

# **Two Rivers South Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2024

Prepared by:



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**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2024

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 5,967
<b>TOTAL ASSETS</b>	<b>\$ 5,967</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 8,697
<b>TOTAL LIABILITIES</b>	<b>8,697</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(2,730)
<b>TOTAL FUND BALANCES</b>	<b>(2,730)</b>
 <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	 <b>\$ 5,967</b>

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Developer Contribution	431,475	65,340	(366,135)	15.14%
<b>TOTAL REVENUES</b>	<b>431,475</b>	<b>65,340</b>	<b>(366,135)</b>	<b>15.14%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,800	7,200	40.00%
ProfServ-Info Technology	600	300	300	50.00%
ProfServ-Recording Secretary	2,400	1,200	1,200	50.00%
ProfServ-Tax Collector	1,200	100	1,100	8.33%
District Counsel	8,500	7,371	1,129	86.72%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	2,000	2,500	44.44%
District Manager	25,000	14,000	11,000	56.00%
Accounting Services	9,000	5,400	3,600	60.00%
Website Compliance	1,800	2,900	(1,100)	161.11%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rentals & Leases	600	383	217	63.83%
Public Officials Insurance	2,500	10,200	(7,700)	408.00%
Legal Advertising	3,500	6,260	(2,760)	178.86%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	4,500	(500)	112.50%
Website Administration	1,200	4,100	(2,900)	341.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	192	(17)	109.71%
<b>Total Administration</b>	<b>87,525</b>	<b>63,707</b>	<b>23,818</b>	<b>72.79%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	15,000	-	15,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
<b>Total Electric Utility Services</b>	<b>90,000</b>	<b>-</b>	<b>90,000</b>	<b>0.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	7,500	-	7,500	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>7,500</b>	<b>-</b>	<b>7,500</b>	<b>0.00%</b>

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>Stormwater Control</u></b>				
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%
<b>Total Stormwater Control</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>173,700</b>	<b>-</b>	<b>173,700</b>	<b>0.00%</b>
<b><u>Road and Street Facilities</u></b>				
Pavement & Signage Repairs	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
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%
<b>Total Parks and Recreation</b>	<b>42,750</b>	<b>-</b>	<b>42,750</b>	<b>0.00%</b>

**TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>431,475</b>	<b>63,707</b>	<b>367,768</b>	<b>14.76%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,633	1,633	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(4,363)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (2,730)</b>		

# Bank Account Statement

Two Rivers South CDD

Tuesday, October 8, 2024

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**Bank Account No.** 9334  
**Statement No.** 09-24  
**Statement Date** 09/30/2024

<b>GL Balance (LCY)</b>	5,967.06	<b>Statement Balance</b>	6,367.06
<b>GL Balance</b>	5,967.06	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	6,367.06
<b>Subtotal</b>	5,967.06	<b>Outstanding Checks</b>	-400.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	5,967.06
<b>Ending G/L Balance</b>	5,967.06		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
09/09/2024	Payment	BD00002	Deposit No. BD00002	15,742.70	15,742.70	0.00
<b>Total Deposits</b>				15,742.70	15,742.70	0.00
<b>Checks</b>						
09/13/2024	Payment	1027	Check for Vendor V00006	-10,000.00	-10,000.00	0.00
09/13/2024	Payment	1028	Check for Vendor V00003	-2,900.00	-2,900.00	0.00
09/13/2024	Payment	1029	Check for Vendor V00009	-200.00	-200.00	0.00
09/13/2024	Payment	1030	Check for Vendor V00010	-200.00	-200.00	0.00
09/13/2024	Payment	1031	Check for Vendor V00007	-200.00	-200.00	0.00
09/13/2024	Payment	1033	Check for Vendor V00005	-877.50	-877.50	0.00
<b>Total Checks</b>				-14,377.50	-14,377.50	0.00
<b>Adjustments</b>						
<b>Total Adjustments</b>						
<b>Outstanding Checks</b>						
08/09/2024	Payment	1024	Check for Vendor V00008			-200.00
09/13/2024	Payment	1032	Check for Vendor V00008			-200.00
<b>Total Outstanding Checks</b>						-400.00
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						