

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 20, 2022**

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT AGENDA
TUESDAY, DECEMBER 20, 2022 AT 11:00 A.M.
SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY
LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638**

District Board of Supervisors	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Thomas Spence
District Manager	Inframark	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **11:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

December 20, 2022
Board of Supervisors
Two Rivers West Community Development District.

Dear Board Members:

The Regular Meeting of the Two Rivers West Community Development District will be held on **December 20, 2022 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Supplemental Assessment Resolution.....Tab 01
 - B. General Matters of the District
- 5. CONSENT AGENDA ITEMS**
 - A. Consideration of Board of Supervisors Public Hearing & Meeting August 16, 2022.....Tab 02
 - B. Consideration of Operations and Maintenance Expenditures August 2022.....Tab 03
 - C. Consideration of Operations and Maintenance Expenditures September 2022.....Tab 04
 - D. Consideration of Operations and Maintenance Expenditures October 2022.....Tab 05
 - E. Review of Financial Statements for Month Ending September 30, 2022.....Tab 06
- 6. BOARD MEMBERS COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bank. Lc

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2022 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the District Engineer dated December 17, 2021 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$19,750,000 Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”) to finance the public improvements as described in the Engineer’s Report (the “**2022 Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2022 Bonds;

WHEREAS, the Series 2022 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated December 17, 2021 , and adopted pursuant to Resolution No. 2022-27 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2022 Bonds have been established, it is necessary to approve the First Supplemental Special Assessment Methodology Report dated November 29, 2022 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Report of the District Engineer dated November 14, 2022 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
 - c. The 2022 Project will serve a proper, essential, and valid public purpose.
 - d. The 2022 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2022 Project to be financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2022 Bonds will finance the construction and acquisition of a portion of the 2022 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 - 4. **Assessment Lien for the Series 2022 Bonds.** The special assessments for the Series 2022 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 - 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 - 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 - 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 20th day of December, 2022.

Attest:

**Two Rivers West Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A – First Supplemental Special Assessment Methodology Report dated November 29, 2022
Exhibit B – Report of the District Engineer dated November 14, 2022



TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

Report Date:

November 29th 2022

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated December 17, 2021 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2022 Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“2022 Project” – The portion of the CIP relating to master public infrastructure for the area identified within the Engineer’s Report.

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Engineer Report dated December 17th, 2021, supplemented by the Engineers report dated November 14, 2022.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Two Rivers West Community Development District, encompasses 1,641.903 +/- acres, Pasco County Florida.

“Engineer’s Report” – *Supplemental Report of the District Engineer*, dated November 14, 2022.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Owners” – EPG-Two Rivers, LLC, a Florida limited liability company, EPG Two Rivers I, LLC, a Florida limited liability company, EPG Two Rivers II, LLC, a Florida limited liability company, EPG Two Rivers IV, LLC, EPG Two Rivers Holdings VII, LLC, a Florida limited liability company, and EPG Two Rivers Holdings VIII, LLC, a Florida limited liability company (collectively, the “Landowners”) own all of the assessable land in the District

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated December 17, 2021 as provided to support benefit and maximum assessments on private developable property within the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2022 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2022 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the 2022 Project allocable to Assessable Property within the District. It is the District's 2022 Project that will create the public infrastructure which enables the assessable properties within the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the District as a result of the benefit received from the 2022 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2022 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2022 Project which will provide special benefit to the assessable parcels within the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 1,641.903 +/- acres and is located in Pasco County, Florida, within Sections 28,29,30,31,32 and 33, Township 26 South, Range 21 East, and Section 36, Township 26 South, Range 20 East. EPG-Two Rivers, LLC, a Florida limited liability company, EPG Two Rivers I, LLC, a Florida limited liability company, EPG Two Rivers II, LLC, a Florida limited liability company, EPG Two Rivers IV, LLC, EPG Two Rivers Holdings VII, LLC, a Florida limited liability company, and EPG Two Rivers Holdings VIII, LLC, a Florida limited liability company (collectively, the "Landowners") own all of the assessable land in the District, who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates multiple phases consisting of

2,246 single family lots. The public improvements as described in the Engineer's Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities. The off-site improvements cost will be proportionally shared with Two Rivers North CDD via interlocal agreement based on proportional densities of planned units and EAUs for each CDD. This report may be modified if additional Districts enjoin by interlocal agreement for further proportional share.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Owner are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the 2022 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2022 Project. The 2022 Project includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2022 Project is generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2022 Project contains a "system of improvements" for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2022 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2022 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Owner and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining

how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2022 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2022 Project are demonstrated on Table 3 through Table 4. The Owner may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within the District. With regards to the Assessable Property the special assessments are initially assigned to all assessable property within the District on a gross acreage basis over all the lands within the district, until such time parcels are transferred, sold or conveyed to a builder. Upon such sale, the 2022 Special Assessments will be assigned to the parcels. Table 4 illustrates 2022 Special Assessments allocated based upon the current development plan. As property is platted within parcels, the District's debt will be re-allocated and assigned to platted lots. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District are assumed to receive benefit from the 2022 Project and all of the Assessable Property would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to certain undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As parcels are sold, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the District receives from the 2022 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2022 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 770 lots associated with the 2022 Project are platted and fully-developed; if such a condition was to occur, the true-up provisions described below would be applicable.

The third condition is the “completed development state.” In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 1,107.75 EAUs.

i. Priority of 2022 Special Assessments Assignment

The 2022 Special Assessments will be allocated to the first 1107.75 EAUS that are associated with either: platted lots or sold parcels. The Series 2022 Special Assessments will be assigned prior to any future bonds or assessments. To the extent additional bonds are issued prior to the Series 2022 Special Assessments being assigned to either platted lots or sold property, the Series 2022 Special Assessments will be assigned first.

IX. FINANCING INFORMATION

The District will finance a portion of the 2022 Project through the issuance of the Bonds secured ultimately by benefiting properties within the District. A number of items will comprise the bond sizing such as a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal associated with each parcel. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology.”

This mechanism is to be utilized to ensure that the principal assessment per parcel never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. If such changes occur, the Methodology is applied to each parcel is based on the number of and type of units of each parcel as signified by the number of EAUs.

As each parcel is sold to a builder, the assessments are assigned to them based on the figures in Tables 4 of this First Supplemental Report. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the land that remains unplatted remains equal, then no true-up adjustment will be necessary. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the land that remains unplatted equals to less than (either as a result of a larger number of lots, larger lots or both), the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument. Should the District refuse this right, the per EAU assessments for all lots will be lowered (if that state persists at the conclusion of platting of all land in the District).

If, in contrast, as a result of platting and apportionment of assessment to platted land, the assessment per EAU for the land that remains unplatted equals to more than (either as a result of a smaller number of lots, smaller lots or both), then the difference in assessment will be collected from the owner of the property which platting caused the increase of assessment per EAU to occur, in accordance with the True-Up Agreement, which will be binding on assignees. The

owner(s) of a parcel will be required to immediately remit to the Trustee a true-up payment equal to the difference between the actual assessment per EAU and max amount multiplied by the actual number of EAUs developed plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and the District Manager, that there is sufficient development potential in the remaining acreage within the District (or parcel as applicable) to produce the densities required to adequately service Bond debt. The Developers and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2022 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Owner. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM			
PRODUCT	ASSESSMENT AREA ONE UNIT MIX	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family 50'	338	1.25	422.50
Single Family 60'	262	1.50	393.00
Single Family 65'	42	1.63	68.25
Single Family 70'	128	1.75	224.00
TOTAL	770		1,107.75
<p>(1) This is an illustration and expectation based upon the Landowners development plan. The unit mix assumes that the 770 lots are sold to third parties and assigned. Debt is not assigned pursuant to the AM until land is either platted, or sold. If other land in the District is sold or platted prior to the 770 lots shown herein, then the Series 2022 Bonds will be assigned accordingly to those parcels or lots. The Series 2022 Bonds will be assigned to the first 1107.75 EAUs</p> <p>(2) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.</p> <p>(3) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.</p>			

TABLE 2

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS				
DESCRIPTION	2022 BAN MASTER	MASTER	SUBDIVISION (1)	TOTAL (1)
Water Management and Control	479,982	3,806,377	21,970,426	26,256,785
Roads	915,000	4,320,957	6,174,757	11,410,714
Water Supply	2,211,502	507,283	3,021,414	5,740,199
Sewer and Wasterwater Management	5,001,794	575,239	9,457,199	15,034,232
Underground Electrical Services	-	500,000	577,500	1,077,500
Landscapes/Hardscapes/Irrigation	-	2,000,000	-	2,000,000
Professional Services and Permitting Fees	2,800,000	-	-	2,800,000
TOTAL (1)	11,408,278	11,709,856	41,201,296	64,319,430
(1) Based on development plan of 770 units				

TABLE 3

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT		
FINANCING INFORMATION - SPECIAL ASSESSMENT BONDS		
Term 1	5/1/2028	5.25%
Term 2	5/1/2033	5.38%
Term 3	5/1/2043	6.00%
Term 4	5/1/2053	6.25%
Term (Years)		32
Principal Amortization Installments		30
<u>SOURCES</u>		
ISSUE SIZE		\$19,750,000
<u>Other Sources</u>		
Transfer of Offsite Subaccounts		\$2,229,872
Transfer of General Construction Account		\$869
Transfer of Reserve Fund		\$100,000
Transfer of Principal & Interest Account		\$5,067
Transfer of Revenue Account		\$700
Subtotal		\$2,336,508
Total		\$22,086,508
<u>USES</u>		
Project Fund Deposits:		
Supp CAPI (from 5/2/23 thru 11/1/23)		\$594,744
Refunding Escrow Deposits		
Cash Deposits		\$12,007,125
Other Fund Deposits		
Debt Service Reserve Funds (MADS w/ release)		\$1,439,687.50
Capitalized Interest (from 12/8/22 thru 5/1/23)		\$472,491
Subtotal		\$1,912,178
Delivery Date Expenses		
Underwriter's Discount		\$395,000
Cost of Issuance		\$212,200
Subtotal		\$607,200
Other Uses of Funds		
Offsite Project Subaccount		\$6,965,261
Total		\$22,086,508
Annual Debt Service (Principal plus Interest)		\$1,439,688
Collection Costs and Discounts @ 6.0%		\$91,895
TOTAL ANNUAL ASSESSMENT		\$1,531,582

TABLE 4

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT									
ALLOCATION METHODOLOGY PER PARCEL - SERIES 2022 BONDS ⁽¹⁾									
PARCEL	PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
						TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
BI-B2	Single Family 50'	1.25	167.50	15.12%	134	\$2,986,346.20	\$231,586.60	\$22,286.17	\$1,728.26
	Single Family 60'	1.50	172.50	15.57%	115	\$3,075,490.86	\$238,499.64	\$26,743.40	\$2,073.91
	Subtotal		340.00	30.69%	249	\$6,061,837.06	\$470,086.24		
B3	Single Family 50'	1.25	122.50	11.06%	98	\$2,184,044.23	\$169,369.31	\$22,286.17	\$1,728.26
	Single Family 60'	1.50	120.00	10.83%	80	\$2,139,471.90	\$165,912.79	\$26,743.40	\$2,073.91
	Single Family 65'	1.63	53.63	4.84%	33	\$956,076.51	\$74,142.28	\$28,972.02	\$2,246.74
	Subtotal		296.13	26.73%	211	\$5,279,592.64	\$409,424.38		
B4	Single Family 50'	1.25	132.50	11.96%	106	\$2,362,333.56	\$183,195.37	\$22,286.17	\$1,728.26
	Single Family 60'	1.50	30.00	2.71%	20	\$534,867.98	\$41,478.20	\$26,743.40	\$2,073.91
	Single Family 65'	1.63	14.63	1.32%	9	\$260,748.14	\$20,220.62	\$28,972.02	\$2,246.74
	Subtotal		177.13	15.99%	135	\$3,157,949.67	\$244,894.19		
C1	Single Family 60'	1.50	70.50	6.36%	47	\$1,256,939.74	\$97,473.76	\$26,743.40	\$2,073.91
	Single Family 70'	1.75	224.00	20.22%	128	\$3,993,680.88	\$309,703.88	\$31,200.63	\$2,419.56
	Subtotal		294.50	26.59%	175	\$5,250,620.63	\$407,177.64		
TOTAL			1107.75	100.00%	770	\$19,750,000.00	\$1,531,582.45		
⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on									
⁽²⁾ Includes principal, interest, discounts and collection costs.									

