

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 5,924
TOTAL ASSETS	\$ 5,924
<u>LIABILITIES</u>	
Accounts Payable	\$ 17,125
TOTAL LIABILITIES	17,125
<u>FUND BALANCES</u>	
Unassigned:	(11,201)
TOTAL FUND BALANCES	(11,201)
TOTAL LIABILITIES & FUND BALANCES	\$ 5,924

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
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	1,600	10,400	13.33%
ProfServ-Info Technology	600	125	475	20.83%
ProfServ-Recording Secretary	2,400	500	1,900	20.83%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
District Counsel	8,500	2,111	6,389	24.84%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	833	3,667	18.51%
District Manager	25,000	5,833	19,167	23.33%
Accounting Services	9,000	2,275	6,725	25.28%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	67	533	11.17%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	4,943	(1,443)	141.23%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	4,500	(500)	112.50%
Website Administration	1,200	3,750	(2,550)	312.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	192	(17)	109.71%
Total Administration	87,525	26,829	60,696	30.65%
<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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<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%

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<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	431,475	26,829	404,646	6.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,838)	(6,838)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(4,363)		
FUND BALANCE, ENDING		\$ (11,201)		

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9334 Truist - GF
Statement No. 02-24
Statement Date 2/29/2024

G/L Balance (LCY)	5,923.56	Statement Balance	5,923.56
G/L Balance	5,923.56	Outstanding Deposits	0.00
Positive Adjustments	0.00		
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Subtotal	5,923.56	Subtotal	5,923.56
Negative Adjustments	0.00	Outstanding Checks	0.00
	<hr/>	Differences	0.00
Ending G/L Balance	5,923.56	Ending Balance	5,923.56
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Deposits							
2/28/2024		JE000018	Transfer 9148 to 9334	G/L	4,084.86	4,084.86	0.00
Total Deposits					4,084.86	4,084.86	0.00