

# **Two Rivers South Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2024

Prepared by:

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

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2024

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 2,825
<b>TOTAL ASSETS</b>	<b>\$ 2,825</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 13,268
<b>TOTAL LIABILITIES</b>	<b>13,268</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(10,443)
<b>TOTAL FUND BALANCES</b>	<b>(10,443)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,825</b>

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024  
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
<b><u>REVENUES</u></b>				
Developer Contribution	\$ 118,425	\$ 2,730	\$ (115,695)	2.31%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>2,730</b>	<b>(115,695)</b>	<b>2.31%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	800	2,200	26.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	4,000	75	3,925	1.88%
ProfServ-Recording Secretary	2,400	300	2,100	12.50%
ProfServ-Tax Collector	600	-	600	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	2,665	6,835	28.05%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	500	4,000	11.11%
District Manager	25,000	3,500	21,500	14.00%
Accounting Services	9,000	1,125	7,875	12.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	350	250	58.33%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	803	2,697	22.94%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	10,000	-	10,000	0.00%
Website Administration	1,200	150	1,050	12.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>115,225</b>	<b>10,443</b>	<b>104,782</b>	<b>9.06%</b>

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024  
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
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	-	3,200	0.00%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>-</b>	<b>3,200</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>10,443</b>	<b>107,982</b>	<b>8.82%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,713)	(7,713)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(2,730)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (10,443)</b>		

# Bank Account Statement

Two Rivers South CDD

**Bank Account No.** 9334  
**Statement No.** 12-24

**Statement Date** 12/31/2024

<b>G/L Account No. 101002 Balance</b>	2,825.00	<b>Statement Balance</b>	2,825.00
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	2,825.00	<b>Subtotal</b>	2,825.00
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	2,825.00	<b>Ending Balance</b>	2,825.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
12/20/2024		JE000021	Developer Contr. EPG Invest Co. CK 1487	2,729.94	2,729.94	0.00
<b>Total Deposits</b>				2,729.94	2,729.94	0.00
<b>Checks</b>						
<b>Total Checks</b>						0.00
<b>Adjustments</b>						
<b>Total Adjustments</b>						0.00
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						