Two Rivers East
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:

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TWO RIVERS EAST

Balance Sheet

As of June 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	$ 190,401	$ -	$ -	$ -	$ 190,401
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)	-	-	156	-	156
Acquisition & Construction Account	-	-	944	-	944
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,522,750	-	-	1,522,750
Deposits - Electric	161,983	-	-	-	161,983
Deposits - Water	281	-	-	-	281
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,409,653	23,409,653
TOTAL ASSETS	**$ 371,725**	**$ 3,699,473**	**$ 1,917**	**$ 25,890,000**	**$ 29,963,115**
LIABILITIES					
Accounts Payable	$ 9,245	$ -	$ -	$ -	$ 9,245
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	**179,047**	**-**	**-**	**25,890,000**	**26,069,047**
FUND BALANCES					
Restricted for:					
Debt Service	-	3,699,473	-	-	3,699,473
Capital Projects	-	-	1,917	-	1,917
Unassigned:	192,678	-	-	-	192,678
TOTAL FUND BALANCES	**192,678**	**3,699,473**	**1,917**	**-**	**3,894,068**
TOTAL LIABILITIES & FUND BALANCES	**$ 371,725**	**$ 3,699,473**	**$ 1,917**	**$ 25,890,000**	**$ 29,963,115**

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	-	90,478	90,478	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	**305,625**	**324,400**	**18,775**	**106.14%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Dissemination Agent	4,200	3,750	450	89.29%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
ProfServ-Trustee Fees	6,500	(4,256)	10,756	-65.48%
District Counsel	9,500	19,007	(9,507)	200.07%
District Engineer	9,500	9,920	(420)	104.42%
Administrative Services	4,500	3,375	1,125	75.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	21,792	3,208	87.17%
Accounting Services	9,000	7,750	1,250	86.11%
Auditing Services	6,000	4,500	1,500	75.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	15	485	3.00%
Rentals & Leases	600	450	150	75.00%
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	1,533	(333)	127.75%
Meeting Expense	4,000	87	3,913	2.18%
Website Administration	1,200	922	278	76.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	114,200	85,870	28,330	75.19%

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Utility - Water	-	1,800	(1,800)	0.00%
Total Utility Services	-	1,800	(1,800)	0.00%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	13,054	111,946	10.44%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	2,725	300	90.08%
R&M-Other Landscape	9,000	3,900	5,100	43.33%
Total Other Physical Environment	181,425	19,679	161,746	10.85%
Contingency				
Misc-Contingency	10,000	27,135	(17,135)	271.35%
Total Contingency	10,000	27,135	(17,135)	271.35%
TOTAL EXPENDITURES	**305,625**	**134,484**	**171,141**	**44.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	189,916	189,916	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**2,762**		
FUND BALANCE, ENDING		**$ 192,678**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	$ -	$ 83,268	$ 83,268	0.00%
Special Assmnts- CDD Collected	1,845,900	3,670,403	1,824,503	198.84%
TOTAL REVENUES	**1,845,900**	**3,753,671**	**1,907,771**	**203.35%**
EXPENDITURES				
Debt Service				
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	-	1,898,752	1,898,752	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,800,721**		
FUND BALANCE, ENDING		**$ 3,699,473**		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	$ -	$ 23,615	$ 23,615	0.00%
TOTAL REVENUES	**-**	**23,615**	**23,615**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(905,219)	(905,219)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**907,136**		
FUND BALANCE, ENDING		**$ 1,917**		

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	06-25	**Statement Date**	06/30/2025

G/L Account No. 101001 Balance	190,401.29	**Statement Balance**	190,011.84
		Outstanding Deposits	6,992.80
Positive Adjustments	0.00	**Subtotal**	197,004.64
Subtotal	190,401.29	**Outstanding Checks**	-6,603.35
Negative Adjustments	0.00	**Ending Balance**	190,401.29
Ending G/L Balance	190,401.29		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/02/2025	Payment	BD00031	Special Assmnts-CDD Collected	Deposit No. BD00031	84.04	84.04	0.00
06/04/2025	Payment	BD00032	Special Assmnts-CDD Collected	Deposit No. BD00032	185.00	185.00	0.00
06/17/2025	Payment	BD00033	ProfServ-Trustee Fees	Deposit No. BD00033	4,256.13	4,256.13	0.00
06/17/2025	Payment	BD00034	Special Assmnts-CDD Collected	Deposit No. BD00034	791.47	791.47	0.00
06/26/2025	Payment	BD00035	Special Assmnts-CDD Collected	Deposit No. BD00035	370.10	370.10	0.00
Total Deposits					5,686.74	5,686.74	0.00
Checks							
							0.00
05/28/2025	Payment	1204	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
05/28/2025	Payment	1205	PASCO COUNTY UTILITIES	Check for Vendor V00042	-295.65	-295.65	0.00
06/04/2025	Payment	1206	TAMPA BAY TIMES	Check for Vendor V00012	-2,340.00	-2,340.00	0.00
06/11/2025	Payment	1207	DOWN TO EARTH	Check for Vendor V00040	-7,765.26	-7,765.26	0.00
06/11/2025	Payment	1208	GRAU AND ASSOCIATES	Check for Vendor V00017	-4,000.00	-4,000.00	0.00
06/20/2025	Payment	1210	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
06/20/2025	Payment	1211	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
06/20/2025	Payment	1212	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
06/20/2025	Payment	1213	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
06/01/2025		JE000329	Utility - Water	Adj JE for ch#1195	-137.50	-137.50	0.00
Total Checks					-21,280.08	-21,280.08	0.00
Adjustments							
Total Adjustments							

Bank Account Statement

Two Rivers East CDD

Bank Account No.	9075		
Statement No.	06-25	**Statement Date**	06/30/2025

Outstanding Checks

04/17/2025	Payment	1183	RYAN MOTKO	Check for Vendor V00009	-200.00
05/22/2025	Payment	1201	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00
05/22/2025	Payment	1202	RYAN MOTKO	Check for Vendor V00009	-200.00
06/11/2025	Payment	1209	INFRAMARK LLC	Check for Vendor V00003	-5,941.67
06/25/2025	Payment	1214	PASCO COUNTY UTILITIES	Check for Vendor V00042	-61.68
Total Outstanding Checks					-6,603.35

Outstanding Deposits

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