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$19,750,000.00 payable in 30 annual installments of principal of \$876.84 per gross acre. The maximum par debt is \$12,028.73 per gross acre and is outlined below.

TWO RIVERS WEST

ASSESSMENT ROLL

TOTAL ASSESSMENT:				<u>\$19,750,000.00</u>	
ANNUAL ASSESSMENT:				<u>\$1,439,687.50</u>	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:				<u>1,641.90</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:				<u>\$12,028.73</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:				<u>\$876.84</u>	(30 Installments)
				PER PARCEL ASSESSMENTS	
				Gross Unplatted Assessable Acres	Total PAR Debt Total Annual
Landowner Name, Pasco County Folio ID					
Parcel B1-B2 and C1 PID No: 29-26-21-0000-00100-0010				1,641.90	\$19,750,000.00 \$1,439,687.50
Parcel B3 & B4 PID No: 30-26-21-0000-00100-0010					
EPG-Two Rivers, LLC					
EPG-Two Rivers I, LLC					
EPG-Two Rivers II, LLC					
EPG-Two Rivers IV, LLC					
EPG-Two Rivers VII, LLC					
EPG-Two Rivers VIII, LLC					
See Legal Description					
Assessed Totals:				<u>1641.903</u>	<u>\$19,750,000.00</u> <u>\$1,439,687.50</u>
Notation:					
Assessments shown are net of collection costs.					

EXHIBIT B LEGAL DESCRIPTION

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT B - LEGAL DESCRIPTION - SHEET 1

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East, and in Section 36, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32 for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Section 32, S.89°50'09"W., 2651.93 feet to the South 1/4 corner of said Section 32; thence along the South boundary of the Southwest 1/4 of said Section 32, S.89°46'04"W., 2646.81 feet to the Southeast corner of the aforesaid Section 31; thence along the South boundary of the Southeast 1/4 of said Section 31, S.89°43'35"W., 2645.24 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 2655.08 feet to the Southeast corner of the aforesaid Section 36, Township 26 South, Range 20 East; thence along the South boundary of the Southeast 1/4 of said Section 36, S.89°55'06"W., 706.92 feet; thence N.00°04'54"W., 50.00 feet to the Southeast corner of the Tampa Electric Company Property, according to Special Warranty Deed, as recorded in Official Records Book 7987, Page 930, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said Tampa Electric Company Property and the Northeasterly boundary of the 65.00 feet of Additional right-of-way for Morris Bridge Road, according to Warranty Deed, as recorded in Official Records Book 8128, Page 1925, of the Public Records of Pasco County, Florida, N.38°50'59"W., 619.11 feet; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.51°01'19"E., 142.00 feet; thence S.38°50'59"E., 105.93 feet to a point of curvature; thence Easterly, 1105.00 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 68°09'01" (chord bearing S.72°55'30"E., 1041.00 feet); thence N.11°00'00"W., 414.23 feet to a point on the East boundary of the aforesaid Section 36; thence along said East boundary of Section 36, N.00°13'08"W., 385.20 feet; thence N.52°00'00"E., 1170.26 feet; thence N.07°00'00"W., 460.00 feet; thence N.21°00'00"E., 800.00 feet; thence N.69°00'00"W., 612.44 feet; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.20°54'21"E., 1377.19 feet; thence S.75°13'01"E., 536.54 feet; thence N.31°00'00"E., 804.00 feet; thence N.06°00'00"W., 560.00 feet; thence N.25°00'00"E., 161.44 feet; thence N.14°00'00"W., 510.06 feet to a point on a curve; thence Westerly, 94.07 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; thence N.81°10'08"W., 110.45 feet to a point of curvature; thence Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve; thence Northwesterly, 37.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 85°24'41" (chord bearing N.33°55'05"W., 33.91 feet) to a point of tangency; thence along a line lying 62.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road,

Legal Description continues on Sheet 2

EXHIBIT B - LEGAL DESCRIPTION - SHEET 2

Continuation of Legal Description from Sheet 1

N.08°47'16"E., 541.98 feet; thence S.81°00'49"E., 754.78 feet; thence N.45°00'00"E., 375.00 feet; thence NORTH, 520.79 feet; thence N.80°00'00"E., 759.17 feet; thence S.50°00'00"E., 433.87 feet; thence N.80°00'00"E., 325.00 feet to the Southwest corner of Florida Department of Transportation Parcel 105B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105B, the following six (6) courses: 1) S.56°22'11"E., 142.03 feet; 2) N.71°49'46"E., 104.07 feet; 3) N.80°34'19"E., 138.51 feet; 4) S.29°21'22"E., 141.49 feet; 5) N.84°38'06"E., 126.30 feet; 6) S.75°32'06"E., 244.31 feet to the Southeast corner of said Florida Department of Transportation Parcel 105B; thence S.18°22'31"W., 209.84 feet; thence S.75°00'00"E., 427.71 feet; thence S.40°00'00"E., 250.97 feet to a point on a curve; thence Northerly, 235.72 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 03°26'15" (chord bearing N.13°24'04"E., 235.68 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 574.37 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 05°37'16" (chord bearing S.80°11'34"E., 574.14 feet) to the Northwest corner of Florida Department of Transportation Parcel 105C, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Westerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) SOUTH, 65.28 feet; 2) S.39°54'48"E., 94.20 feet; 3) SOUTH, 230.61 feet; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) S.87°20'26"E., 525.17 feet; 2) NORTH, 109.49 feet; 3) N.89°59'30"E., 266.80 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105C, N.01°18'15"W., 240.96 feet to the Northeast corner of said Florida Department of Transportation Parcel 105C, being a point on a curve on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 1194.21 feet along the arc of said curve to the left having a radius of 5854.58 feet and a central angle of 11°41'14" (chord bearing N.82°51'10"E., 1192.14 feet); thence S.42°00'00"E., 900.00 feet; thence S.88°00'00"E., 310.00 feet; thence S.76°30'00"E., 762.79 feet; thence S.44°00'00"E., 3331.08 feet; thence S.32°00'00"W., 2550.00 feet; thence S.20°00'00"E., 2095.31 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 33, Township 26 South, Range 21 East; thence along said South boundary of the Southwest 1/4 of the aforesaid Section 33, S.89°33'33"W., 885.01 feet to the **POINT OF BEGINNING**.

Containing 1641.903 acres, more or less.

**Two Rivers West Community
Development District**

Report of the District Engineer –
Capital Improvement Revenue Bonds,
Series 2022



Prepared for:
Board of Supervisors
Two Rivers West Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

November 14, 2022



1.0 INTRODUCTION

The Two Rivers West Community Development District (“the District”) encompasses approximately 1,641.903 acres in southern Pasco County, Florida. The District is located within Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East and Section 36, Township 26 South, Range 20 East and contains vacant land with State Road 56 along the northern boundary, Hillsborough County along the southern boundary, and Morris Bridge Road along the western boundary, and other vacant land along the eastern boundary and US Highway 301 (aka Gall Boulevard).

See Appendix A for Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Pasco County Ordinance 21-41 effective on December 9, 2021. The purpose of this Report of the District Engineer is to provide estimated costs of the District’s currently planned public improvements and community facilities.

See Appendix B for Site Plan.

3.0 THE DEVELOPMENT

The master off-site improvements as described in the Report of the District Engineer – Bond Anticipation Note, dated January 5, 2022, are complete, and now Phases B1, B2, B3, B4, and C1, totaling 770 units, and Morris Bridge Road improvements, and a portion of Colston Avenue and Two Rivers Boulevard will be constructed. The services associated with the collector roadways and subdivision design and permitting and environmental mitigation have been funded by the landowner.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District’s water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:



1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems are designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities. Storm sewer systems within collector roads rights-of-way are anticipated to be owned and maintained by Pasco County and storm sewer systems within the subdivision street rights-of-way are anticipated to be owned and maintained by the District.

4.2 WATER SUPPLY

The District is located within the Pasco County Utilities Services Department's service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems are designed in accordance with Pasco County Utilities Standards for Design and Construction. It is anticipated that Pasco County Utilities Department will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Utilities Services Department's service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights-of-way and pumping stations that will connect to an existing force main. As well, reclaimed water service will be provided as part of the sewer and wastewater management system. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities are designed in accordance with Pasco County Utilities Standards for Design and Construction. It is anticipated that Pasco County Utilities Services Department will own and maintain these facilities.



4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights-of-way abutting common areas.

Collector roads, including a portion of Colston Avenue, Two Rivers Boulevard and Morris Bridge Road improvements, have been designed in accordance with the Pasco County Engineering Services' Project Management/Design Division technical standards and are anticipated to be owned and maintained by Pasco County. Subdivision streets have been designed in accordance with the Pasco County Engineering Services' Project Management/Design Division technical standards and are anticipated to be owned by the District.

4.5 UNDERGROUNDING OF ELECTRICAL SERVICE

Tampa Electric Company (TECO) is the electric service provider to the District, and they charge fees to convert overhead service to underground service. The fees associated with installing this underground conduit may be funded with the 2022 Series Bonds.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

These improvements will be owned and maintained by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities for Phases B1, B2, B3, B4 and C1 and Morris Bridge Road improvements and a portion of Colston Avenue and Two Rivers Boulevard.

6.0 PERMIT SUMMARY

See Appendix D for Permit Summary.

7.0 SUMMARY AND CONCLUSION

Items of the construction costs in this report are based on local contractor bids obtained by the Developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.



Two Rivers West CDD

Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022

November 14, 2022

Page 5 of 5

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.

