

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



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TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 1,710
Cash In Bank	5,625
TOTAL ASSETS	\$ 7,335
<u>LIABILITIES</u>	
Accounts Payable	\$ 13,786
Accounts Payable - Other	2,000
TOTAL LIABILITIES	15,786
<u>FUND BALANCES</u>	
Unassigned:	(8,451)
TOTAL FUND BALANCES	(8,451)
TOTAL LIABILITIES & FUND BALANCES	\$ 7,335

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	19,991	(411,484)	4.63%
TOTAL REVENUES	431,475	19,991	(411,484)	4.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Info Technology	600	75	525	12.50%
ProfServ-Recording Secretary	2,400	300	2,100	12.50%
ProfServ-Tax Collector	1,200	200	1,000	16.67%
District Counsel	8,500	1,786	6,714	21.01%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	500	4,000	11.11%
District Manager	25,000	3,500	21,500	14.00%
Accounting Services	9,000	1,225	7,775	13.61%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	17	583	2.83%
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	3,650	(2,450)	304.17%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	208	(33)	118.86%
Total Administration	87,525	24,079	63,446	27.51%
<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%
<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%

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(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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%
<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%

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	431,475	24,079	407,396	5.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,088)	(4,088)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			(4,363)	
FUND BALANCE, ENDING			<u>\$ (8,451)</u>	

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9148 Truist - GF
Statement No. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	1,709.86	Statement Balance	1,709.86
G/L Balance	1,709.86	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,709.86	Subtotal	1,709.86
Negative Adjustments	0.00	Outstanding Checks	0.00
	<hr/>	Differences	0.00
Ending G/L Balance	1,709.86	Ending Balance	1,709.86
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	1017	RYAN MOTKO	200	200.00	0.00
11/8/2023	Payment	1025	RYAN MOTKO	200	200.00	0.00
11/22/2023	Payment	1026	INFRAMARK	6000	6,000.00	0.00
12/11/2023		JE000015	Transfer 9148 to 9334	8000	8,000.00	0.00
Total Checks				14,400.00	14,400.00	0.00

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9334 Truist - GF
Statement No. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	5,625.00	Statement Balance	5,625.00
G/L Balance	5,625.00	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	5,625.00
Subtotal	5,625.00	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
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Ending G/L Balance	5,625.00	Ending Balance	5,625.00
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/22/2023	Payment	1001	TIMES PUBLISHING COMPANY	2,375.00	2,375.00	0.00
Total Checks				2,375.00	2,375.00	0.00
Deposits						
12/11/2023		JE000015	Transfer 9148 to 9334	G/L Ac 8,000.00	8,000.00	0.00
Total Deposits				8,000.00	8,000.00	0.00