITIES & FUND BALANCES	**$ 591,379**	**$ 3,209,273**	**$ 306,315**	**$ 26,260,000**	**$ 30,366,967**

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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	$ -	$ 221,354	$ 221,354	0.00%
Developer Contribution	305,625	12,132	(293,493)	3.97%
TOTAL REVENUES	**305,625**	**233,486**	**(72,139)**	**76.40%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	2,768	6,732	29.14%
District Engineer	9,500	508	8,992	5.35%
Administrative Services	4,500	1,125	3,375	25.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	7,292	17,708	29.17%
Accounting Services	9,000	2,250	6,750	25.00%
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	150	450	25.00%
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	300	900	25.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	114,200	20,368	93,832	17.84%

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	-	125,000	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	-	3,025	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
Total Other Physical Environment	181,425	-	181,425	0.00%
Contingency				
Misc-Contingency	10,000	1,500	8,500	15.00%
Total Contingency	10,000	1,500	8,500	15.00%
TOTAL EXPENDITURES	**305,625**	**21,868**	**283,757**	**7.16%**
Excess (deficiency) of revenues Over (under) expenditures	-	211,618	211,618	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(21,814)**		
FUND BALANCE, ENDING		**$ 189,804**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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	$ -	$ 23,317	$ 23,317	0.00%
Special Assmnts- CDD Collected	1,845,900	1,411,368	(434,532)	76.46%
TOTAL REVENUES	**1,845,900**	**1,434,685**	**(411,215)**	**77.72%**
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	-	692,226	692,226	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**2,121,517**		
FUND BALANCE, ENDING		**$ 2,813,743**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
REVENUES				
Interest - Investments	$ -	$ 18,669	$ 18,669	0.00%
TOTAL REVENUES	**-**	**18,669**	**18,669**	**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	-	(600,821)	(600,821)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**907,136**		
FUND BALANCE, ENDING		**$ 306,315**		

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	12-24	**Statement Date**	12/31/2024

G/L Account No. 101001 Balance	591,379.14	**Statement Balance**	598,879.14
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	598,879.14
Subtotal	591,379.14	**Outstanding Checks**	-7,500.00
Negative Adjustments	0.00	**Ending Balance**	591,379.14
Ending G/L Balance	591,379.14		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/11/2024	Payment	BD00005	Deposit No. BD00005	460,852.40	460,852.40	0.00
12/17/2024	Payment	BD00006	Deposit No. BD00006	568,780.89	568,780.89	0.00
12/17/2024	Payment	BD00007	Deposit No. BD00007	75,412.89	75,412.89	0.00
12/20/2024	Payment	BD00008	Deposit No. BD00008	12,131.60	12,131.60	0.00
Total Deposits				1,117,177.78	1,117,177.78	0.00
Checks						
						0.00
12/17/2024	Payment	1130	Check for Vendor V00014	-200.00	-200.00	0.00
12/17/2024	Payment	1131	Check for Vendor V00015	-200.00	-200.00	0.00
12/17/2024	Payment	1132	Check for Vendor V00008	-200.00	-200.00	0.00
12/17/2024	Payment	1134	Check for Vendor V00011	-200.00	-200.00	0.00
12/19/2024	Payment	1135	Check for Vendor V00004	-1,500.00	-1,500.00	0.00
12/19/2024	Payment	1136	Check for Vendor V00014	-200.00	-200.00	0.00
12/19/2024	Payment	1139	Check for Vendor V00003	-27,667.80	-27,667.80	0.00
12/19/2024	Payment	1140	Check for Vendor V00015	-200.00	-200.00	0.00
12/19/2024	Payment	1141	Check for Vendor V00008	-200.00	-200.00	0.00
12/19/2024	Payment	1143	Check for Vendor V00005	-5,528.20	-5,528.20	0.00
12/19/2024	Payment	1144	Check for Vendor V00011	-200.00	-200.00	0.00
12/19/2024	Payment	1145	Check for Vendor V00027	-488,161.74	-488,161.74	0.00
Total Checks				-524,457.74	-524,457.74	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
12/17/2024	Payment	1133	Check for Vendor V00009			-200.00
12/19/2024	Payment	1137	Check for Vendor V00026			-1,500.00
12/19/2024	Payment	1138	Check for Vendor V00017			-5,600.00
12/19/2024	Payment	1142	Check for Vendor V00009			-200.00
Total Outstanding Checks						-7,500.00

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	12-24	**Statement Date**	12/31/2024

Outstanding Deposits

Total Outstanding Deposits