Florida License No. 47704

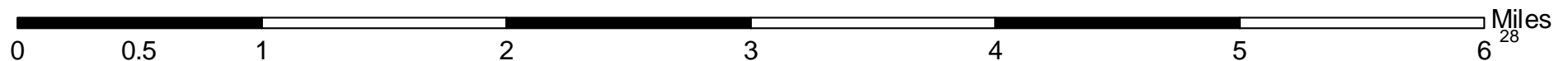
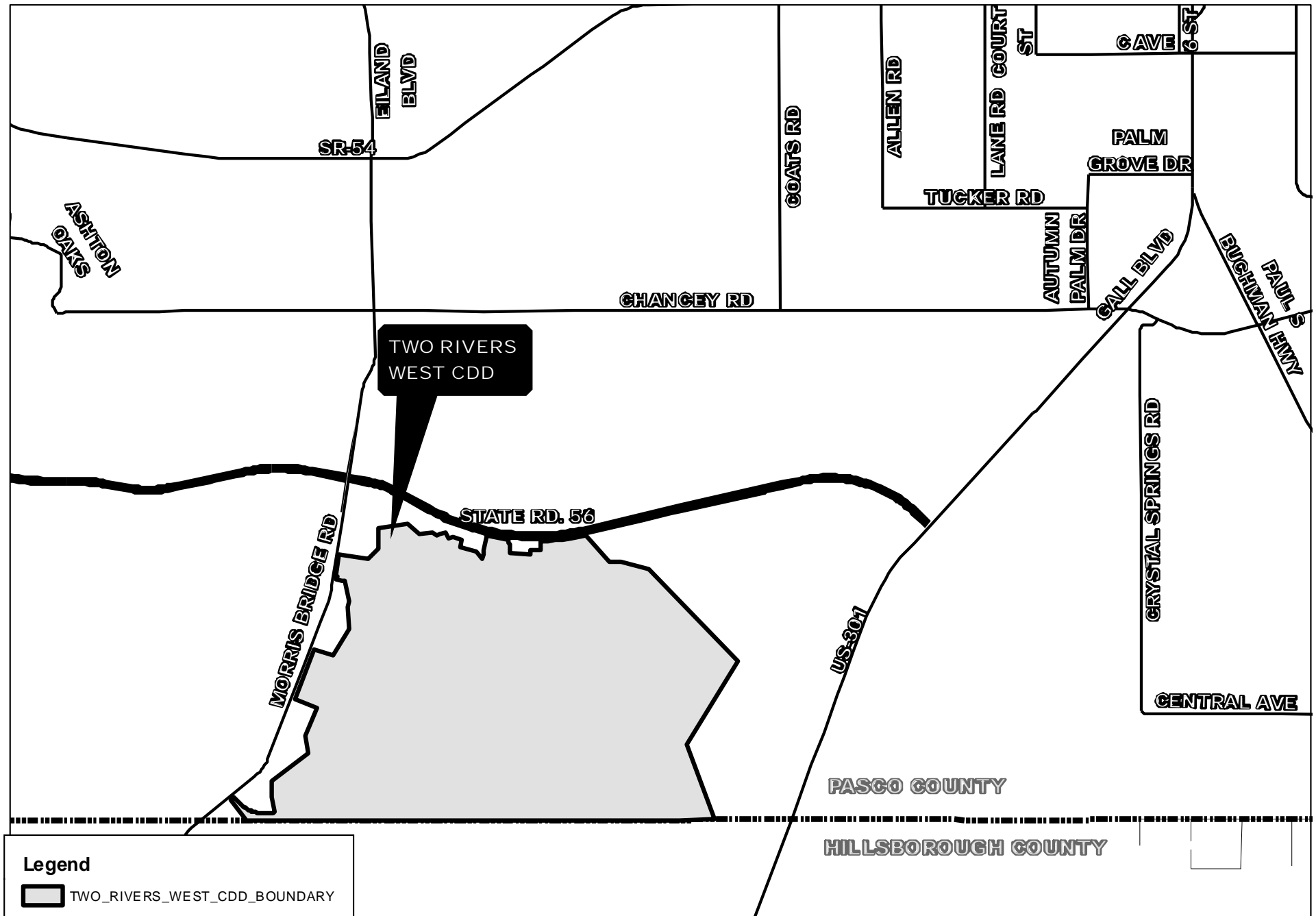


Two Rivers West CDD

Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022
November 14, 2022

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

TWO RIVERS WEST CDD LOCATION MAP



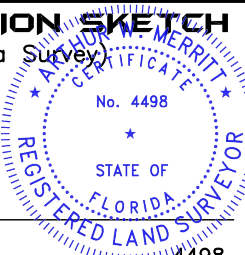
**TWO RIVERS
WEST COMMUNITY DEVELOPMENT DISTRICT**

DESCRIPTION: A parcel of land lying in Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East, and in Section 36, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32 for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Section 32, S.89°50'09"W., 2651.93 feet to the South 1/4 corner of said Section 32; thence along the South boundary of the Southwest 1/4 of said Section 32, S.89°46'04"W., 2646.81 feet to the Southeast corner of the aforesaid Section 31; thence along the South boundary of the Southeast 1/4 of said Section 31, S.89°43'35"W., 2645.24 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 2655.08 feet to the Southeast corner of the aforesaid Section 36, Township 26 South, Range 20 East; thence along the South boundary of the Southeast 1/4 of said Section 36, S.89°55'06"W., 706.92 feet; thence N.00°04'54"W., 50.00 feet to the Southeast corner of the Tampa Electric Company Property, according to Special Warranty Deed, as recorded in Official Records Book 7987, Page 930, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said Tampa Electric Company Property and the Northeasterly boundary of the 65.00 feet of Additional right-of-way for Morris Bridge Road, according to Warranty Deed, as recorded in Official Records Book 8128, Page 1925, of the Public Records of Pasco County, Florida, N.38°50'59"W., 619.11 feet; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.51°01'19"E., 142.00 feet; thence S.38°50'59"E., 105.93 feet to a point of curvature; thence Easterly, 1105.00 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 68°09'01" (chord bearing S.72°55'30"E., 1041.00 feet); thence N.11°00'00"W., 414.23 feet to a point on the East boundary of the aforesaid Section 36; thence along said East boundary of Section 36, N.00°13'08"W., 385.20 feet; thence N.52°00'00"E., 1170.26 feet; thence N.07°00'00"W., 460.00 feet; thence N.21°00'00"E., 800.00 feet; thence N.69°00'00"W., 612.44 feet; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.20°54'21"E., 1377.19 feet; thence S.75°13'01"E., 536.54 feet; thence N.31°00'00"E., 804.00 feet; thence N.06°00'00"W., 560.00 feet; thence N.25°00'00"E., 161.44 feet; thence N.14°00'00"W., 510.06 feet to a point on a curve; thence Westerly, 94.07 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; thence N.81°10'08"W., 110.45 feet to a point of curvature; thence Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve; thence Northwesterly, 37.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 85°24'41" (chord bearing N.33°55'05"W., 33.91 feet) to a point of tangency; thence along a line lying 62.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road,

Legal Description continues on Sheet 2

**TWO RIVERS
WEST CDD**

<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 10%;">No.</th><th style="width: 10%;">Date</th><th style="width: 70%;">Description</th><th style="width: 10%;">Dwn.</th></tr></thead><tbody><tr><td colspan="4" style="text-align: center;">REVISIONS</td></tr><tr><td colspan="4" style="text-align: center;">SHEET NO. 1 OF 10 SHEETS</td></tr></tbody></table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 1 OF 10 SHEETS				<p>Prepared For: EPG-TWO RIVERS, LLC</p> <p>DESCRIPTION SKETCH (Not a Survey)</p>  <p>AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</p>	
No.	Date	Description	Dwn.														
REVISIONS																	
SHEET NO. 1 OF 10 SHEETS																	
				<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td>Drawn: WFS</td><td>Checked: AWM</td><td>Order No.: AMI-EPG-TR-002</td></tr><tr><td>Date: 5-4-21</td><td colspan="2">Dwg: TWO RIVERS WEST-CDD-DS.dwg</td></tr><tr><td colspan="3">File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD</td></tr></table>		Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002	Date: 5-4-21	Dwg: TWO RIVERS WEST-CDD-DS.dwg		File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD					
Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002															
Date: 5-4-21	Dwg: TWO RIVERS WEST-CDD-DS.dwg																
File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD																	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.													

Continuation of Legal Description from Sheet 1

N.08°47'16"E., 541.98 feet; thence S.81°00'49"E., 754.78 feet; thence N.45°00'00"E., 375.00 feet; thence NORTH, 520.79 feet; thence N.80°00'00"E., 759.17 feet; thence S.50°00'00"E., 433.87 feet; thence N.80°00'00"E., 325.00 feet to the Southwest corner of Florida Department of Transportation Parcel 105B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105B, the following six (6) courses: 1) S.56°22'11"E., 142.03 feet; 2) N.71°49'46"E., 104.07 feet; 3) N.80°34'19"E., 138.51 feet; 4) S.29°21'22"E., 141.49 feet; 5) N.84°38'06"E., 126.30 feet; 6) S.75°32'06"E., 244.31 feet to the Southeast corner of said Florida Department of Transportation Parcel 105B; thence S.18°22'31"W., 209.84 feet; thence S.75°00'00"E., 427.71 feet; thence S.40°00'00"E., 250.97 feet to a point on a curve; thence Northerly, 235.72 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 03°26'15" (chord bearing N.13°24'04"E., 235.68 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 574.37 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 05°37'16" (chord bearing S.80°11'34"E., 574.14 feet) to the Northwest corner of Florida Department of Transportation Parcel 105C, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Westerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) SOUTH, 65.28 feet; 2) S.39°54'48"E., 94.20 feet; 3) SOUTH, 230.61 feet; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) S.87°20'26"E., 525.17 feet; 2) NORTH, 109.49 feet; 3) N.89°59'30"E., 266.80 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105C, N.01°18'15"W., 240.96 feet to the Northeast corner of said Florida Department of Transportation Parcel 105C, being a point on a curve on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 1194.21 feet along the arc of said curve to the left having a radius of 5854.58 feet and a central angle of 11°41'14" (chord bearing N.82°51'10"E., 1192.14 feet); thence S.42°00'00"E., 900.00 feet; thence S.88°00'00"E., 310.00 feet; thence S.76°30'00"E., 762.79 feet; thence S.44°00'00"E., 3331.08 feet; thence S.32°00'00"W., 2550.00 feet; thence S.20°00'00"E., 2095.31 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 33, Township 26 South, Range 21 East; thence along said South boundary of the Southwest 1/4 of the aforesaid Section 33, S.89°33'33"W., 885.01 feet to the **POINT OF BEGINNING**.

Containing 1641.903 acres, more or less.

TWO RIVERS WEST CDD

				Prepared For: EPG-TWO RIVERS, LLC			
				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.			
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.	
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			
SHEET NO. 2 OF 10 SHEETS							

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	929.00	68°09'01"	1105.00	1041.00	S.72°55'30"E.
2	1540.00	03°30'00"	94.07	94.06	N.79°25'08"W.
3	25.00	90°02'36"	39.29	35.37	S.53°48'34"W.
4	25.00	85°24'41"	37.27	33.91	N.33°55'05"W.
5	3929.00	03°26'15"	235.72	235.68	N.13°24'04"E.
6	25.00	89°03'52"	38.86	35.07	N.32°51'00"W.
7	5854.58	05°37'16"	574.37	574.14	S.80°11'34"E.
8	5854.58	11°41'14"	1194.21	1192.14	N.82°51'10"E.

