

# Two Rivers West Community Development District

## Board of Supervisors

Nicholas Dister, Chair  
Carlos de la Ossa, Vice-Chair  
Ryan Motko, Assistant Secretary  
Thomas Spence, Assistant Secretary  
Vacant, Assistant Secretary

Brian Lamb, District Manager  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Tuesday, May 16, 2023, at 11:00 a.m.

The Regular Meeting of the Two Rivers West Community Development District will be held on **May 16, 2023 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 (305) 224 1968**

**Meeting ID: 863 9686 1686**

**Passcode: 117533**

**<https://us06web.zoom.us/j/86396861686?pwd=WjdORVluaVVxUGRXUXFaU1prTjVqQT09>**

*All cellular phones and pagers must be turned off during the meeting.*

### REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

**2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

#### 3. VENDOR AND STAFF REPORTS

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

#### 4. BUSINESS ITEMS

- A. Resignation of Board of Supervisor – Steve Luce ..... Tab 01
- B. Appointment of Board Member Replacement(s)
- C. Individual Board Member Acceptance or Waiver of Compensation
- D. Consideration of Resolution 2023-04; Re-Designation of Officers..... Tab 02
- E. Consideration of Resolution 2023-05; Approving the Proposed Fiscal Year 2024  
    Budget & Setting Public Hearing.....Tab 03
- F. Announcement of Qualified Electors.....Tab 04
- G. General Matters of the District

#### 5. CONSENT AGENDA ITEMS

- A. Consideration of Regular Board of Supervisors Meeting March 21, 2023, .....Tab 05
- B. Consideration of Operations and Maintenance Expenditures March 2023 .....Tab 06
- C. Consideration of Operations and Maintenance Expenditures April 2023 .....Tab 07
- D. Review of Financial Statements for Month Ended April 30, 2023, ..... Tab 08

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. 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,



District Manager

#### District Office

Inframark Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

#### Meeting Location:

SpringHill Suites by Marriott Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O' Lakes, FL 34638

May 16, 2023  
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

**Two Rivers East**

**Two River West**

Sincerely,

DocuSigned by:

*Steve Luce*

AEFABF1B7B694EB...

*Steve Luce*

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TWO RIVERS  
WEST COMMUNITY DEVELOPMENT DISTRICT  
AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Two Rivers West Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Pasco; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE  
BOARD OF SUPERVISORS OF TWO RIVERS WEST  
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Nicholas Dister</u>	Chair
<u>Carlos de la Ossa</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Thomas Spence</u>	Assistant Secretary
<u>Mike Rainer</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 16<sup>TH</sup> DAY OF May, 2023.**

**ATTEST:**

**TWO RIVERS WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Two Rivers West Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 15, 2023

HOUR: 11:00 am

LOCATION: SpringHill Suites by Marriott Tampa  
Suncoast Parkway  
16615 Crosspointe Run  
Land O’Lakes, Florida 34648

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 16, 2023.**

**Attest:**

**Two Rivers West Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Two Rivers West Community Development District (**“District”**) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**“Proposed Budget”**); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

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4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 16, 2023.**

