

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:

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TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 1,166
TOTAL ASSETS	\$ 1,166
<u>LIABILITIES</u>	
Accounts Payable	\$ 18,739
TOTAL LIABILITIES	18,739
<u>FUND BALANCES</u>	
Unassigned:	(17,573)
TOTAL FUND BALANCES	(17,573)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,166

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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				
Developer Contribution	\$ 118,425	\$ 2,730	\$ (115,695)	2.31%
TOTAL REVENUES	118,425	2,730	(115,695)	2.31%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	3,000	2,400	600	80.00%
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	4,138	5,362	43.56%
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	17,572	97,653	15.25%
<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	17,572	100,853	14.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,842)	(14,842)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(2,731)		
FUND BALANCE, ENDING		\$ (17,573)		

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334

Statement No. 02.25

Statement Date 02/28/25

G/L Account No. 101002 Balance at 02/28/25	1,165.62	Statement Balance	1,365.62
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	1,165.62	Subtotal	1,365.62
Negative Adjustments	0.00	Outstanding Checks	-200.00
Ending G/L Balance	1,165.62	Ending Balance	1,165.62

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Checks							
02/04/2025		1044	BUSINESS OBSERVER	Check for Vendor V00016	-56.88	-56.88	0.00
Total Checks					-56.88	-56.88	0.00
Outstanding Checks							
01/14/25	Payment	1042	RYAN MOTKO	Check for Vendor V00008			-200.00
Total Outstanding Checks							-200.00