

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 1,223
TOTAL ASSETS	\$ 1,223
<u>LIABILITIES</u>	
Accounts Payable	\$ 17,148
TOTAL LIABILITIES	17,148
<u>FUND BALANCES</u>	
Unassigned:	(15,925)
TOTAL FUND BALANCES	(15,925)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,223

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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>				
Developer Contribution	\$ 118,425	\$ 2,730	\$ (115,695)	2.31%
TOTAL REVENUES	118,425	2,730	(115,695)	2.31%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,600	1,400	53.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	4,000	125	3,875	3.13%
ProfServ-Recording Secretary	2,400	500	1,900	20.83%
ProfServ-Tax Collector	600	-	600	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	3,290	6,210	34.63%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	833	3,667	18.51%
District Manager	25,000	5,833	19,167	23.33%
Accounting Services	9,000	1,975	7,025	21.94%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rentals & Leases	600	483	117	80.50%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	859	2,641	24.54%
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	250	950	20.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	115,225	15,924	99,301	13.82%

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For the Period Ending January 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>Other Physical Environment</u>				
Insurance - General Liability	3,200	-	3,200	0.00%
Total Other Physical Environment	3,200	-	3,200	0.00%
TOTAL EXPENDITURES	118,425	15,924	102,501	13.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,194)	(13,194)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(2,731)		
FUND BALANCE, ENDING		\$ (15,925)		

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334
Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101002 Balance	1,222.50	Statement Balance	1,422.50
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,222.50	Subtotal	1,422.50
Negative Adjustments	0.00	Outstanding Checks	-200.00
Ending G/L Balance	1,222.50	Ending Balance	1,222.50

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
01/14/2025	Payment	1039	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
01/14/2025	Payment	1040	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
01/14/2025	Payment	1041	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
01/14/2025	Payment	1043	TIMES PUBLISHING COMPANY	Check for Vendor V00004	-802.50	-802.50	0.00
Total Checks					-1,402.50	-1,402.50	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/14/2025	Payment	1042	RYAN MOTKO	Check for Vendor V00008			-200.00
Total Outstanding Checks							-200.00
Outstanding Deposits							
Total Outstanding Deposits							