**Attest:**

**Two Rivers West Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

2024

**TWO RIVERS WEST**  
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING  
BUDGET



May 16, 2023



# Two Rivers West COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Final Operating Budget	Increase / Decrease from FY 2023 to FY 2024
<b>REVENUES</b>			
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>			
Operations & Maintenance Assmts-Tax Roll	\$ 684,517	\$ -	\$ (684,517)
Operations & Maintenance Assmts- Off Roll	\$ -	\$ -	\$ -
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$ 684,517</b>	<b>\$ -</b>	<b>\$ (684,517)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>			
Developer Funding	\$ -	\$ 201,125	\$ 201,125
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$ -</b>	<b>\$ 201,125</b>	<b>\$ 201,125</b>
<b>TOTAL REVENUES</b>	<b>\$ 684,517</b>	<b>\$ 201,125</b>	<b>\$ (483,392)</b>
<b>EXPENDITURES</b>			
<b>LEGISLATIVE</b>			
Supervisor Fees	\$ -	\$ 3,000	\$ 3,000
<b>TOTAL LEGISLATIVE</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>			
Administrative Services	\$ 4,200	\$ 4,500	\$ 300
District Manager	\$ 500	\$ 25,000	\$ 24,500
District Engineer	\$ 2,000	\$ 9,500	\$ 7,500
Trustee Fees	\$ 2,625	\$ 6,500	\$ 3,875
Recording Secretary	\$ 9,500	\$ 2,400	\$ (7,100)
Organizational Meeting/Initial Set Up	\$ 3,750	\$ 4,000	\$ 250
Construction Accounting	\$ 9,000	\$ 9,000	\$ -
Dissemination Services	\$ 20,834	\$ 4,200	\$ (16,634)
Financial & Revenue Collections	\$ 10,000	\$ 1,200	\$ (8,800)
Rentals & Leases	\$ 6,000	\$ 600	\$ (5,400)
Office Supplies	\$ 1,800	\$ 100	\$ (1,700)
Technology Services	\$ 500	\$ 600	\$ 100
Accounting Services	\$ 500	\$ 9,000	\$ 8,500
Auditing Services	\$ 2,500	\$ 6,000	\$ 3,500
Postage, Phone, Faxes, Copies	\$ -	\$ 500	\$ 500
Public Officials Insurance	\$ 3,500	\$ 5,000	\$ 1,500
Legal Advertising	\$ 200	\$ 3,500	\$ 3,300
Bank Fees	\$ 4,000	\$ 200	\$ (3,800)
Dues, Licenses & Fees	\$ 2,000	\$ 175	\$ (1,825)
Miscellaneous Fees	\$ 250	\$ 250	\$ -
Website Development & Maintenance	\$ 100	\$ 1,200	\$ 1,100
ADA Website Compliance	\$ 175	\$ 1,800	\$ 1,625
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$ 83,934</b>	<b>\$ 95,225</b>	<b>\$ 11,291</b>
<b>LEGAL COUNSEL</b>			
District Counsel	\$ 9,500	\$ 9,500	\$ -
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$ 9,500</b>	<b>\$ 9,500</b>	<b>\$ -</b>
<b>Electric Utility Services</b>			
Electric Utility Services - StreetLights	\$ 135,000	\$ -	\$ (135,000)
Electric Utility Services - All Others	\$ 6,000	\$ -	\$ (6,000)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$ 141,000</b>	<b>\$ -</b>	<b>\$ (141,000)</b>
<b>Stormwater Control</b>			
Aquatic Maintenance	\$ 30,000	\$ -	\$ (30,000)
Aquatic Plant Replacement	\$ 500	\$ -	\$ (500)
<b>TOTAL STORMWATER CONTROL</b>	<b>\$ 30,500</b>	<b>\$ -</b>	<b>\$ (30,500)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
Aquatic Maintenance	\$ 30,000	\$ 38,000	\$ 8,000
General Liability Insurance	\$ 3,200	\$ 5,000	\$ 1,800
Landscape Maintenance-Pond Banks	\$ 22,500	\$ 25,000	\$ 2,500
Debris Cleanup	\$ 5,000	\$ 9,000	\$ 4,000
Wildlife Control	\$ 40,000	\$ 6,400	\$ (33,600)
Landscape Maintenance	\$ 277,383	\$ -	\$ (277,383)
Entry/Gate/Walls Maintenance	\$ 2,500	\$ -	\$ (2,500)
Plant Replacement Program	\$ 15,000	\$ -	\$ (15,000)
Irrigation Maintenance	\$ 5,000	\$ -	\$ (5,000)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$ 400,583</b>	<b>\$ 83,400</b>	<b>\$ (317,183)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
Pavement & Drainage Maintenance	\$ 1,500	\$ -	\$ (1,500)
<b>TOTAL PAVEMENT &amp; DRAINAGE MAINTENANCE</b>	<b>\$ 1,500</b>	<b>\$ -</b>	<b>\$ (1,500)</b>
<b>PARKS &amp; RECREATION</b>			
Field Services	\$ 12,000	\$ -	\$ (12,000)
Playground Equipment Maintenance	\$ 1,000	\$ -	\$ (1,000)
Events Service & Supplies	\$ 500	\$ -	\$ (500)
Dog Waste Station Service & Supplies	\$ 1,500	\$ -	\$ (1,500)
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ (15,000)</b>
<b>CONTINGENCY</b>			

# TWO RIVERS WEST

## COMMUNITY DEVELOPMENT DISTRICT

Miscellaneous Contingency	\$	2,500	\$	10,000	\$	7,500
<b>TOTAL CONTINGENCY</b>	<b>\$</b>	<b>2,500</b>	<b>\$</b>	<b>10,000</b>	<b>\$</b>	<b>7,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>684,517</b>	<b>\$</b>	<b>201,125</b>	<b>\$</b>	<b>(483,392)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>

