

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



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TWO RIVERS EAST**Balance Sheet**

As of March 31, 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	\$ 197,464	\$ -	\$ -	\$ -	\$ 197,464
Due From Developer	19,060	-	-	-	19,060
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	154	-	154
Acquisition & Construction Account	-	-	279,511	-	279,511
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,451,516	-	-	1,451,516
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 216,524	\$ 3,301,763	\$ 280,482	\$ 26,260,000	\$ 30,058,769
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
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	1,065	817	-	26,260,000	26,261,882
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	3,300,946	-	-	3,300,946
Capital Projects	-	-	280,482	-	280,482
Unassigned:	215,459	-	-	-	215,459
TOTAL FUND BALANCES	215,459	3,300,946	280,482	-	3,796,887
TOTAL LIABILITIES & FUND BALANCES	\$ 216,524	\$ 3,301,763	\$ 280,482	\$ 26,260,000	\$ 30,058,769

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 53,732	\$ 53,732	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	305,625	287,218	(18,407)	93.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,400	7,600	36.67%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	300	300	50.00%
ProfServ-Recording Secretary	2,400	1,200	1,200	50.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	5,313	4,187	55.93%
District Engineer	9,500	4,566	4,934	48.06%
Administrative Services	4,500	2,250	2,250	50.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	13,542	11,458	54.17%
Accounting Services	9,000	4,500	4,500	50.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Rentals & Leases	600	300	300	50.00%
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	600	600	50.00%
Meeting Expense	4,000	60	3,940	1.50%
Website Administration	1,200	622	578	51.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	114,200	44,463	69,737	38.93%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	27,335	(17,335)	273.35%
Total Contingency	10,000	27,335	(17,335)	273.35%
TOTAL EXPENDITURES	305,625	74,523	231,102	24.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	212,695	212,695	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,764		
FUND BALANCE, ENDING		\$ 215,459		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 50,662	\$ 50,662	0.00%
Special Assmnts- CDD Collected	1,845,900	1,871,226	25,326	101.37%
TOTAL REVENUES	1,845,900	1,921,888	75,988	104.12%
<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	-	1,179,429	1,179,429	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,121,517		
FUND BALANCE, ENDING		\$ 3,300,946		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 21,730	\$ 21,730	0.00%
TOTAL REVENUES	-	21,730	21,730	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	-	(626,654)	(626,654)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 280,482		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 03-25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	197,463.62	Statement Balance	197,694.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	197,694.27
Subtotal	197,463.62	Outstanding Checks	-230.65
Negative Adjustments	0.00	Ending Balance	197,463.62
Ending G/L Balance	197,463.62		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/19/2025	Payment	BD00009	Special Assmnts-CDD Collected	Deposit No. BD00009	151.70	151.70	0.00
03/25/2025	Payment	BD00010	Special Assmnts-CDD Collected	Deposit No. BD00010	151.70	151.70	0.00
03/25/2025	Payment	BD00011	Special Assmnts-CDD Collected	Deposit No. BD00011	151.70	151.70	0.00
03/25/2025	Payment	BD00012	Special Assmnts-CDD Collected	Deposit No. BD00012	155.40	155.40	0.00
03/25/2025	Payment	BD00013	Special Assmnts-CDD Collected	Deposit No. BD00013	145.04	145.04	0.00
03/10/2025	Payment	BD00014	Utility - Electric	Deposit No. BD00014	300.00	300.00	0.00
03/10/2025	Payment	BD00015	ProfServ-Tax Collector	Deposit No. BD00015	445.00	445.00	0.00
Total Deposits					1,500.54	1,500.54	0.00
Checks							
							0.00
12/17/2024	Payment	1133	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
12/19/2024	Payment	1142	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
01/28/2025	Payment	1154	RYAN MOTKO	Payment of Invoice 000280	-200.00	-200.00	0.00
02/27/2025	Payment	1163	INFRAMARK LLC	Check for Vendor V00003	-32.63	-32.63	0.00
02/27/2025	Payment	1164	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
02/27/2025	Payment	1165	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
02/27/2025	Payment	1166	STANTEC CONSULTING SERVICES	Check for Vendor V00019	-1,488.75	-1,488.75	0.00
02/27/2025	Payment	1167	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
03/04/2025	Payment	1168	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
03/05/2025	Payment	1169	INFRAMARK LLC	Check for Vendor V00003	-4,125.00	-4,125.00	0.00
03/25/2025	Payment	1170	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
03/25/2025	Payment	1171	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
03/25/2025	Payment	1173	LANDSCAPERS, INC.	Check for Vendor V00039	-26,400.00	-26,400.00	0.00

Two Rivers East CDD

Statement No. 03-25

03/31/2025

Total Outstanding Deposits