Two Rivers East
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

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TWO RIVERS EAST

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS					
Cash - Operating Account	$ 192,583	$ -	$ -	$ -	$ 192,583
Cash in Transit	-	320,796	-	-	320,796
Due From Developer	19,060	-	-	-	19,060
Due From Other Funds	-	5,680	817	-	6,497
Investments:					
Acq. & Const. (Offsite Project)	-	-	155	-	155
Acquisition & Construction Account	-	-	280,450	-	280,450
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	2,324,519	-	-	2,324,519
Deposits - Electric	161,983	-	-	-	161,983
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	**$ 373,626**	**$ 4,501,242**	**$ 281,422**	**$ 26,260,000**	**$ 31,416,290**
LIABILITIES					
Accounts Payable	$ 162,240	$ -	$ -	$ -	$ 162,240
Accounts Payable - Other	1,065	-	-	-	1,065
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	6,497	-	-	-	6,497
TOTAL LIABILITIES	**169,802**	**-**	**-**	**26,260,000**	**26,429,802**
FUND BALANCES					
Restricted for:					
Debt Service	-	4,501,242	-	-	4,501,242
Capital Projects	-	-	281,422	-	281,422
Unassigned:	203,824	-	-	-	203,824
TOTAL FUND BALANCES	**203,824**	**4,501,242**	**281,422**	**-**	**4,986,488**
TOTAL LIABILITIES & FUND BALANCES	**$ 373,626**	**$ 4,501,242**	**$ 281,422**	**$ 26,260,000**	**$ 31,416,290**

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Special Assmnts- Tax Collector	$ -	$ 436	$ 436	0.00%
Special Assmnts- CDD Collected	-	55,694	55,694	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	**305,625**	**289,616**	**(16,009)**	**94.76%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	5,400	6,600	45.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	350	250	58.33%
ProfServ-Recording Secretary	2,400	1,400	1,000	58.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	10,238	(738)	107.77%
District Engineer	9,500	4,566	4,934	48.06%
Administrative Services	4,500	2,625	1,875	58.33%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	15,626	9,374	62.50%
Accounting Services	9,000	5,250	3,750	58.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	9	491	1.80%
Rentals & Leases	600	350	250	58.33%
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	700	500	58.33%
Meeting Expense	4,000	87	3,913	2.18%
Website Administration	1,200	722	478	60.17%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	114,200	54,693	59,507	47.89%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	3,101	121,899	2.48%
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	600	8,400	6.67%
Total Other Physical Environment	181,425	6,426	174,999	3.54%

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Misc-Contingency	10,000	27,435	(17,435)	274.35%
Total Contingency	10,000	27,435	(17,435)	274.35%
TOTAL EXPENDITURES	**305,625**	**88,554**	**217,071**	**28.97%**
Excess (deficiency) of revenues Over (under) expenditures	-	201,062	201,062	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**2,762**		
FUND BALANCE, ENDING		**$ 203,824**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 61,750	$ 61,750	0.00%
Special Assmnts- CDD Collected	1,845,900	3,381,230	1,535,330	183.18%
TOTAL REVENUES	**1,845,900**	**3,442,980**	**1,597,080**	**186.52%**
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	-	2,700,521	2,700,521	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,800,721**		
FUND BALANCE, ENDING		**$ 4,501,242**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 22,670	$ 22,670	0.00%
TOTAL REVENUES	**-**	**22,670**	**22,670**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(625,714)	(625,714)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**907,136**		
FUND BALANCE, ENDING		**$ 281,422**		

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	04-25	**Statement Date**	04/30/2025

G/L Account No. 101001 Balance	192,583.43	**Statement Balance**	194,097.07
		Outstanding Deposits	6,992.80
Positive Adjustments	0.00	**Subtotal**	201,089.87
Subtotal	192,583.43	**Outstanding Checks**	-8,506.44
Negative Adjustments	0.00	**Ending Balance**	192,583.43
Ending G/L Balance	192,583.43		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/14/2025	Payment	BD00017	Special Assmnts-Tax Collector	Deposit No. BD00017	435.86	435.86	0.00
04/16/2025	Payment	BD00018	Special Assmnts-CDD Collected	Deposit No. BD00018	845.82	845.82	0.00
04/23/2025	Payment	BD00019	Special Assmnts-CDD Collected	Deposit No. BD00019	124.32	124.32	0.00
04/11/2025		JE000263	Special Assmnts-CDD Collected	Casa Fresca Off Roll Wire	320,795.68	320,795.68	0.00
04/29/2025	Payment	BD00020	Deposits - Electric	Deposit No. BD00020	256.65	256.65	0.00
04/29/2025	Payment	BD00025	Special Assmnts-CDD Collected	Deposit No. BD00025	495.80	495.80	0.00
Total Deposits					322,954.13	322,954.13	0.00
Checks							
							0.00
03/25/2025	Payment	1172	INFRAMARK LLC	Check for Vendor V00003	-30.65	-30.65	0.00
03/25/2025	Payment	1178	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
04/17/2025	Payment	1180	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
04/17/2025	Payment	1184	STRALEY ROBIN VERICKER	Check for Vendor V00005	-4,925.00	-4,925.00	0.00
04/17/2025	Payment	1185	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
04/22/2025	Payment	1186	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
04/25/2025		JE000264	Cash in Transit	Transfer Casa Fresca Pmt to	-320,795.68	-320,795.68	0.00
Total Checks					-326,551.33	-326,551.33	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
04/10/2025	Payment	1179	INFRAMARK LLC	Check for Vendor V00003			-4,125.00

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	04-25	**Statement Date**	04/30/2025

04/17/2025	Payment	1182	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00
04/17/2025	Payment	1183	RYAN MOTKO	Check for Vendor V00009	-200.00
04/30/2025	Payment	1187	DOWN TO EARTH	Check for Vendor V00040	-3,701.35
04/30/2025	Payment	1188	INFRAMARK LLC	Check for Vendor V00003	-29.96
04/30/2025	Payment	1189	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00025	-150.00
04/30/2025	Payment	1190	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-86.70
04/30/2025	Payment	1191	PASCO COUNTY UTILITIES	Check for Vendor V00042	-13.43
Total Outstanding Checks					-8,506.44

Outstanding Deposits

04/30/2025	Payment	BD00021		Deposit No. BD00021	6,992.80
Total Outstanding Deposits					6,992.80