# TWO RIVERS WEST

## SCHEDULE OF ANNUAL ASSESSMENTS<sub>(1)</sub>

Lot Size	EAU Value	O&M Unit Count	Debt Service Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
<b>SERIES 2022 - PARCEL B1, B2, B3, B4, C1</b>						
<b>Townhome 28'</b>	0.70	155			\$49.69	\$49.69
<b>Twin Villa 35'</b>	0.88	116			\$62.47	\$62.47
<b>Single Family 40'</b>	1.00	104			\$70.98	\$70.98
<b>Single Family 50'</b>	1.25	880	338	\$1,728.26	\$88.73	\$1,816.99
<b>Single Family 60'</b>	1.50	681	262	\$2,073.91	\$106.48	\$2,180.39
<b>Single Family 65'</b>	1.63	43	42	\$2,246.74	\$115.92	\$2,362.66
<b>Single Family 70'</b>	1.75	170	128	\$2,419.56	\$124.22	\$2,543.78
<b>Single Family 74'</b>	1.85	16			\$131.32	\$131.32
<b>TOTAL</b>		<b>2,165</b>	<b>770</b>			

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.



**Brian E. Corley**  
**Supervisor of Elections**  
**PO Box 300**  
**Dade City FL 33526-0300**

Received

MAY 01 2023

**1-800-851-8754**  
**www.pascovotes.gov**

April 26, 2023

Brian Lamb, District Manager  
Meritus Corp  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Brian Lamb:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

- |   |   |
|---|---|
| • Two Rivers East Community Development District  | 0 |
| • Two Rivers North Community Development District | 0 |
| • Two Rivers West Community Development District  | 0 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162

# TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

March 21, 2023, Minutes of the Regular Meeting

## MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for the Two Rivers West Community Development District was held on **Tuesday, March 21, 2023, 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

Angie Grunwald called the Regular Meetings of the Board of Supervisors of the Two Rivers West Community Development District to order on **Tuesday, March 21, 2023, at 11:22 a.m.**

#### Board Members Present and Constituting a Quorum:

Nick Dister	Chairman
Carlos de la Ossa	Vice-Chairman
Thomas Spence	Supervisor
Ryan Motko	Supervisor

#### Staff Members Present:

Brian Lamb	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
John M. Vericker	District Counsel, Straley Robin Vericker

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. VENDOR AND STAFF REPORTS

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

There were no staff reports at this time.

### 4. BUSINESS ITEMS

#### A. Consideration of Resolution 2023-03; Approving Amended FY 2023 Operating Budget

The Board revived and discussed the resolution.

MOTION TO: Approve Resolution 2023-03 as stated.  
MADE BY: Supervisor de la Ossa  
SECONDED BY: Supervisor Motko  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

#### **E. General Matters of the District**

There were no General Matters of the District currently.

#### **5. CONSENT AGENDA ITEMS**

- A. Consideration of Regular Board of Supervisors Meeting January 17, 2023**
- B. Consideration of Operations and Maintenance Expenditures December 2022**
- C. Consideration of Operations and Maintenance Expenditures January 2023**
- D. Consideration of Operations and Maintenance Expenditures February 2023**
- E. Review of Financial Statements for Month Ended February 28, 2023**

The Board reviewed the consent agenda items.

MOTION TO: Approve Consent Agenda Items A through E.  
MADE BY: Supervisor Motko  
SECONDED BY: Supervisor de la Ossa  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

#### **6. SUPERVISOR REQUESTS AND COMMENTS**

The Board of Supervisors discussed the following.

- The HOA has now been formed for TRW
- The Builder Park Square closed on B1 and B2
- The Club plan has been recorded, and
- The next batch of closings will be in April.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	90631	\$3,709.32		DISTRICT INVOICE FEB 2023
INFRAMARK LLC	91967	\$3,708.33	\$7,417.65	DISTRICT INVOICE MARCH 2023
<b>Monthly Contract Subtotal</b>		<b>\$7,417.65</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 032123	\$200.00		SUPERVISOR FEE 03/21/23
NICHOLAS J. DISTER	ND 032123	\$200.00		SUPERVISOR FEE 03/21/23
RYAN MOTKO	RM 032123	\$200.00		SUPERVISOR FEE 03/21/23
STRALEY ROBIN VERICKER	22786	\$475.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
THOMAS R. SPENCE	TS 032123	\$200.00		SUPERVISOR FEE 03/21/23
<b>Variable Contract Subtotal</b>		<b>\$1,275.50</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STANTEC CONSULTING	2053012	\$1,171.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
<b>Regular Services Subtotal</b>		<b>\$1,171.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$9,864.15</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_