BASIS OF BEARINGS

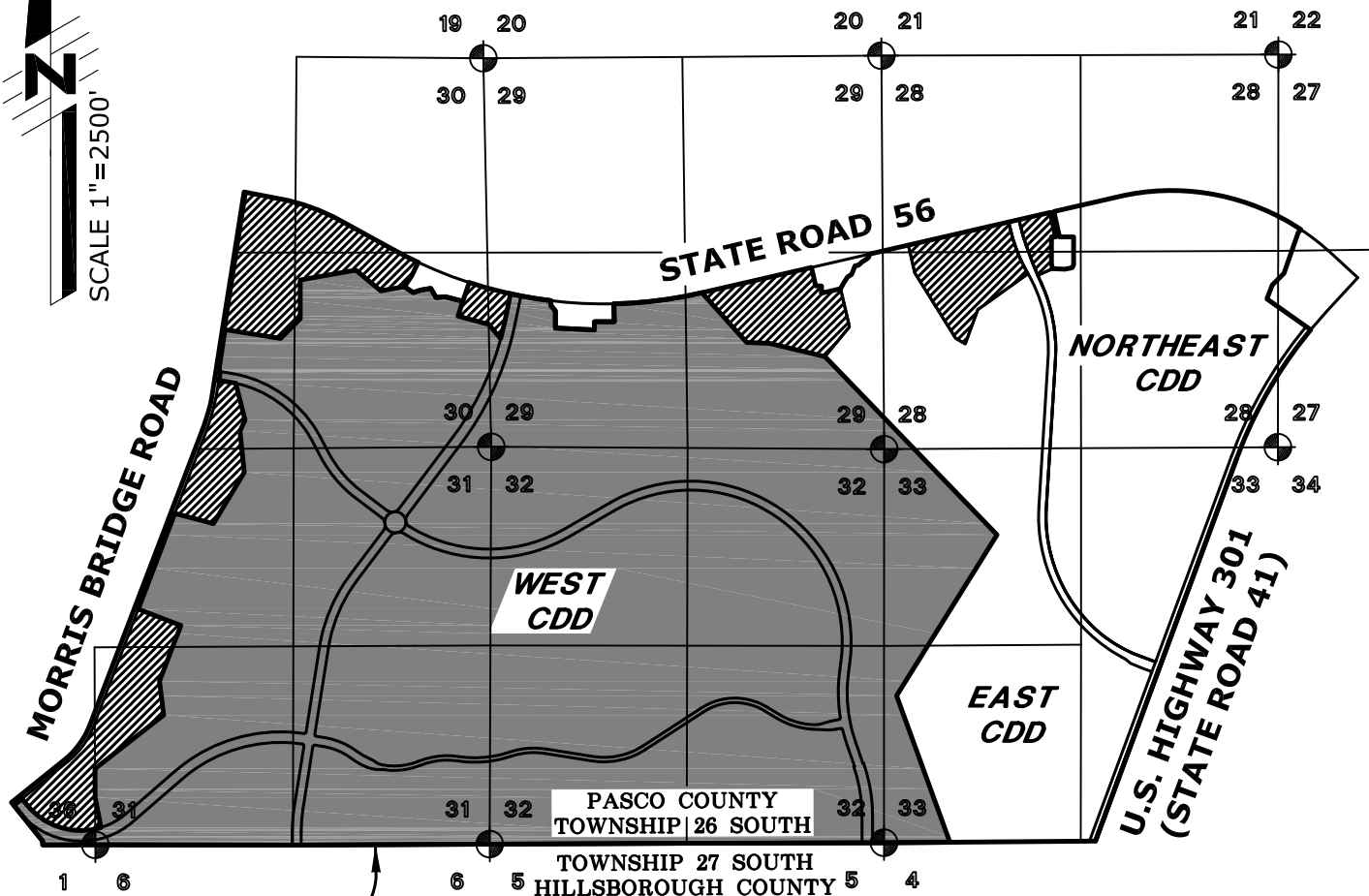
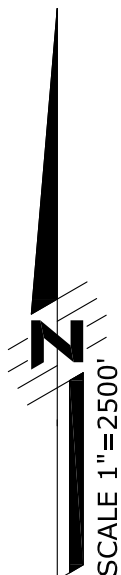
The South boundary of the Southeast 1/4 of Section 32, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°50'09"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation
6. CDD - Community Development District
7. T.E.C.O. - Tampa Electric Company

TWO RIVERS WEST CDD

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 20%;">Date</th> <th style="width: 60%;">Description</th> <th style="width: 10%;">Dwn.</th> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 3 OF 10 SHEETS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 3 OF 10 SHEETS				Prepared For: EPG-TWO RIVERS, LLC			
No.	Date	Description	Dwn.																
REVISIONS																			
SHEET NO. 3 OF 10 SHEETS																			
DESCRIPTION SKETCH (Not a Survey)				AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200															
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002															
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg															
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>				<small>File Path: P:\Two Rivers\Master Plan\Description\South Parcels\CDD\WEST CDD</small> SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.															



SEE KEY
MAP ON
SHEET 5

LOCATION MAP

TWO RIVERS WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

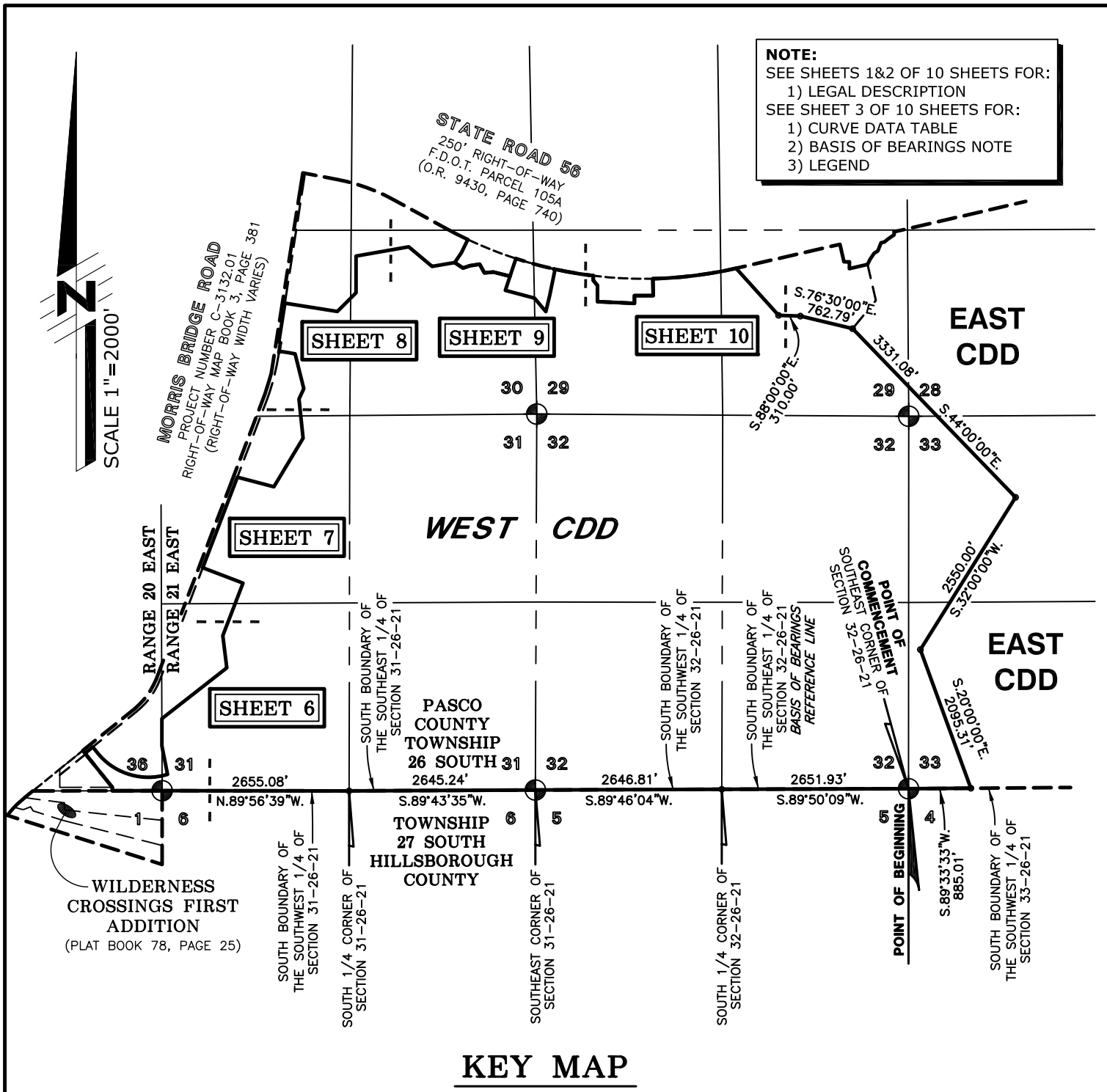
Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD

SEC'S. 28-33, TWP. 26 S., RNC. 21 E. & SEC. 36, TWP. 26 S., RNC. 20 E.

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 4 OF 10 SHEETS



TWO RIVERS WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH (Not a Survey)

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SIGNATURE AND SEAL.**

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Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

No. Date Description Dwn.

REVISIONS

SHEET NO. 5 OF 10 SHEETS

SEE SHEET 7

NOTE:

SEE SHEETS 1&2 OF 10 SHEETS FOR:

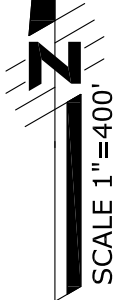
1) LEGAL DESCRIPTION

SEE SHEET 3 OF 10 SHEETS FOR:

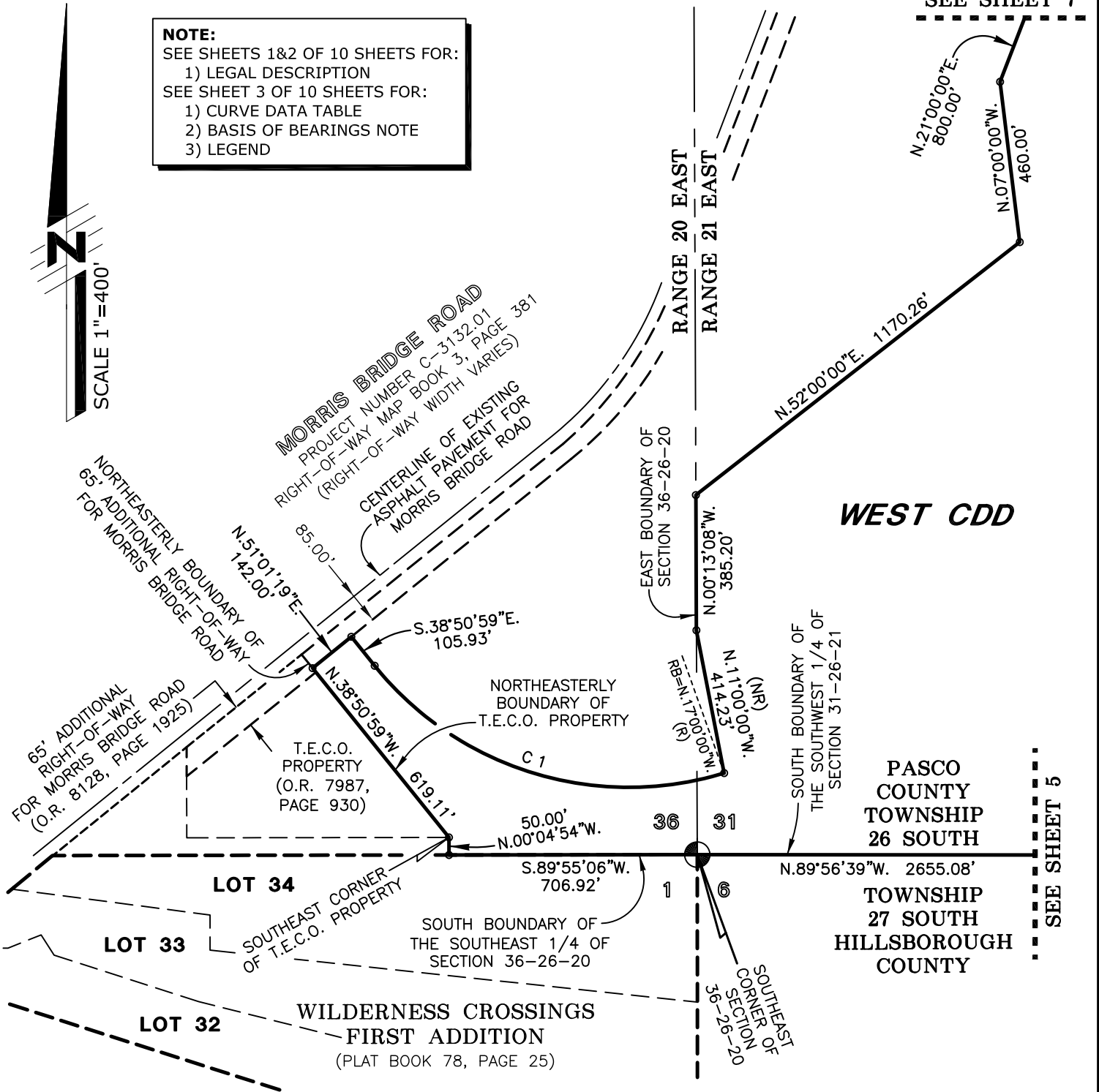
1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND



