

**TWO RIVER WEST
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 19, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Two Rivers West Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Tuesday, September 19, 2023, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **September 19, 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**. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/95709614632?pwd=WnoyY1ZlaithVkdYbUJnREs4clpIU09>

Meeting ID: 957 0961 4632 Passcode: 450559

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-11; Redesignation of Officers.....Tab 01
 - B. Ratification of Developer Funding Agreement for Fiscal Year 2023/2024Tab 02
 - C. General Matters of the District
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the August 15, 2023, MeetingTab 03
 - B. Consideration of Operation and Maintenance Expenditures July - August 2023Tab 04
 - C. Acceptance of the Financials and Approval of the Check Register for August 2023Tab 05
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

*The next regularly scheduled meeting is October 17, 2023, at 11:00 a.m.

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:

SpringHill Suites
16615 Crosspointe Run
Land O' Lakes, FL 3463

RESOLUTION 2023-11

**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>Carlos de la Ossa</u>	Chair
<u>Nicholas Dister</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 19TH DAY OF September, 2023.

ATTEST:

**TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT**

District Manager

Chairman / Vice Chairman

Secretary / Assistant Secretary

Chairman/ Vice Chairman

**FY 2023-2024 Operations and Maintenance
Budget Funding Agreement
(Two Rivers West Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 15, 2023, between the **Two Rivers West Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **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**, a Florida limited liability company, **EPG Two Rivers Holdings VII, LLC**, a Florida limited liability company, **EPG Two Rivers Holdings VIII, LLC**, a Florida limited liability company , (collectively, the “**Developer**”), whose mailing addresses are 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$68,335.25 in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
2. **FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2023-2024 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

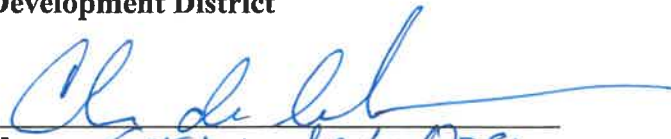
[Signature Pages on the following page.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

EPG-Two Rivers, LLC,
a Florida limited liability company


Name: Nicholas J. Dister
Title: Vice President

**Two Rivers West Community
Development District**


Name: Carlos de la Ossa
Chair/Vice-Chair of the Board of Supervisors

EPG Two Rivers I, LLC,
a Florida limited liability company


Name: Nicholas J. Dister
Title: Vice President

EPG Two Rivers II, LLC,
a Florida limited liability company


Name: Nicholas Dister
Title: Vice President

EPG Two Rivers IV, LLC,
a Florida limited liability company


Name: Nicholas Dister
Title: Vice President

EPG Two Rivers Holdings VII, LLC,
a Florida limited liability company


Name: Nicholas Dister
Title: Vice President

EPG Two Rivers Holdings VIII, LLC,
a Florida limited liability company


Name: Nicholas Dister
Title: Vice President

Exhibit A: FY 2023-2024 Budget

C. Consideration of Resolution 2023-07; Adopting Final Fiscal Year 2024 Budget

The Board reviewed the Resolution.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Resolution 2023-07 for the Fiscal Year 2024 Final Budget, was adopted. 5-0

D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Public Hearing on Levying O&M Assessments was opened. 5-0

B. Public Comment

There were no public comments.

C. Consideration of Resolution 2023-08; Levying O&M Assessments

The Board reviewed the Resolution.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Resolution 2023-08 for Levying O&M Assessments, was adopted. 5-0

D. Consideration of Developer Funding Agreement for FY 2024

Ms. Grunwald discussed the agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the Developer Funding Agreement for FY 2024, was approved. 5-0

E. Close Public Hearing on Levying O&M Assessments

The Public Hearing on Levying O&M Assessments was closed.

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Ms. Grunwald directed the Board of Supervisors to proceed to the regular meeting.

SEVENTH ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

B. District Manager

C. District Engineer

There being no reports, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Business Items

A. Ratification of Post Closing Temporary Easement to CDD

Ms. Grunwald discussed the easement to CDD with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the Post Closing Temporary Easement to CDD, was ratified. 5-0

B. Ratification of Temporary Easement

Ms. Grunwald discussed this business item with the Board.

