

2023

Two Rivers South
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



June 21st, 2023

Two Rivers South

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED OPERATING BUDGET

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June 21st, 2023

Two Rivers South

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Two Rivers South Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDD's represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	
201	Debt Service Fund	

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

REVENUE COLLECTION

Fiscal Year 2023 FINAL Operating Budget

April 1st - September 30th 2023

GENERAL FUND REVENUES

SPECIAL ASSESSMENTS - SERVICE CHARGES

Operations & Maintenance Assmts-On Tax Roll	0.00
Operations & Maintenance Assmts-Off Tax Roll	154,285.00

TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$154,285.00
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CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES

Landowner/Private Contributions	0.00
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TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00
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OTHER MISCELLANEOUS REVENUES

Miscellaneous GF 001	0.00
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TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00
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TOTAL REVENUES	\$154,285.00
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Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATION DETAIL

April 1st - September 30th 2023

EXPENDITURES - ADMINSTRATIVE

FINANCIAL & ADMINISTRATIVE

Supervisor Fees	6,000.00
District Manager	7,000.00
District Engineer	9,500.00
Organizational Meeting/Initial Set up	4,000.00
Administration Services	1,000.00
Recording Secretary	600.00
ADA Website Set Up/Compliance	1,800.00
Website Maintenance	300.00
Accounting Services	2,250.00
Construction Accounting	0.00
Assessment Roll Preparation	0.00
Financial & Revenue Collections	600.00
Auditing Services	0.00
Dissemination Services	0.00
Arbitrage Rebate Reporting	0.00
Postage, Phone, Faxes, Copies	500.00
Public Officials Insurance	2,500.00
Legal Advertising	3,500.00
Bank Fees	200.00
Dues, Licenses, & Fees	175.00
Rentals and Leases	100.00
Office Supplies	100.00
Technology Services	150.00
Miscellaneous Fees	250.00

LEGAL COUNSEL

District Counsel	9,500.00
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TOTAL ADMINSTRATIVE

\$50,025.00

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

SITE OPERATIONS

April 1st - September 30th 2023

EXPENDITURES - FIELD OPERATIONS	
ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	30,000.00
Electric Utility Services - All Others	1,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$31,500.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center	0.00
TOTAL GARBAGE/SOLID WASTE SERVICES	\$0.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$0.00
STORMWATER CONTROL	
Stormwater System Maintenance	7,500.00
Wetland Monitoring/Maintenance	7,500.00
Annual Stormwater Report	5,000.00
TOTAL STORMWATER CONTROL	\$20,000.00
OTHER PHYSICAL ENVIRONMENT	
Property & Casualty Insurance	12,500.00
General Liability Insurance	3,200.00
Entry & Wall Maintenance	1,500.00
Landscape Maintenance	60.00
Irrigation Maintenance	6,000.00
Landscape Mulch	7,500.00
Landscape Annuals	7,500.00
Plant Replacement Program	5,000.00
Miscellaneous Landscape	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$44,260.00
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	0.00
TOTAL ROAD & STREET FACILITIES	\$0.00
PARKS AND RECREATION	
Field Services	4,500.00
Facility Maintenance	0.00
On Site Staff	0.00
Pool Permits	0.00
Facility Janitorial Services	0.00
Facility Janitorial Supplies	0.00
Pool Service Contract	0.00
Pool Repairs	0.00
Facility A/C Maintenance	0.00
Telephone/Internet Services	0.00
Playground Equipment Maintenance	0.00
Access Control Maintenance	0.00
Dog Waste Station Service and Supplies	1,500.00
Holiday Decorations	0.00
Event Services & Supplies	0.00
TOTAL PARKS AND RECREATION	\$6,000.00
Contingency	
Miscellaneous Contingency	2,500.00
TOTAL CONTINGENCY	\$2,500.00
TOTAL SITE OPERATIONS	\$104,260.00