**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#90631

**CUSTOMER ID**

C2411

**PO#**

# INVOICE

**DATE**

2/28/2023

**NET TERMS**

Net 30

**DUE DATE**

3/30/2023

**BILL TO**

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

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
B/W Copies	4	Ea	0.15		0.60
Color Copies	1	Ea	0.39		0.39
<b>Subtotal</b>					<b>3,709.32</b>

**Subtotal**

\$3,709.32

**Tax**

\$0.00

**Total Due**

\$3,709.32

**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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#91967

**CUSTOMER ID**

C2411

**PO#**

# INVOICE

**DATE**

3/24/2023

**NET TERMS**

Net 30

**DUE DATE**

4/23/2023

**BILL TO**

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

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>3,708.33</b>

**Subtotal**

\$3,708.33

**Tax**

\$0.00

**Total Due**

\$3,708.33

**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 CDD

MEETING DATE: March 21, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce		Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

CD10 032123

**TWO RIVERS WEST CDD**

**MEETING DATE: March 21, 2023**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce		Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

ND 032123

**TWO RIVERS WEST CDD**

**MEETING DATE: March 21, 2023**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce		Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

Rm 032123

# 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

March 01, 2023

Client: 001578

Matter: 000001

Invoice #: 22786

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/16/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$142.00
1/17/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$177.50
1/18/2023	LB	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.2	\$33.00
1/24/2023	LB	REVIEW DISTRICT'S WEBSITE; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE CORRECTION TO THE DISTRICT'S WEBSITE RE MISSING MEETING DATES ON THE WEBSITE.	0.1	\$16.50
2/9/2023	JMV	REVIEW COMMUNICATION RE: CDD BOARD MEETING; DRAFT EMAIL RE: CDD BOARD MEETING.	0.3	\$106.50
Total Professional Services			1.5	\$475.50

March 01, 2023  
Client: 001578  
Matter: 000001  
Invoice #: 22786

Page: 2

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Total Services	\$475.50	
Total Disbursements	\$0.00	
Total Current Charges		\$475.50
Previous Balance		\$624.85
<b>PAY THIS AMOUNT</b>		<b>\$1,100.35</b>

*Please Include Invoice Number on all Correspondence*



Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22407	December 01, 2022	\$33.00	\$0.00	\$0.00	\$0.00	\$508.50
22533	December 29, 2022	\$165.00	\$14.85	\$0.00	\$0.00	\$655.35
22640	January 27, 2023	\$412.00	\$0.00	\$0.00	\$0.00	\$887.50
Total Remaining Balance Due						\$1,100.35

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$475.50	\$412.00	\$212.85	\$0.00

**TWO RIVERS WEST CDD**

**MEETING DATE: March 21, 2023**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce		Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

TS 032123

<b>Invoice Number</b>	2053012
<b>Invoice Date</b>	March 9, 2023
<b>Purchase Order</b>	215616742
<b>Customer Number</b>	175060
<b>Project Number</b>	215616742

**Bill To**

Two Rivers West Community Development District  
Accounts Payable  
c/o Inframark  
210 North University Drive, Suite 702  
Coral Springs FL 33071  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

<b>Project</b>	<b>Two Rivers West CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>February 24, 2023</b>
	Current Invoice Total (USD)	1,171.00		

Research requisition requests

<b>Top Task</b>	<b>2023</b>	<b>2023 FY General Consulting</b>
-----------------	-------------	-----------------------------------

**Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nurse, Vanessa M	0.50	152.00	76.00
Stewart, Tonja L	5.00	219.00	1,095.00
<b>Subtotal Professional Services</b>	<u>5.50</u>		<u>1,171.00</u>

Top Task Subtotal	2023 FY General Consulting	1,171.00
	<b>Total Fees &amp; Disbursements</b>	<u>1,171.00</u>
	<b>INVOICE TOTAL (USD)</b>	<b>1,171.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	93752	\$3,721.83		DISTRICT INVOICE APRIL 2023
<b>Monthly Contract Subtotal</b>		<b>\$3,721.83</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STANTEC CONSULTING	2064944	\$295.00		DISTRICT ENGINEER SERVICES THRU - 03/24/23
<b>Regular Services Subtotal</b>		<b>\$295.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$4,016.83</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<p><b>TWO RIVERS WEST CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