SCALE 1"=400'

Prepared For: **EPG-TWO RIVERS, LLC****DESCRIPTION SKETCH**
(Not a Survey)**SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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LAND SURVEYING AND MAPPING

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3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 6 OF 10 SHEETS

SOUTHWEST 1/4 OF
SECTION 30-26-21
NORTHWEST 1/4 OF
SECTION 31-26-21

SEE SHEET 8

NOTE:

SEE SHEETS 1&2 OF 10 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 10 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND



MORRIS BRIDGE ROAD
PROJECT NUMBER C-3132.01
RIGHT-OF-WAY MAP BOOK 3, PAGE 381
(RIGHT-OF-WAY WIDTH VARIES)

CENTERLINE OF EXISTING
ASPHALT PAVEMENT FOR
MORRIS BRIDGE ROAD

WEST CDD

NORTHWEST 1/4 OF
SECTION 31-26-21

SOUTHWEST 1/4 OF
SECTION 31-26-21

SEE SHEET 6

TWO RIVERS
WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

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Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

No.	Date	Description	Dwn.
REVISIONS			

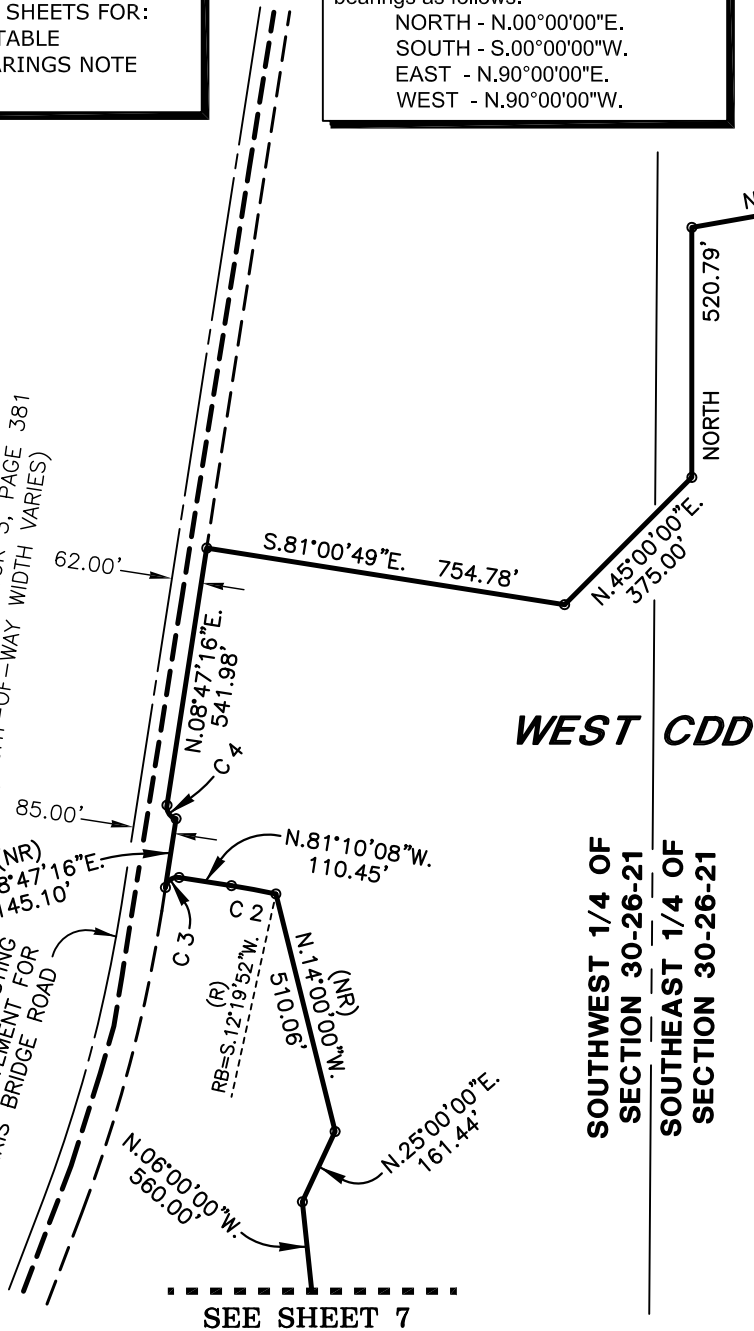
SHEET NO. 7 OF 10 SHEETS



NOTE:
SEE SHEETS 1&2 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 10 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

CARDINAL BEARING NOTE:
Cardinal bearings where shown hereon
shall be assumed to have the same
bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

MORRIS BRIDGE ROAD
PROJECT NUMBER C-3132.01
(RIGHT-OF-WAY WIDTH VARIES)
62.00'
85.00'
CENTERLINE OF EXISTING
ASPHALT PAVEMENT FOR
MORRIS BRIDGE ROAD



WEST CDD

**SOUTHWEST 1/4 OF
SECTION 30-26-21
SOUTHEAST 1/4 OF
SECTION 30-26-21**

SEE SHEET 7

TWO RIVERS WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

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3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

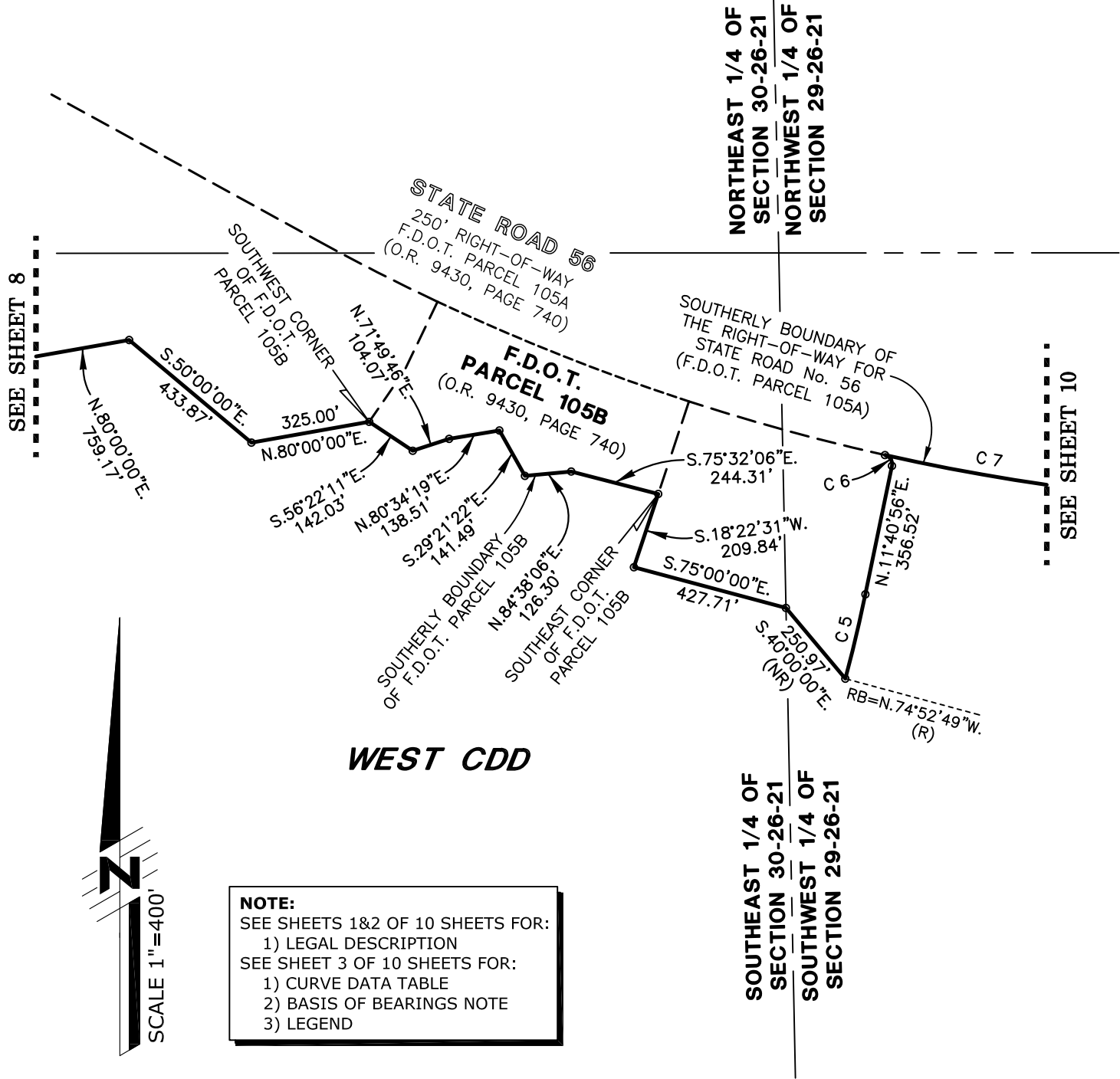
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SEC'S. 28-33, TWP. 26 S., RNC. 21 E. & SEC. 36, TWP. 26 S., RNC. 20 E.

No. Date Description Dwn.

REVISIONS

SHEET NO. 8 OF 10 SHEETS



TWO RIVERS WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH (Not a Survey)

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Tampa, FL 33609

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Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

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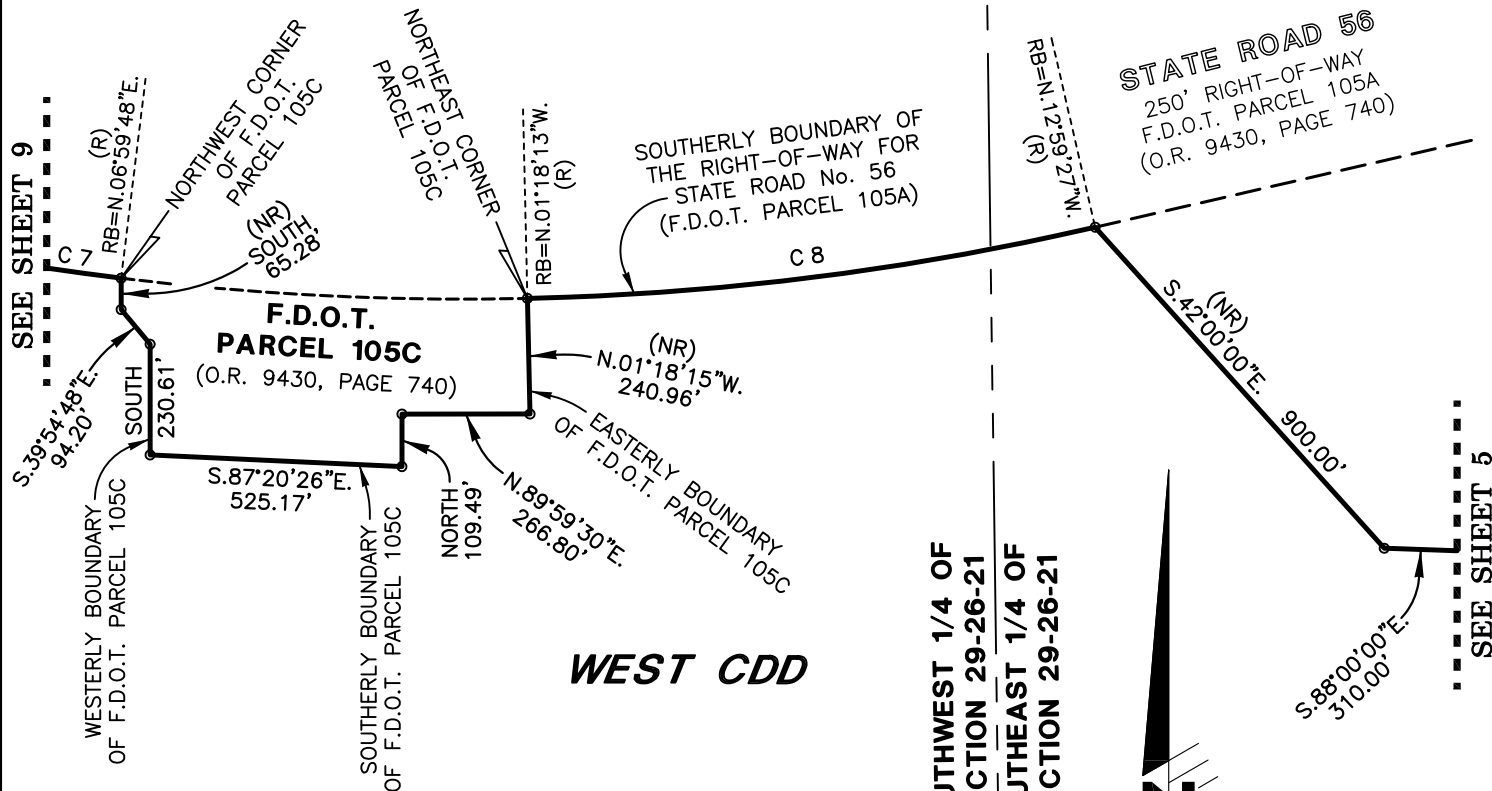
SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

