

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 11,692
TOTAL ASSETS	\$ 11,692
<u>LIABILITIES</u>	
Accounts Payable	\$ 18,745
TOTAL LIABILITIES	18,745
<u>FUND BALANCES</u>	
Unassigned:	(7,053)
TOTAL FUND BALANCES	(7,053)
TOTAL LIABILITIES & FUND BALANCES	\$ 11,692

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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	431,475	14,804	(416,671)	3.43%
TOTAL REVENUES	431,475	14,804	(416,671)	3.43%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
District Counsel	8,500	-	8,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	1,458	23,542	5.83%
Accounting Services	9,000	475	8,525	5.28%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	7,318	(3,818)	209.09%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	4,500	(500)	112.50%
Website Administration	1,200	3,550	(2,350)	295.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	192	(17)	109.71%
Total Administration	87,525	17,493	70,032	19.99%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	-	15,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
Total Electric Utility Services	90,000	-	90,000	0.00%

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
Total Garbage/Solid Waste Services	1,500	-	1,500	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	7,500	-	7,500	0.00%
Total Water-Sewer Comb Services	7,500	-	7,500	0.00%
<u>Stormwater Control</u>				
R&M-Stormwater System	15,000	-	15,000	0.00%
Wetland Maintenance	6,500	-	6,500	0.00%
Annual Stormwater Report	3,500	-	3,500	0.00%
Total Stormwater Control	25,000	-	25,000	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	5,000	-	5,000	0.00%
Landscape - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance	125,000	-	125,000	0.00%
Entry/Gate/Walls Maintenance	5,000	-	5,000	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Total Other Physical Environment	173,700	-	173,700	0.00%
<u>Road and Street Facilities</u>				
Pavement & Signage Repairs	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	6,000	-	6,000	0.00%
Telephone, Cable & Internet Service	750	-	750	0.00%
Building Utilities-Other	14,000	-	14,000	0.00%
R&M-Facility	5,000	-	5,000	0.00%
Facility A/C & Heating Maintenance & Repair	600	-	600	0.00%
Pool & Spa Repairs	500	-	500	0.00%
Playground Equipment and Maintenance	500	-	500	0.00%
Access Control Maintenance & Repair	750	-	750	0.00%
Pool and Spa Permits	500	-	500	0.00%
Facility Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	650	-	650	0.00%
Total Parks and Recreation	42,750	-	42,750	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	431,475	17,493	413,982	4.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,689)	(2,689)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(4,364)		
FUND BALANCE, ENDING		\$ (7,053)		

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9148 Truist - GF
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	11,692.16	Statement Balance	19,210.16
G/L Balance	11,692.16	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	11,692.16	Subtotal	19,210.16
Negative Adjustments	0.00	Outstanding Checks	7,518.00
	<hr/>	Differences	0.00
Ending G/L Balance	11,692.16	Ending Balance	11,692.16
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	1018	STRALEY ROBIN VERICKER	106.50	106.50	0.00
Total Checks				106.50	106.50	0.00
Deposits						
10/24/2023		JE000002	CK#1070### - Dev Funding	G/L Ac 14,803.60	14,803.60	0.00
Total Deposits				14,803.60	14,803.60	0.00
Outstanding Checks						
9/21/2023	Payment	1017	RYAN MOTKO	200.00	0.00	200.00
10/26/2023	Payment	1019	TIMES PUBLISHING COMPANY	7,318.00	0.00	7,318.00
Total Outstanding Checks				7,518.00		7,518.00