<b>Invoice Number</b>	2064944
<b>Invoice Date</b>	April 10, 2023
<b>Purchase Order</b>	215616742
<b>Customer Number</b>	175060
<b>Project Number</b>	215616742

**Bill To**

Two Rivers West Community Development District  
Accounts Payable  
c/o Inframark  
210 North University Drive, Suite 702  
Coral Springs FL 33071  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

<b>Project</b>	<b>Two Rivers West CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>March 24, 2023</b>
	Current Invoice Total (USD)	295.00		

Process requisitions

<b>Top Task</b>	<b>2023</b>	<b>2023 FY General Consulting</b>
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**Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nurse, Vanessa M	0.50	152.00	76.00
Stewart, Tonja L	1.00	219.00	219.00
<b>Subtotal Professional Services</b>	<u>1.50</u>		<u>295.00</u>

Top Task Subtotal	2023 FY General Consulting	295.00
	<b>Total Fees &amp; Disbursements</b>	<u>295.00</u>
	<b>INVOICE TOTAL (USD)</b>	<b>295.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\*

Thank you.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#93752

**DATE**

4/28/2023

**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**

5/28/2023

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
B/W Copies	74	Ea	0.15		11.10
Postage	4	Ea	0.60		2.40
<b>Subtotal</b>					<b>3,721.83</b>

**Subtotal**

\$3,721.83

**Tax**

\$0.00

**Total Due**

\$3,721.83

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 Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2023

Prepared by:



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



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>							
	2,707	-	-	-	-	-	2,707
Due From Other Funds	-	-	-	2,239,347	-	-	2,239,347
Investments:							
Acq. & Const. (Offsite Project)	-	-	-	-	606,442	-	606,442
Cost of Issuance Fund	-	-	-	-	212,314	-	212,314
Interest Account	-	-	472,491	-	602,065	-	1,074,556
Prepayment Account	-	-	12,609	-	-	-	12,609
Redemption Fund	-	2,230,741	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	-	-	-	1,439,688
Revenue Fund	-	-	11,286	-	-	-	11,286
Amount Avail In Debt Services	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	6,137,822	6,137,822
<b>TOTAL ASSETS</b>	<b>\$ 2,707</b>	<b>\$ 2,230,741</b>	<b>\$ 1,936,074</b>	<b>\$ 2,239,347</b>	<b>\$ 1,420,821</b>	<b>\$ 19,750,000</b>	<b>\$ 27,579,690</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 46,888	\$ -	\$ -	\$ -	\$ -	\$ -	46,888
Due To Other Funds	-	2,230,389	352	-	8,606	-	2,239,347
Revenue Bonds Payable-LT	-	-	-	-	-	19,750,000	19,750,000
<b>TOTAL LIABILITIES</b>	<b>46,888</b>	<b>2,230,389</b>	<b>352</b>	<b>-</b>	<b>8,606</b>	<b>19,750,000</b>	<b>22,036,235</b>
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	352	1,935,722	-	-	-	1,936,074
Capital Projects	-	-	-	2,239,347	1,412,215	-	3,651,562
Unassigned:	(44,181)	-	-	-	-	-	(44,181)
<b>TOTAL FUND BALANCES</b>	<b>(44,181)</b>	<b>352</b>	<b>1,935,722</b>	<b>2,239,347</b>	<b>1,412,215</b>	<b>-</b>	<b>5,543,455</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,707</b>	<b>\$ 2,230,741</b>	<b>\$ 1,936,074</b>	<b>\$ 2,239,347</b>	<b>\$ 1,420,821</b>	<b>\$ 19,750,000</b>	<b>\$ 27,579,690</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
Developer Contribution	-	5,700	5,700	0.00%
Other Miscellaneous Revenues	-	13,237	13,237	0.00%
<b>TOTAL REVENUES</b>	<b>684,517</b>	<b>18,937</b>	<b>(665,580)</b>	<b>2.77%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	-	1,800	(1,800)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	350	150	70.00%
ProfServ-Recording Secretary	2,000	1,500	500	75.00%
ProfServ-Tax Collector	2,625	600	2,025	22.86%
District Counsel	9,500	2,752	6,748	28.97%
District Engineer	9,500	1,466	8,034	15.43%
Administrative Services	3,750	2,625	1,125	70.00%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	20,834	14,583	6,251	70.00%
Accounting Services	10,000	5,250	4,750	52.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	29	471	5.80%
Rentals & Leases	500	250	250	50.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	348	3,152	9.94%
Bank Fees	200	166	34	83.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	700	1,300	35.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>93,434</b>	<b>36,444</b>	<b>56,990</b>	<b>39.01%</b>