No. Date Description Dwn.

REVISIONS

SHEET NO. 9 OF 10 SHEETS

SEE SHEET 9



NORTHWEST 1/4 OF
SECTION 29-26-21
NORTHEAST 1/4 OF
SECTION 29-26-21

SOUTHWEST 1/4 OF
SECTION 29-26-21
SOUTHEAST 1/4 OF
SECTION 29-26-21

NOTE:

SEE SHEETS 1&2 OF 10 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 10 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

CARDINAL BEARING NOTE:

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

NORTH - N.00°00'00"E.

SOUTH - S.00°00'00"W.

EAST - N.90°00'00"E.

WEST - N.90°00'00"W.

**TWO RIVERS
WEST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\South Parcel\CDD\WEST CDD

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

No. Date Description Dwn.

REVISIONS

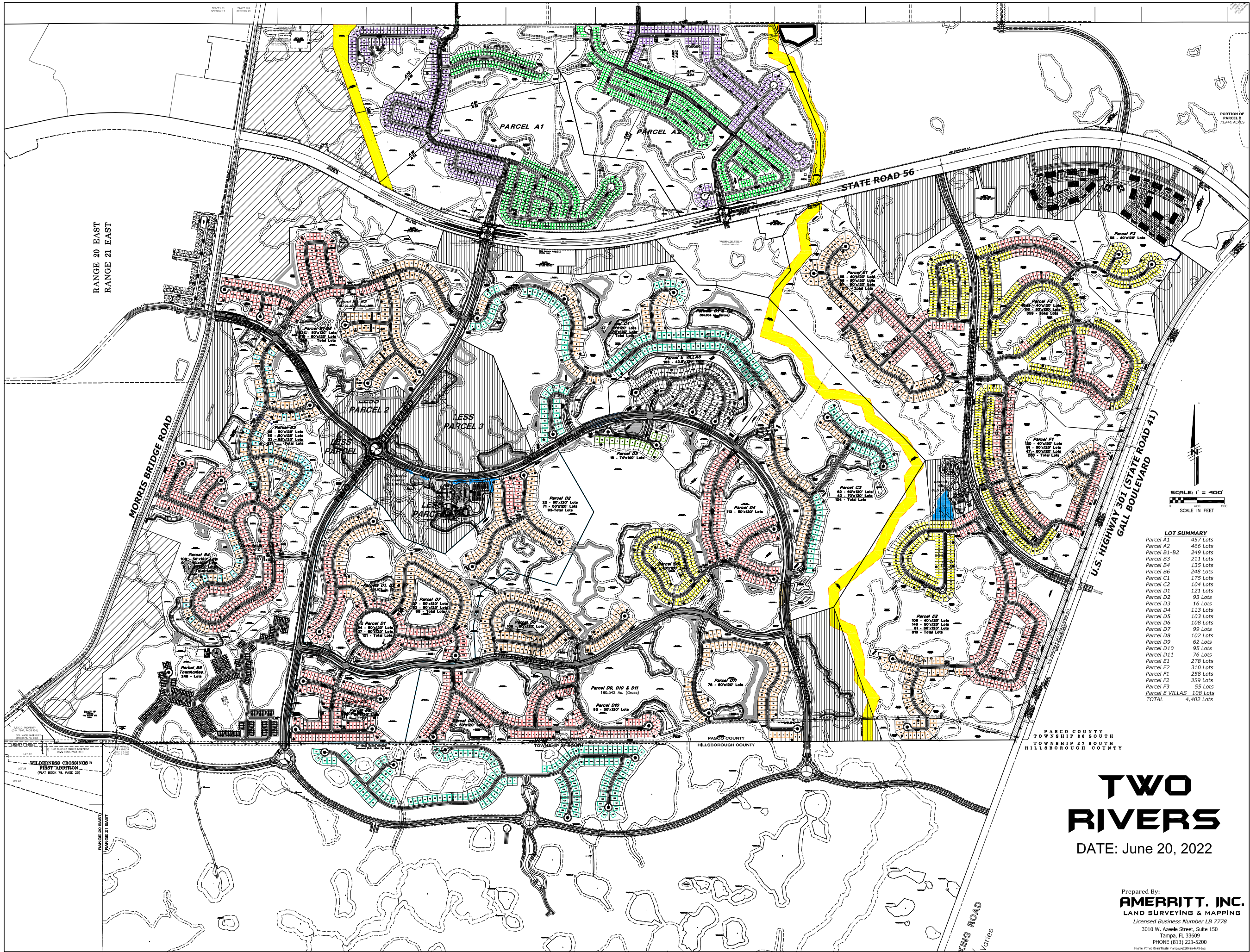
SHEET NO. 10 OF 10 SHEETS



Two Rivers West CDD

Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022
November 14, 2022

Appendix B SITE PLAN



LOT SUMMARY	
Parcel A1	457 Lots
Parcel A2	466 Lots
Parcel B1-B2	249 Lots
Parcel B3	211 Lots
Parcel B4	135 Lots
Parcel B6	248 Lots
Parcel C1	175 Lots
Parcel C2	104 Lots
Parcel D1	121 Lots
Parcel D2	93 Lots
Parcel D3	16 Lots
Parcel D4	113 Lots
Parcel D5	103 Lots
Parcel D6	108 Lots
Parcel D7	99 Lots
Parcel D8	102 Lots
Parcel D9	62 Lots
Parcel D10	95 Lots
Parcel D11	76 Lots
Parcel E1	278 Lots
Parcel E2	310 Lots
Parcel F1	258 Lots
Parcel F2	359 Lots
Parcel F3	55 Lots
Parcel E VILLAS	108 Lots
TOTAL	4,402 Lots

TWO RIVERS

DATE: June 20, 2022

Prepared By:
AMERRITT, INC.
LAND SURVEYING & MAPPING
Licensed Business Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE: (813) 221-5200
FAX: (813) 221-5201



Two Rivers West CDD

Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022
November 14, 2022

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

November 14, 2022

Public Improvements and Community Facilities Construction Cost Estimate

Phases B1, B2, B3, B4, and C1, and Morris Bridge Road, Colston Ave, and Two Rivers Blvd Improvements

<u>Description</u>		2022 BAN Master	Series 2022 Master	Series 2022 Subdivision	Total
Units				770	770
General Contractor	Water Management and Control	\$ 479,982	\$ 3,806,377	\$ 21,970,426	\$ 26,256,785
	Roads	\$ 915,000	\$ 4,320,957	\$ 6,174,757	\$ 11,410,714
	Water Supply	\$ 2,211,502	\$ 507,283	\$ 3,021,414	\$ 5,740,199
	Sewer and Wastewater Management	\$ 5,001,794	\$ 575,239	\$ 9,457,199	\$ 15,034,232
Undergrounding of Electric	Undergrounding of Electrical Service		\$ 500,000	\$ 577,500	\$ 1,077,500
Landscape/Hardscape/Irrigation	Landscape/Hardscape/Irrigation		\$ 2,000,000		\$ 2,000,000
Professional and Permitting	Professional Services and Permitting Fees	\$ 2,800,000			\$ 2,800,000
		\$ 11,408,278	\$ 11,709,856	\$ 41,201,296	\$ 64,319,430



Two Rivers West CDD

Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022
November 14, 2022

Appendix D PERMIT SUMMARY

**Two Rivers West
Permit Status**

Permit	Number	Approval Date (or anticipated)	Notes
Parcels B1 and B2			
Pasco County - Letter of Commitment	PCU #05-148.13.A.1	5/3/2022	
	RESSUB-2021-00072		
	UTILPL-2021-00184		
SWFWMD - ERP Minor Mod for Two Rivers Southwest Master Roadway Plans	45495.003	8/19/2022	
Parcel B3			
Pasco County - Letter of Commitment	PCU #05-148.14.A.1	10/12/2022	
	RESSUB-2021-00074		
	UTILPL-2021-00189		
SWFWMD - ERP Minor Mod for Two Rivers Southwest Master Roadway Plans	45495.003	8/19/2022	
Parcel B4			
Pasco County - Letter of Commitment	PCU #05-148.39.A.1	10/12/2022	
	RESSUB-2021-00074		
	UTILPL-2021-00189		
SWFWMD - ERP Minor Mod for Two Rivers Southwest Master Roadway Plans	45495.003	8/19/2022	
Parcel C1			
Pasco County - Letter of Commitment	PCU #05-148.17.A.1	3/2/2022	
	RESSUB-2022-00001		
	UTILPL-2022-00008		
SWFWMD - ERP Minor Mod for Two Rivers Southwest Master Roadway Plans	45495.003	8/19/2022	

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT**

August 16, 2022, Minutes of the Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Two Rivers West Community Development District was held on **Tuesday, August 16, 2022, at 11:00 a.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 34638.

1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Two Rivers West Community Development District to order on **Tuesday, August 16, 2022, at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Jeffrey S. Hills	Chairman
Nick Dister	Vice-Chair
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
------------	-----------------------------

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-36; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-36.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-37; Levying O&M Assessments

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-37.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

7. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no staff reports at this time.

8. BUSINESS ITEMS

- A. Consideration of Resolution 2022-38; Setting FY 2023 Meeting Schedule**

Mr. Lamb went over the resolution with the Board and set monthly schedule in accordance with the Board.

MOTION TO:	Approve Resolution 2022-38.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters of the District at this time.

9. CONSENT AGENDA ITEMS

- A. Consideration of Regular Board of Supervisors Meeting July 19, 2022**
- B. Consideration of Operations and Maintenance Expenditures July 2022**
- C. Review of Financial Statements for Month Ending July 31, 2022**

The Board reviewed the agenda items.

MOTION TO:	Approve Consent Agenda Items. A-C.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

10. SUPERVISOR REQUESTS AND COMMENTS

There was no supervisor request at this time.

11. AUDIENCE COMMENTS

There were no audience comments.

12. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Secretary**
☐ **Assistant Secretary**

Title:

☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Two Rivers West CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Supervisor: Jeff Hills	JH 081622	\$ 200.00		Supervisor Fee - 08/16/22
Supervisor: Nicholas Dister	ND 071922	200.00		Supervisor Fee - 07/19/22
Supervisor: Nicholas Dister	ND 081622	200.00		Supervisor Fee - 08/16/22
Supervisor: Ryan Motko	RM 071922	200.00		Supervisor Fee - 07/19/22
Supervisor: Ryan Motko	RM 081622	200.00		Supervisor Fee - 08/16/22
Supervisor: Steve Luce	SL 071922	200.00		Supervisor Fee - 07/19/22
Supervisor: Thomas Spence	TS 071922	200.00		Supervisor Fee - 07/19/22
Variable Contract Sub-Total		\$ 1,400.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Straley Robin Vericker	21985	\$ 598.50		Professional Service - Thru 08/15/22
Tampa Bay Times	320442 072022	1,049.50		O&M Assessment - 07/20/22
Tampa Bay Times	320442 072722	122.00	\$ 1,171.50	Budget Hearing - 07/27/22
Regular Services Sub-Total		\$ 1,770.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,170.00		

Two Rivers West CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

TWO RIVERS WEST CDD

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	<input checked="" type="checkbox"/>	Accept	\$200
Thomas Spence	<input type="checkbox"/>	Accept	\$200
Ryan Motko	<input checked="" type="checkbox"/>	Accept	\$200
Steve Luce	<input type="checkbox"/>	Accept	\$200
Jeffrey S. Hills	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature Brian Lamb

JH 081622

TWO RIVERS WEST CDD

MEETING DATE: July 19, 2022


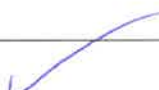
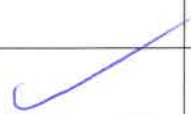
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

ND 071922

TWO RIVERS WEST CDD

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko		Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

ND081622

TWO RIVERS WEST CDD

MEETING DATE: July 19, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

Rm 071922

TWO RIVERS WEST CDD

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	<input checked="" type="checkbox"/>	Accept	\$200
Thomas Spence	<input type="checkbox"/>	Accept	\$200
Ryan Motko	<input checked="" type="checkbox"/>	Accept	\$200
Steve Luce	<input type="checkbox"/>	Accept	\$200
Jeffrey S. Hills	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature Brian Lamb

Rm 081622

TWO RIVERS WEST CDD

MEETING DATE: July 19, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

SL 071922

TWO RIVERS WEST CDD

MEETING DATE: July 19, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

TS 071922

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Two Rivers West Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 24, 2022
Client: 001578
Matter: 000001
Invoice #: 21985

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

51400
3107

SERVICES

Date	Person	Description of Services	Hours	Amount
7/16/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	\$106.50
7/18/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
7/19/2022	JMV	REVIEW COMMUNICATION FROM B. LAMB; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$106.50
7/21/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.3	\$106.50
7/22/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
8/3/2022	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING AND LEVYING 2022/2023 O&M BUDGET AND DEVELOPER FUNDING AGREEMENT.	0.2	\$33.00
8/15/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
Total Professional Services			1.9	\$598.50

August 24, 2022

Client: 001578

Matter: 000001

Invoice #: 21985

Page: 2

Total Services	\$598.50	
Total Disbursements	\$0.00	
Total Current Charges		\$598.50
Previous Balance		\$2,943.55
Less Payments		(\$2,943.55)
PAY THIS AMOUNT		\$598.50

Please Include Invoice Number on all Correspondence



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/20/22		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
07/20/2022	Deirdre Bonett	320442	
Total Amount Due		Ad Number	
\$1,049.50		0000236698	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/20/22	07/20/22	0000236698	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
07/20/22	07/20/22	0000236698	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$4.00

4/801
5/1300
m

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/20/22		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
07/20/2022	Deirdre Bonett	320442	
Total Amount Due		Ad Number	
\$1,049.50		0000236698	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TWO RIVERS WEST CDD

C/O MERITUS

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/20/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

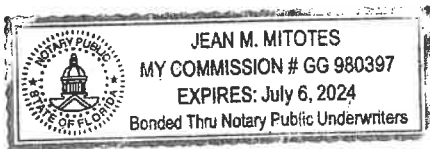
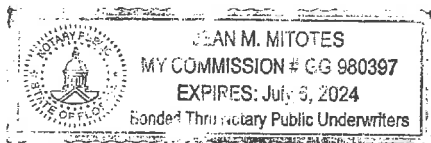
Signature Affiant

Sworn to and subscribed before me this **07/20/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Two Rivers West Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 16, 2022, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will,

by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://www.tworiverswestcdd.com>, or may be obtained by contacting the District Manager's office via email at Brian.Lamb@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment
Multi Family 28'	0.70	155.00	108.50	\$0.00	\$169.04	\$169.04
Multi Family 35'	0.88	116.00	101.50	\$0.00	\$211.30	\$211.30
Single Family 40'	1.00	104.00	104.00	\$0.00	\$241.49	\$241.49
Single Family 50'	1.25	880.00	1,100.00	\$0.00	\$301.86	\$301.86
Single Family 60'	1.50	681.00	1,021.50	\$0.00	\$362.24	\$362.24
Single Family 65'	1.63	43.00	69.88	\$0.00	\$392.42	\$392.42
Single Family 70'	1.75	170.00	297.50	\$0.00	\$422.61	\$422.61
Single Family 74'	1.85	16.00	29.60	\$0.00	\$446.76	\$446.76
Undeveloped Acreage	1.00	0.00	0.00	\$0.00	\$0.00	\$0.00
Subtotal		2,165.00	2,832.48			

Notations:

(1) Assessments shown are net of County 2% collection cost and 4% early payment discount.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the

Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/27/22	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	320442
Total Amount Due		Ad Number
\$122.00		0000236693

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000236693	Times	Legals CLS	Budget Hearing	1	2x51 L	\$120.00
07/27/22	07/27/22	0000236693	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x51 L	\$0.00 \$2.00

Handwritten: 4801 57300

Received
AUG 01 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/27/22	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	320442
Total Amount Due		Ad Number
\$122.00		0000236693

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TWO RIVERS WEST CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **07/27/2022**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting
of the Two Rivers West Community Development District**

The Board of Supervisors (the "Board") of the Two Rivers West Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 16, 2022, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <http://www.tworiverswestcdd.com>, or may be obtained by contacting the District Manager's office via email at Brian.Lamb@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager

Run Date: July 27, 2022

0000236693



Two Rivers West CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	82086	\$ 3,736.11		District Invoices - July
Monthly Contract Sub-Total		\$ 3,736.11		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,736.11		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#82086

DATE

8/31/2022

BILL TO

Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2411

NET TERMS

Net 30

PO#**DUE DATE**

9/30/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
January - June True Up District Management Services - District Management	1	Ea	2,361.11		2,361.11
Administration	1	Ea	208.33		208.33
Recording Secretary	1	Ea	166.66		166.66
Accounting	1	Ea	208.34		208.34
Financial Revenue Collections	1	Ea	500.00		500.00
Rental & Leases	1	Ea	83.33		83.33
Website Administration	1	Ea	83.34		83.34
Technology/Data Storage	1	Ea	125.00		125.00
Subtotal					3,736.11

Subtotal \$3,736.11

Tax \$0.00

Total Due \$3,736.11

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Two Rivers West- Phase 1	Yearly	Monthly	Feb-July		Already billed	Amount to bill January-June True-up
Management	14,000.00	1,166.67	6	7,000.00	4638.89	2,361.11
Administration	2,000.00	166.67		1,000.00	791.67	208.33
Recording Secretary	1,200.00	100.00		600.00	433.34	166.66
Accounting	4,500.00	375.00		2,250.00	2041.66	208.34
Financial Revenue Collections	1,200.00	100.00		600.00	100	500.00
Rental & Leases	200.00	16.67		100.00	16.67	83.33
Website Administration	600.00	50.00		300.00	216.66	83.34
Technology/Data Storage	300.00	25.00		150.00	25	125.00
	24,000.00	2,000.00	6.00	12,000.00	8,263.89	3,736.11

Inframark LLC
Inframark LLC : Inframark WIS
Profit & Loss Detail Report
From Jan 2022 to Jul 2022

Options: Activity Only

Financial Row	Type	Date	Accounting Period	Document Number	Project ID	Client / Vendor	GL Acc. No	Amount	Department: Name	Description
Ordinary Income/Expense										
Income										
40000 - Revenue										
41400 - Revenue - Other										
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	41400	\$16.67	District Meritus, FL 8241	Rental & Leases
Total - 41400 - Revenue - Other								\$16.67		
Total - 40000 - Revenue								\$16.67		
42100 - Management Fees - Administrative										
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$833.33	District Meritus, FL 8241	Accounting Services
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$375.00	District Meritus, FL 8241	Accounting Services
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$833.33	District Meritus, FL 8241	Accounting Services
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$166.67	District Meritus, FL 8241	Administrative Services
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$312.50	District Meritus, FL 8241	Administrative Services
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$312.50	District Meritus, FL 8241	Administrative Services
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$1,736.11	District Meritus, FL 8241	District Management
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$1,166.67	District Meritus, FL 8241	District Management
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$1,736.11	District Meritus, FL 8241	District Management
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$100.00	District Meritus, FL 8241	Financial & Revenue Collection
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$166.67	District Meritus, FL 8241	Recording Secretary
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$100.00	District Meritus, FL 8241	Recording Secretary
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$166.67	District Meritus, FL 8241	Recording Secretary
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$25.00	District Meritus, FL 8241	Technology/Data Storage
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$83.33	District Meritus, FL 8241	Website Maintenance / Admin
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$83.33	District Meritus, FL 8241	Website Maintenance / Admin
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$50.00	District Meritus, FL 8241	Website Maintenance / Admin
Total - 42100 - Management Fees - Administrative								\$8,247.22		
Net Income								\$8,263.89		

Two Rivers West Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark LLC	79466	\$3,134.02		District Invoice – June 2022
Monthly Contract Sub-Total		\$ 3,134.02		
Variable Contract				
Variable Contract Sub-Total		\$0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Department of Economic Opportunity	87507	\$175.00		Dues, Fees
Inframark LLC	78003	\$3,134.02		District Invoice – May 2022
Inframark LLC	82086	\$3,736.11	\$6,870.13	District Invoice – August 2022
Jeffery S. Hills	JH081622	\$200.00		Supervisor Fees 08.16.2022
Times Publishing Company	320442 100922	\$208.50		Meeting Schedule – 10/09/22
Regular Services Sub-Total		\$7,453.63		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$10,587.65		

Approved (with any necessary revisions noted):



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#79466

DATE
6/30/2022

CUSTOMER ID
C2411

NET TERMS
Net 30

PO#

DUE DATE
7/30/2022

BILL TO

Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	1	Ea	0.53		0.53
B/W Copies- May	3	Ea	0.52		1.55
Website Maintenance	1	Ea	83.33		83.33
Recording Secretary	1	Ea	166.67		166.67
Administrative Services	1	Ea	312.50		312.50
Accounting Services	1	Ea	833.33		833.33
District Management	1	Ea	1,736.11		1,736.11
Subtotal					3,134.02

Subtotal \$3,134.02

Tax \$0.00

Total Due \$3,134.02

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday - Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87507			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Two Rivers West Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

