

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:

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TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 1,166
TOTAL ASSETS	\$ 1,166
<u>LIABILITIES</u>	
Accounts Payable	\$ 23,485
TOTAL LIABILITIES	23,485
<u>FUND BALANCES</u>	
Unassigned:	(22,319)
TOTAL FUND BALANCES	(22,319)
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 March 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	3,200	(200)	106.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	4,000	150	3,850	3.75%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Tax Collector	600	-	600	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	6,083	3,417	64.03%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,000	3,500	22.22%
District Manager	25,000	7,000	18,000	28.00%
Accounting Services	9,000	2,350	6,650	26.11%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	600	500	100	83.33%
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	100	1,100	8.33%
Meeting Expense	10,000	-	10,000	0.00%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	115,225	22,319	92,906	19.37%

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For the Period Ending March 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	22,319	96,106	18.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,589)	(19,589)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(2,730)		
FUND BALANCE, ENDING		\$ (22,319)		

Two Rivers South CDD

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Statement Date 03/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
01/14/2025	Payment	1042	RYAN MOTKO	Check for Vendor V00008	-200.00	-200.00	0.00
Total Checks					-200.00	-200.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							