

# **Two Rivers South Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2025

Prepared by:



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**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 1,528
<b>TOTAL ASSETS</b>	<b>\$ 1,528</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 5,135
<b>TOTAL LIABILITIES</b>	<b>5,135</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(3,607)
<b>TOTAL FUND BALANCES</b>	<b>(3,607)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,528</b>

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b>REVENUES</b>				
Developer Contribution	\$ 118,425	\$ 25,877	\$ (92,548)	21.85%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>25,877</b>	<b>(92,548)</b>	<b>21.85%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	3,000	4,000	(1,000)	133.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	4,000	175	3,825	4.38%
ProfServ-Recording Secretary	2,400	700	1,700	29.17%
ProfServ-Tax Collector	600	-	600	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	7,218	2,282	75.98%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,167	3,333	25.93%
District Manager	25,000	8,167	16,833	32.67%
Accounting Services	9,000	2,725	6,275	30.28%
Auditing Services	6,000	500	5,500	8.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	600	617	(17)	102.83%
Public Officials Insurance	2,500	2,500	-	100.00%
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	350	850	29.17%
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>29,255</b>	<b>85,970</b>	<b>25.39%</b>
<b>Other Physical Environment</b>				
Insurance - General Liability	3,200	2,700	500	84.38%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>2,700</b>	<b>500</b>	<b>84.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>31,955</b>	<b>86,470</b>	<b>26.98%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,078)	(6,078)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,471</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (3,607)</b>		

# Bank Account Statement

Two Rivers South CDD

**Bank Account No.** 9334  
**Statement No.** 04-25

**Statement Date** 04/30/2025

<b>G/L Account No. 101002 Balance</b>	1,527.93	<b>Statement Balance</b>	17,575.00
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	17,575.00
<b>Subtotal</b>	1,527.93	<b>Outstanding Checks</b>	-16,047.07
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,527.93
<b>Ending G/L Balance</b>	1,527.93		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
04/16/2025	Payment	BD00003	Developer Contribution	Deposit No. BD00003	23,146.88	23,146.88	0.00
<b>Total Deposits</b>					23,146.88	23,146.88	0.00
<b>Checks</b>							
							0.00
04/17/2025	Payment	1045	ALBERTO VIERA	Check for Vendor V00009	-800.00	-800.00	0.00
04/17/2025	Payment	1050	STRALEY ROBIN VERICKER	Check for Vendor V00005	-5,137.50	-5,137.50	0.00
04/22/2025	Payment	1051	CARLOS DE LA OSSA	Check for Vendor V00010	-800.00	-800.00	0.00
<b>Total Checks</b>					-6,737.50	-6,737.50	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
04/17/2025	Payment	1047	INFRAMARK LLC	Check for Vendor V00006			-12,002.07
04/17/2025	Payment	1048	NICHOLAS J. DISTER	Check for Vendor V00007			-800.00
04/17/2025	Payment	1049	RYAN MOTKO	Check for Vendor V00008			-800.00
04/30/2025	Payment	1052	GRAU & ASSOCIATES	Check for Vendor V00018			-500.00
04/30/2025	Payment	1053	STRALEY ROBIN VERICKER	Check for Vendor V00005			-1,945.00
<b>Total Outstanding Checks</b>							-16,047.07
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							