2. Telephone:	(813) 397-5121
3. Fax:	(813) 873-7070
4. Email:	brian.lamb@merituscorp.com <i>inframark.com</i>
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	tworiverswestcdd.com
8. County(ies):	Pasco
9. Function(s):	Community Development
10. Boundary Map on File:	12/13/2021
11. Creation Document on File:	12/13/2021
12. Date Established:	12/09/2021
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Pasco County
15. Creation Document(s):	County Ordinance 21-41
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	03/22/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *[Signature]* Date 10/6/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2.____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3.____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#78003

DATE
5/26/2022

BILL TO

Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID
C2411

NET TERMS
Net 30

PO#

DUE DATE
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	4	Ea	0.52	2.08
Website Maintenance - Website Maintenance	1	Ea	83.33	83.33
Recording Svcs - Recording Secretary	1	Ea	166.67	166.67
Recording Svcs - Administrative Services	1	Ea	312.50	312.50
Accounting Services - Accounting Services	1	Ea	833.33	833.33
District Management Services - District Management	1	Ea	1,736.11	1,736.11
Subtotal				3,134.02

Subtotal \$3,134.02

Tax \$0.00

Total Due \$3,134.02

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070

73



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#82086

DATE
8/31/2022

BILL TO

Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID
C2411

PO#

NET TERMS
Net 30

DUE DATE
9/30/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
January - June True Up District Management Services - District Management	1	Ea	2,361.11		2,361.11
Administration	1	Ea	208.33		208.33
Recording Secretary	1	Ea	166.66		166.66
Accounting	1	Ea	208.34		208.34
Financial Revenue Collections	1	Ea	500.00		500.00
Rental & Leases	1	Ea	83.33		83.33
Website Administration	1	Ea	83.34		83.34
Technology/Data Storage	1	Ea	125.00		125.00
Subtotal					3,736.11

Subtotal \$3,736.11

Tax \$0.00

Total Due \$3,736.11

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Two Rivers West- Phase 1	Yearly	Monthly	Feb-July		Already billed	Amount to bill January-June True-up
Management	14,000.00	1,166.67	6	7,000.00	4638.89	2,361.11
Administration	2,000.00	166.67		1,000.00	791.67	208.33
Recording Secretary	1,200.00	100.00		600.00	433.34	166.66
Accounting	4,500.00	375.00		2,250.00	2041.66	208.34
Financial Revenue Collections	1,200.00	100.00		600.00	100	500.00
Rental & Leases	200.00	16.67		100.00	16.67	83.33
Website Administration	600.00	50.00		300.00	216.66	83.34
Technology/Data Storage	300.00	25.00		150.00	25	125.00
	24,000.00	2,000.00	6.00	12,000.00	8,263.89	3,736.11

Inframark LLC
Inframark LLC : Inframark WIS
Profit & Loss Detail Report
From Jan 2022 to Jul 2022

Options: Activity Only

Financial Row	Type	Date	Accounting Period	Document Number	Project ID	Client / Vendor	GL Acc. No	Amount	Department: Name	Description
Ordinary Income/Expense										
Income										
40000 - Revenue										
41400 - Revenue - Other										
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	41400	\$16.67	District Meritus, FL 8241	Rental & Leases
Total - 41400 - Revenue - Other								\$16.67		
Total - 40000 - Revenue								\$16.67		
42100 - Management Fees - Administrative										
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$833.33	District Meritus, FL 8241	Accounting Services
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$375.00	District Meritus, FL 8241	Accounting Services
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$833.33	District Meritus, FL 8241	Accounting Services
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$166.67	District Meritus, FL 8241	Administrative Services
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$312.50	District Meritus, FL 8241	Administrative Services
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$312.50	District Meritus, FL 8241	Administrative Services
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$1,736.11	District Meritus, FL 8241	District Management
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$1,166.67	District Meritus, FL 8241	District Management
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$1,736.11	District Meritus, FL 8241	District Management
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$100.00	District Meritus, FL 8241	Financial & Revenue Collection
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$166.67	District Meritus, FL 8241	Recording Secretary
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$100.00	District Meritus, FL 8241	Recording Secretary
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$166.67	District Meritus, FL 8241	Recording Secretary
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$25.00	District Meritus, FL 8241	Technology/Data Storage
	Invoice	6/30/2022	Jun 2022	79466	TWORVW	C2411 Two Rivers West CDD	42100	\$83.33	District Meritus, FL 8241	Website Maintenance / Admin
	Invoice	5/26/2022	May 2022	78003	TWORVW	C2411 Two Rivers West CDD	42100	\$83.33	District Meritus, FL 8241	Website Maintenance / Admin
	Invoice	7/31/2022	Jul 2022	80919	TWORVW	C2411 Two Rivers West CDD	42100	\$50.00	District Meritus, FL 8241	Website Maintenance / Admin
Total - 42100 - Management Fees - Administrative								\$8,247.22		
Net Income								\$8,263.89		

TWO RIVERS WEST CDD

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	<input checked="" type="checkbox"/>	Accept	\$200
Thomas Spence	<input type="checkbox"/>	Accept	\$200
Ryan Motko	<input checked="" type="checkbox"/>	Accept	\$200
Steve Luce	<input type="checkbox"/>	Accept	\$200
Jeffrey S. Hills	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature Brian Lamb

JH 081622



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/ 9/22	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
10/09/2022	Deirdre Bonett	320442
Total Amount Due		Ad Number
\$208.50		0000250337

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/09/22	10/09/22	0000250337	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$206.50
10/09/22	10/09/22	0000250337	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x60 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/ 9/22	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
10/09/2022	Deirdre Bonett	320442
Total Amount Due		Ad Number
\$208.50		0000250337

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

TWO RIVERS WEST CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Received
OCT 17 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **10/9/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature Affiant

Sworn to and subscribed before me this **10/09/2022**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2023
TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers West Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638, on the following dates at 11:00 a.m.:

October 18, 2022	11:00 a.m.
November 15, 2022	11:00 a.m.
December 20, 2022	11:00 a.m.
January 17, 2023	11:00 a.m.
February 21, 2023	11:00 a.m.
March 21, 2023	11:00 a.m.
April 18, 2023	11:00 a.m.
May 16, 2023	11:00 a.m.
June 20, 2023	11:00 a.m.
July 18, 2023	11:00 a.m.
August 15, 2023	11:00 a.m.
September 19, 2023	11:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

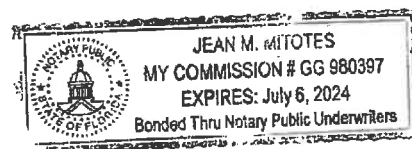
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 10/09/2022

0000250337



Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



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

Two Rivers West CDD
Balance Sheet
As of 9/30/2022

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash - Operating Account	795.00	795.00
Revenue Account - Series 2022	0.00	318.00
Principal and Interest Account Series 2022 (6001)	0.00	5,047.00
Revenue Account - Series 2022	0.00	100,000.00
Acq. & Cons-Offsite Project Subacct Series 2022 (6004)	0.00	4,751,309.00
Acquisition & Construction Acct Series 2022 (6005)	0.00	866.00
Costs of Issuance Account Series 2022 (6006)	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>795.00</u>	<u>4,858,336.00</u>
Liabilities		
Accounts Payable	<u>10,604.00</u>	<u>10,604.00</u>
Total Liabilities	<u>10,604.00</u>	<u>10,604.00</u>
Fund Equity & Other Credits	(9,809.00)	4,847,732.00
Total Liabilities & Fund Equity	<u>795.00</u>	<u>4,858,336.00</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts -	684,517.00	0.00	(684,517.00)	(100)%
Off Tax Roll				
Contributions & Donations From				
Private Sources				
Developer Fundings	0.00	24,288.00	24,288.00	0 %
Total Revenues	<u>684,517.00</u>	<u>24,288.00</u>	<u>(660,229.00)</u>	<u>(96)%</u>
Expenditures				
Legislative				
Supervisor Fees	10,000.00	3,600.00	6,400.00	64 %
Financial & Administrative				
Administrative Service	3,750.00	833.00	2,917.00	78 %
District Management	20,833.00	5,833.00	15,000.00	72 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	500.00	1,500.00	75 %
Organization Meeting/Initial Set Up	4,000.00	0.00	4,000.00	100 %
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	500.00	2,125.00	81 %
Rentals and Leases	500.00	83.00	417.00	83 %
Office Supplies	100.00	115.00	(15.00)	(15)%
Technology Services	500.00	125.00	375.00	75 %
Accounting Services	10,000.00	1,875.00	8,125.00	81 %
Postage, Phone, Faxes, Copies	500.00	4.00	496.00	99 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	7,797.00	(4,297.00)	(123)%
Bank Fees	200.00	314.00	(114.00)	(57)%
Dues, Licenses, & Fees	175.00	750.00	(575.00)	(329)%
Miscellaneous Fees	250.00	700.00	(450.00)	(180)%
Website Maintenance	2,000.00	250.00	1,750.00	88 %
ADA Website Set Up/Compliance	1,800.00	2,900.00	(1,100.00)	(61)%

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Legal Counsel				
District Counsel	9,500.00	7,917.00	1,583.00	17 %
Electric Utility Services				
Electric Utility Services -	135,000.00	0.00	135,000.00	100 %
Electric Utility Services - All Others	6,000.00	0.00	6,000.00	100 %
Stormwater Control				
Aquatic Maintenance	30,000.00	0.00	30,000.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %
Entry & Wall Maintenance	2,500.00	0.00	2,500.00	100 %
Landscape Maintenance	280,000.00	0.00	280,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	15,000.00	0.00	15,000.00	100 %
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
Landscape Mulch	40,000.00	0.00	40,000.00	100 %
Landscape Annuals	30,000.00	0.00	30,000.00	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Playground Equipment	1,000.00	0.00	1,000.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Dog Waste Station Service and	1,500.00	0.00	1,500.00	100 %
Supplies				
Contingency				
Miscellaneous Contingency	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>684,517.00</u>	<u>34,097.00</u>	<u>650,420.00</u>	<u>95 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>(9,809.00)</u>	<u>(9,809.00)</u>	<u>0 %</u>
Expenditures				

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(9,809.00)</u>	<u>(9,809.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(9,809.00)</u>	<u>(9,809.00)</u>	<u>0 %</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources (Uses)				
Interfund Transfer				
Interfund Transfer	0.00	5,035.00	5,035.00	0 %
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>100,000.00</u>	<u>100,000.00</u>	<u>0 %</u>
Total Other Financing Sources (Uses)	<u>0.00</u>	<u>105,035.00</u>	<u>105,035.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>105,035.00</u>	<u>105,035.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>105,035.00</u>	<u>105,035.00</u>	<u>0 %</u>

Two Rivers West CDD
Statement of Revenues, Expenditures Changes in Fund Balance
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Fund - Series 2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0.00	4,730,076.00	4,730,076.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(5,035.00)</u>	<u>(5,035.00)</u>	<u>0 %</u>
Total Other Financing Sources (Uses)	<u>0.00</u>	<u>4,725,041.00</u>	<u>4,725,041.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>4,725,041.00</u>	<u>4,725,041.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>4,725,041.00</u>	<u>4,725,041.00</u>	<u>0 %</u>

Two Rivers West CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	994.86
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	794.86
Balance Per Books	<u>794.86</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Two Rivers West CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1024	9/8/2022	System Generated Check/Voucher	<u>200.00</u>	Ryan Motko
Outstanding Checks/Vouchers			<u>200.00</u>	

Two Rivers West CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1022	8/28/2022	System Generated Check/Voucher	598.50	Straley Robin Vericker
1023	9/8/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1025	9/8/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1026	9/8/2022	System Generated Check/Voucher	200.00	Thomas R. Spence
030	9/21/2022	SERVICE CHARGES for Sept 2022	<u>22.21</u>	
Cleared Checks/Vouchers			<u>1,220.71</u>	