**Electric Utility Services**

Utility - Electric	6,000	-	6,000	0.00%
Utility - StreetLights	135,000	-	135,000	0.00%
<b>Total Electric Utility Services</b>	<b>141,000</b>	<b>-</b>	<b>141,000</b>	<b>0.00%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	30,000	-	30,000	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
<b>Total Stormwater Control</b>	<b>30,500</b>	<b>-</b>	<b>30,500</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Contracts - Landscape	30,000	-	30,000	0.00%
Insurance - General Liability	3,200	2,750	450	85.94%
Insurance -Property & Casualty	22,500	-	22,500	0.00%
R&M-Other Landscape	5,000	-	5,000	0.00%
Landscape - Mulch	40,000	-	40,000	0.00%
Landscape Maintenance	277,383	-	277,383	0.00%
Entry/Gate/Walls Maintenance	2,500	-	2,500	0.00%
Plant Replacement Program	15,000	-	15,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>400,583</b>	<b>2,750</b>	<b>397,833</b>	<b>0.69%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
<b>Total Road and Street Facilities</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Field Services	12,000	-	12,000	0.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Special Events	500	-	500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
<b>Total Parks and Recreation</b>	<b>15,000</b>	<b>-</b>	<b>15,000</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>TOTAL EXPENDITURES</b>	<b>684,517</b>	<b>39,194</b>	<b>645,323</b>	<b>5.73%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,257)	(20,257)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(23,924)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (44,181)</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 753	\$ 753	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>753</b>	<b>753</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	11,700,000	-	11,700,000	0.00%
Interest Expense	342,225	-	342,225	0.00%
<b>Total Debt Service</b>	<b>12,042,225</b>	<b>-</b>	<b>12,042,225</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>12,042,225</b>	<b>-</b>	<b>12,042,225</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(12,042,225)	753	12,042,978	-0.01%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	11,901,358	11,901,358	0.00%
Debt Proceeds	12,042,225	-	(12,042,225)	0.00%
Pymt to Escrow Acct-Refunding	-	(12,007,125)	(12,007,125)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,042,225</b>	<b>(105,767)</b>	<b>(12,147,992)</b>	<b>-0.88%</b>
Net change in fund balance	\$ -	\$ (105,014)	\$ (105,014)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>105,366</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 352</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2022 (Project) Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 23,544	\$ 23,544	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>23,544</b>	<b>23,544</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Underwriters Discount	-	395,000	(395,000)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>395,000</b>	<b>(395,000)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>395,000</b>	<b>(395,000)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(371,456)	(371,456)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	2,307,178	2,307,178	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,307,178</b>	<b>2,307,178</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,935,722	\$ 1,935,722	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,935,722</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26,104	\$ 26,104	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26,104</b>	<b>26,104</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,538,933	(2,538,933)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,538,933</b>	<b>(2,538,933)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,538,933</b>	<b>(2,538,933)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,512,829)	(2,512,829)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>4,752,176</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,239,347</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2022 (Project) Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 54,514	\$ 54,514	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>54,514</b>	<b>54,514</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	6,414,504	(6,414,504)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>6,414,504</b>	<b>(6,414,504)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>6,414,504</b>	<b>(6,414,504)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(6,359,990)	(6,359,990)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	7,772,205	7,772,205	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>7,772,205</b>	<b>7,772,205</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,412,215	\$ 1,412,215	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,412,215</b>		



TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No. 5637 TRUIST - GF Operating  
Statement No. 04-23  
Statement Date 4/30/2023

G/L Balance (LCY)	2,706.88	Statement Balance	2,706.88
G/L Balance	2,706.88	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,706.88
Subtotal	2,706.88	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	2,706.88	Ending Balance	2,706.88
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/23/2023	Payment	1031	ADA SITE COMPLIANCE	1500	1,500.00	0.00
3/30/2023	Payment	1035	STANTEC CONSULTING	1171	1,171.00	0.00
3/30/2023	Payment	1036	STRALEY ROBIN VERICKER	1313.2	1,313.20	0.00
4/21/2023		JE000020	Bank Fees - Service Charge	22.62	22.62	0.00
Total Checks				4,006.82	4,006.82	0.00