

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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TWO RIVERS EAST

Balance Sheet

As of July 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	\$ 145,224	\$ -	\$ -	\$ -	\$ 145,224
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	-	-	947	-	947
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,816,126	-	-	1,816,126
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	\$ 326,548	\$ 3,992,849	\$ 1,920	\$ 25,890,000	\$ 30,211,317
<u>LIABILITIES</u>					
Accounts Payable	\$ 117	\$ -	\$ -	\$ -	\$ 117
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	169,919	-	-	25,890,000	26,059,919
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	3,992,849	-	-	3,992,849
Capital Projects	-	-	1,920	-	1,920
Unassigned:	156,629	-	-	-	156,629
TOTAL FUND BALANCES	156,629	3,992,849	1,920	-	4,151,398
TOTAL LIABILITIES & FUND BALANCES	\$ 326,548	\$ 3,992,849	\$ 1,920	\$ 25,890,000	\$ 30,211,317

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
REVENUES				
Special Assmnts- Tax Collector	\$ -	\$ 436	\$ 436	0.00%
Special Assmnts- CDD Collected	-	334,877	334,877	0.00%
Developer Contribution	305,625	12,132	(293,493)	3.97%
TOTAL REVENUES	305,625	347,445	41,820	113.68%

EXPENDITURES

Administration

Supervisor Fees	12,000	8,200	3,800	68.33%
ProfServ-Dissemination Agent	4,200	4,167	33	99.21%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	2,000	400	83.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	23,190	(13,690)	244.11%
District Engineer	9,500	9,920	(420)	104.42%
Administrative Services	4,500	4,750	(250)	105.56%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	23,876	1,124	95.50%
Accounting Services	9,000	9,000	-	100.00%
Auditing Services	6,000	5,700	300	95.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	16	484	3.20%
Rentals & Leases	600	500	100	83.33%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	4,460	(960)	127.43%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,950	(750)	162.50%
Meeting Expense	4,000	87	3,913	2.18%
Website Administration	1,200	1,022	178	85.17%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	114,200	103,638	10,562	90.75%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	-	2,154	(2,154)	0.00%
Total Utility Services	-	2,154	(2,154)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	28,816	96,184	23.05%
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	29,111	(20,111)	323.46%
Total Other Physical Environment	181,425	60,652	120,773	33.43%
<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	193,579	112,046	63.34%
Excess (deficiency) of revenues				
Over (under) expenditures	-	153,866	153,866	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,763		
FUND BALANCE, ENDING		\$ 156,629		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 93,909	\$ 93,909	0.00%
Special Assmnts- CDD Collected	1,845,900	3,953,138	2,107,238	214.16%
TOTAL REVENUES	1,845,900	4,047,047	2,201,147	219.25%
<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	-	2,192,128	2,192,128	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,800,721		
FUND BALANCE, ENDING		\$ 3,992,849		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 23,618	\$ 23,618	0.00%
TOTAL REVENUES	-	23,618	23,618	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	-	(905,216)	(905,216)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 1,920		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 07-25

Statement Date 07/31/25

G/L Account No. 101001 Balance at 07/31/25	145,223.94	Statement Balance	152,580.70
Positive Adjustments	0.00	Outstanding Deposits	6,992.80
Subtotal	145,223.94	Subtotal	159,573.50
Negative Adjustments	0.00	Outstanding Checks	-14,349.56
Ending G/L Balance	145,223.94	Ending Balance	145,223.94

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2025		BD00036	Special Assmnts-CDD Collected	Deposit No. BD00036	1,073.50	1,073.50	0.00
07/07/2025		BD00037	Special Assmnts-CDD Collected	Deposit No. BD00037	21,166.23	21,166.23	0.00
07/10/2025		BD00038	Special Assmnts-CDD Collected	Deposit No. BD00038	268.37	268.37	0.00
07/23/2025		BD00039	Special Assmnts-CDD Collected	Deposit No. BD00039	268.37	268.37	0.00
07/28/2025		BD00040	Special Assmnts-CDD Collected	Deposit No. BD00040	268.37	268.37	0.00
Total Deposits					23,044.84	23,044.84	0.00
Checks							
							0.00
05/22/2025		1201	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
06/11/2025		1209	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
06/25/2025		1214	PASCO COUNTY UTILITIES	Check for Vendor V00042	-61.68	-61.68	0.00
07/02/2025		1215	INFRAMARK LLC	Check for Vendor V00003	-5.52	-5.52	0.00
07/02/2025		1216	PASCO COUNTY UTILITIES	Check for Vendor V00042	-534.72	-534.72	0.00
07/02/2025		1217	STRALEY ROBIN VERICKER	Check for Vendor V00005	-4,797.00	-4,797.00	0.00
07/02/2025		1218	TWO RIVERS NORTH CDD	Check for Vendor V00043	-607.88	-607.88	0.00
07/02/2025		1219	UNITED LAND SERVICES BAYHEAD	Check for Vendor V00044	-3,300.00	-3,300.00	0.00
07/09/2025		1220	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00045	-4,942.50	-4,942.50	0.00
07/09/2025		1221	DOWN TO EARTH	Check for Vendor V00040	-8,905.96	-8,905.96	0.00
07/09/2025		1222	GRAU AND ASSOCIATES	Check for Vendor V00017	-1,200.00	-1,200.00	0.00
07/09/2025		1223	INFRAMARK LLC BAYHEAD	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
07/09/2025		1224	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00045	-4,942.50	-4,942.50	0.00

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 07-25

Statement Date 07/31/25

07/16/2025	1225	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
07/16/2025	1226	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
07/16/2025	1227	DOWN TO EARTH	Check for Vendor V00040	-9,855.71	-9,855.71	0.00
07/16/2025	1228	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
07/16/2025	1230	STRALEY ROBIN VERICKER	Check for Vendor V00005	-4,183.04	-4,183.04	0.00
07/16/2025	1231	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
07/16/2025	1232	U.S. BANK	Check for Vendor V00032	-4,256.13	-4,256.13	0.00
Total Checks				-60,475.98	-60,475.98	0.00

Outstanding Checks

04/17/25	Payment	1183	RYAN MOTKO	Check for Vendor V00009	-200.00
05/22/25	Payment	1202	RYAN MOTKO	Check for Vendor V00009	-200.00
07/16/25	Payment	1229	RYAN MOTKO	Check for Vendor V00009	-200.00
07/30/25	Payment	1233	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00045	-12,326.00
07/30/25	Payment	1234	INFRAMARK LLC	Check for Vendor V00003	-1.38
07/30/25	Payment	1235	PASCO COUNTY UTILITIES	Check for Vendor V00042	-354.18
07/30/25	Payment	1236	TAMPA BAY TIMES	Check for Vendor V00012	-1,068.00
Total Outstanding Checks					-14,349.56

Outstanding Deposits

04/30/25	Payment	BD00021	Special Assmnts-CDD Collected	Deposit No. BD00021	6,992.80
Total Outstanding Deposits					6,992.80