

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 1,528
TOTAL ASSETS	\$ 1,528
<u>LIABILITIES</u>	
Accounts Payable	\$ 15,340
TOTAL LIABILITIES	15,340
<u>FUND BALANCES</u>	
Unassigned:	(13,812)
TOTAL FUND BALANCES	(13,812)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,528

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 25,877	\$ (92,548)	21.85%
TOTAL REVENUES	118,425	25,877	(92,548)	21.85%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	4,800	(1,800)	160.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	4,000	225	3,775	5.63%
ProfServ-Recording Secretary	2,400	900	1,500	37.50%
ProfServ-Tax Collector	600	-	600	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	9,623	(123)	101.29%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,500	3,000	33.33%
District Manager	25,000	10,500	14,500	42.00%
Accounting Services	9,000	3,475	5,525	38.61%
Auditing Services	6,000	3,500	2,500	58.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	600	650	(50)	108.33%
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	300	900	25.00%
Meeting Expense	10,000	-	10,000	0.00%
Website Administration	1,200	450	750	37.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	115,225	39,459	75,766	34.25%

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For the Period Ending May 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	2,700	500	84.38%
Total Other Physical Environment	3,200	2,700	500	84.38%
TOTAL EXPENDITURES	118,425	42,159	76,266	35.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,282)	(16,282)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,470		
FUND BALANCE, ENDING		\$ (13,812)		

Two Rivers South CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/17/2025	Payment	1047	INFRAMARK LLC	Check for Vendor V00006	-12,002.07	-12,002.07	0.00
04/17/2025	Payment	1048	NICHOLAS J. DISTER	Check for Vendor V00007	-800.00	-800.00	0.00
04/30/2025	Payment	1053	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,945.00	-1,945.00	0.00
Total Checks					-14,747.07	-14,747.07	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
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
Total Outstanding Checks							-1,300.00
Outstanding Deposits							
Total Outstanding Deposits							