

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS EAST

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS					
Cash - Operating Account	\$ 205,761	\$ -	\$ -	\$ -	\$ 205,761
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	-	-	911	-	911
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,338,595	-	-	1,338,595
Deposits - Electric	161,983	-	-	-	161,983
Deposits - Water	553	-	-	-	553
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,409,653	23,409,653
TOTAL ASSETS	\$ 387,357	\$ 3,515,318	\$ 1,883	\$ 25,890,000	\$ 29,794,558
LIABILITIES					
Accounts Payable	\$ 2,340	\$ -	\$ -	\$ -	\$ 2,340
Accounts Payable - Other	1,065	-	-	-	1,065
Due To Developer	162,240	-	-	-	162,240
Bonds Payable - Series 2023	-	-	-	25,890,000	25,890,000
Due To Other Funds	6,497	-	-	-	6,497
TOTAL LIABILITIES	172,142	-	-	25,890,000	26,062,142
FUND BALANCES					
Restricted for:					
Debt Service	-	3,515,318	-	-	3,515,318
Capital Projects	-	-	1,883	-	1,883
Unassigned:	215,215	-	-	-	215,215
TOTAL FUND BALANCES	215,215	3,515,318	1,883	-	3,732,416
TOTAL LIABILITIES & FUND BALANCES	\$ 387,357	\$ 3,515,318	\$ 1,883	\$ 25,890,000	\$ 29,794,558

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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- Tax Collector	\$ -	\$ 436	\$ 436	0.00%
Special Assmnts- CDD Collected	-	89,320	89,320	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	305,625	323,242	17,617	105.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,400	5,600	53.33%
ProfServ-Dissemination Agent	4,200	3,333	867	79.36%
ProfServ-Info Technology	600	400	200	66.67%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	14,210	(4,710)	149.58%
District Engineer	9,500	9,920	(420)	104.42%
Administrative Services	4,500	3,000	1,500	66.67%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	18,709	6,291	74.84%
Accounting Services	9,000	6,500	2,500	72.22%
Auditing Services	6,000	500	5,500	8.33%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	9	491	1.80%
Rentals & Leases	600	400	200	66.67%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	3,275	225	93.57%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,117	83	93.08%
Meeting Expense	4,000	87	3,913	2.18%
Website Administration	1,200	822	378	68.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	114,200	74,582	39,618	65.31%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>Utility Services</u>				
Utility - Water	-	458	(458)	0.00%
Total Utility Services	-	458	(458)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	5,289	119,711	4.23%
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	8,614	172,811	4.75%
<u>Contingency</u>				
Misc-Contingency	10,000	27,135	(17,135)	271.35%
Total Contingency	10,000	27,135	(17,135)	271.35%
TOTAL EXPENDITURES	305,625	110,789	194,836	36.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	212,453	212,453	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,762		
FUND BALANCE, ENDING		\$ 215,215		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 72,908	\$ 72,908	0.00%
Special Assmnts- CDD Collected	1,845,900	3,496,608	1,650,708	189.43%
TOTAL REVENUES	1,845,900	3,569,516	1,723,616	193.38%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	1,475,900	1,484,919	(9,019)	100.61%
Total Debt Service	1,845,900	1,854,919	(9,019)	100.49%
TOTAL EXPENDITURES	1,845,900	1,854,919	(9,019)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,714,597	1,714,597	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,800,721		
FUND BALANCE, ENDING		\$ 3,515,318		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 23,581	\$ 23,581	0.00%
TOTAL REVENUES	-	23,581	23,581	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	928,834	(928,834)	0.00%
Total Construction In Progress	-	928,834	(928,834)	0.00%
TOTAL EXPENDITURES	-	928,834	(928,834)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(905,253)	(905,253)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 1,883		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 05_25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	205,760.66	Statement Balance	205,605.18
		Outstanding Deposits	6,992.80
Positive Adjustments	0.00	Subtotal	212,597.98
Subtotal	205,760.66	Outstanding Checks	-6,837.32
Negative Adjustments	0.00	Ending Balance	205,760.66
Ending G/L Balance	205,760.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/07/2025	Payment	BD00026	Special Assmnts-CDD Collected	Deposit No. BD00026	458.80	458.80	0.00
05/14/2025	Payment	BD00027	Special Assmnts-CDD Collected	Deposit No. BD00027	12,842.06	12,842.06	0.00
05/15/2025	Payment	BD00028	Utility - Electric	Deposit No. BD00028	300.00	300.00	0.00
05/19/2025	Payment	BD00029	Special Assmnts-CDD Collected	Deposit No. BD00029	20,135.49	20,135.49	0.00
05/21/2025	Payment	BD00030	Special Assmnts-CDD Collected	Deposit No. BD00030	189.61	189.61	0.00
Total Deposits					33,925.96	33,925.96	0.00
Checks							
							0.00
04/10/2025	Payment	1179	INFRAMARK LLC	Check for Vendor V00003	-4,125.00	-4,125.00	0.00
04/17/2025	Payment	1182	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
04/30/2025	Payment	1187	DOWN TO EARTH	Check for Vendor V00040	-3,701.35	-3,701.35	0.00
04/30/2025	Payment	1188	INFRAMARK LLC	Check for Vendor V00003	-29.96	-29.96	0.00
04/30/2025	Payment	1189	PASCO COUNTY PROPERTY APPRAISER WITHLACOOCHEE	Check for Vendor V00025	-150.00	-150.00	0.00
04/30/2025	Payment	1190	RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-86.70	-86.70	0.00
04/30/2025	Payment	1191	PASCO COUNTY UTILITIES	Check for Vendor V00042	-13.43	-13.43	0.00
05/08/2025	Payment	1192	DOWN TO EARTH STANTEC	Check for Vendor V00040	-2,187.36	-2,187.36	0.00
05/08/2025	Payment	1193	CONSULTING SERVICES	Check for Vendor V00019	-5,353.75	-5,353.75	0.00
05/14/2025	Payment	1194	GRAU AND ASSOCIATES	Check for Vendor V00017	-500.00	-500.00	0.00
05/14/2025	Payment	1195	PASCO COUNTY UTILITIES	Check for Vendor V00042	-137.50	-137.50	0.00
05/14/2025	Payment	1196	STRALEY ROBIN VERICKER	Check for Vendor V00005	-3,972.50	-3,972.50	0.00

Two Rivers East CDD

Statement No. 05_25

05/31/2025

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