

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



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TWO RIVERS EAST

Balance Sheet

As of February 28, 2025

(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	\$ 229,933	\$ -	\$ -	\$ -	\$ 229,933
Due From Developer	19,060	-	-	-	19,060
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	154	-	154
Acquisition & Construction Account	-	-	278,577	-	278,577
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,438,216	-	-	1,438,216
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 248,993	\$ 3,288,463	\$ 279,548	\$ 26,260,000	\$ 30,077,004
<u>LIABILITIES</u>					
Accounts Payable	\$ 200	\$ -	\$ -	\$ -	\$ 200
Accounts Payable - Other	1,065	-	-	-	1,065
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
TOTAL LIABILITIES	1,265	817	-	26,260,000	26,262,082
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	3,287,646	-	-	3,287,646
Capital Projects	-	-	279,548	-	279,548
Unassigned:	247,728	-	-	-	247,728
TOTAL FUND BALANCES	247,728	3,287,646	279,548	-	3,814,922
TOTAL LIABILITIES & FUND BALANCES	\$ 248,993	\$ 3,288,463	\$ 279,548	\$ 26,260,000	\$ 30,077,004

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 52,977	\$ 52,977	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	305,625	286,463	(19,162)	93.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,600	8,400	30.00%
ProfServ-Dissemination Agent	4,200	2,083	2,117	49.60%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	1,000	1,400	41.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	4,345	5,155	45.74%
District Engineer	9,500	3,207	6,293	33.76%
Administrative Services	4,500	1,875	2,625	41.67%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	11,459	13,541	45.84%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	3	497	0.60%
Rentals & Leases	600	250	350	41.67%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	153	3,347	4.37%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	500	700	41.67%
Meeting Expense	4,000	33	3,967	0.83%
Website Administration	1,200	522	678	43.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	114,200	37,180	77,020	32.56%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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>Other Physical Environment</u>				
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	2,725	300	90.08%
R&M-Other Landscape	9,000	-	9,000	0.00%
Total Other Physical Environment	181,425	2,725	178,700	1.50%
<u>Contingency</u>				
Misc-Contingency	10,000	1,592	8,408	15.92%
Total Contingency	10,000	1,592	8,408	15.92%
TOTAL EXPENDITURES	305,625	41,497	264,128	13.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	244,966	244,966	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,762		
FUND BALANCE, ENDING		\$ 247,728		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 40,610	\$ 40,610	0.00%
Special Assmnts- CDD Collected	1,845,900	1,867,978	22,078	101.20%
TOTAL REVENUES	1,845,900	1,908,588	62,688	103.40%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	1,166,129	1,166,129	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,121,517		
FUND BALANCE, ENDING		\$ 3,287,646		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 20,796	\$ 20,796	0.00%
TOTAL REVENUES	-	20,796	20,796	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	648,384	(648,384)	0.00%
Total Construction In Progress	-	648,384	(648,384)	0.00%
TOTAL EXPENDITURES	-	648,384	(648,384)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(627,588)	(627,588)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 279,548		

Two Rivers East CDD

Statement No. 02-25

Statement Date 02/28/25

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Checks							
							0.00
01/28/2025		1150	BUSINESS OBSERVER, INC.	Payment of Invoice 000276	-153.12	-153.12	0.00
01/28/2025		1152	INFRAMARK LLC	Payment of Invoice 000274	-22.34	-22.34	0.00
01/28/2025		1153	NICHOLAS J. DISTER	Payment of Invoice 000281	-200.00	-200.00	0.00
01/28/2025		1155	STANTEC CONSULTING SERVICES	Payment of Invoice 000275	-1,211.00	-1,211.00	0.00
01/28/2025		1156	STRALEY ROBIN VERICKER	Payment of Invoice 000278	-812.50	-812.50	0.00
01/28/2025		1157	THOMAS R. SPENCE	Payment of Invoice 000277	-200.00	-200.00	0.00
02/05/2025		1158	INFRAMARK LLC	Payment of Invoice 000284	-4,125.00	-4,125.00	0.00
02/05/2025		1159	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000283	-43.35	-43.35	0.00
02/13/2025		1160	INFRAMARK LLC	Check for Vendor V00003	-4,127.76	-4,127.76	0.00
02/13/2025		1161	STRALEY ROBIN VERICKER	Check for Vendor V00005	-765.00	-765.00	0.00
02/21/2025		1162	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-48.55	-48.55	0.00
Total Checks					-11,708.62	-11,708.62	0.00
Outstanding Checks							
12/17/24	Payment	1133	RYAN MOTKO	Check for Vendor V00009			-200.00
12/19/24	Payment	1142	RYAN MOTKO	Check for Vendor V00009			-200.00
01/28/25	Payment	1154	RYAN MOTKO	Payment of Invoice 000280			-200.00
02/27/25	Payment	1163	INFRAMARK LLC	Check for Vendor V00003			-32.63
02/27/25	Payment	1164	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
02/27/25	Payment	1165	RYAN MOTKO	Check for Vendor V00009			-200.00
02/27/25	Payment	1166	STANTEC CONSULTING SERVICES	Check for Vendor V00019			-1,488.75
02/27/25	Payment	1167	THOMAS R. SPENCE	Check for Vendor V00011			-200.00
Total Outstanding Checks							-2,721.38