On MOTION by Mr. Rainer seconded by Mr. Spence with all in favor the Temporary Easement, was ratified. 5-0

C. Ratification of Construction and Access Easements

Ms. Grunwald discussed this business item with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the Construction and Access Easement, was ratified.
5-0

D. Ratification of Development Agreement – Parcel C1A

Ms. Grunwald discussed the agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the Development Agreement for Parcel C1A, was ratified. 5-0

E. Ratification of Development Agreement – Parcels B3 & B4

Ms. Grunwald discussed the agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the Development Agreement for Parcels B3 and B4, was ratified. 4-0

F. Consideration of Resolution 2023-09; Amended Delegation Award Resolution

Mr. Lamb discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the Resolution 2023-09, Amended Delegation Award was adopted. 5-0

Mr. Lamb discussed the second Supplemental Assessment Methodology with changes as described to the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the second Supplemental Assessment Methodology, was amended. 5-0

G. Consideration of Resolution 2023-10; Setting Fiscal Year 2024 Meeting Schedule

Ms. Grunwald discussed the Resolution with the Board setting the Fiscal Year 2024 meeting schedule to the third Tuesday at 11:00 a.m. A discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Spence with all in favor Resolution 2023-10 setting Fiscal Year 2024 Meeting Schedule, was adopted as discussed. 5-0

H. General Matters of District

There being no additional general matters of the District, the next order of business followed.

NINTH ORDER OF BUSINESS

Consent Agenda Items

A. Consideration of Regular Board of Supervisors Meeting July 18, 2023

The Board reviewed the consent agenda item.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Consent Agenda Item A, was approved. 5-0

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TENTH ORDER OF BUSINESS

**Board Supervisors' Requests and
Comments**

There being no Board Members' comments or requests, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor the meeting was adjourned. 5-0
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Angie Grunwald
District Manager

Chairperson/Vice Chairperson

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98331	\$3,709.53		DISTRICT INVOICE JULY 2023
Monthly Contract Subtotal		\$3,709.53		
Variable Contract				
MICHAEL TODD RAINER	MR 071823	\$200.00		SUPERVISOR FEE 07/18/23
NICHOLAS J. DISTER	ND 071823	\$200.00		SUPERVISOR FEE 07/18/23
RYAN MOTKO	RM 071823	\$200.00		SUPERVISOR FEE 07/18/23
STRALEY ROBIN VERICKER	23314	\$1,912.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
THOMAS R. SPENCE	TS 071823	\$200.00		SUPERVISOR FEE 07/18/23
Variable Contract Subtotal		\$2,712.50		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
TIMES PUBLISHING COM	320442 072123	\$126.40		BUDGET HEARING
TIMES PUBLISHING COM	320442 072623	\$1,049.50	\$1,175.90	O&M ASSESSMENT
Regular Services Subtotal		\$1,175.90		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$7,597.93		

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#

#98331

CUSTOMER ID

C2411

PO#

INVOICE

DATE

7/19/2023

NET TERMS

Net 30

DUE DATE

8/18/2023

BILL TO

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

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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
Postage	2	Ea	0.60		1.20
Subtotal					3,709.53

Subtotal	\$3,709.53
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Tax	\$0.00
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Total Due	\$3,709.53
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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 CDDMEETING DATE: July 18, 2023

MR 071823

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

DMS Staff Signature Angie Grunwald

TWO RIVERS WEST CDDMEETING DATE: July 18, 2023

ND 071823

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

DMS Staff Signature Angie Grunwald

TWO RIVERS WEST CDD

RM 071823

MEETING DATE: July 18, 2023

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

DMS Staff Signature Angie Grunwald

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

July 17, 2023

Client: 001578

Matter: 000001

Invoice #: 23314

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.2	\$75.00
5/22/2023	LB	REVIEW PROPOSED BUDGET FOR FY 2023/2024.	0.2	\$35.00
6/8/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW LEGAL NOTICE; DRAFT EMAIL TO A. GRUNWALD.	0.3	\$112.50
6/13/2023	VKB	DRAFT ASSIGNMENTS OF CONTRACTS TO THE CDD FOR 3 PROJECTS.	1.7	\$637.50
6/19/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
6/20/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
6/20/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.6	\$195.00
6/21/2023	LB	REVIEW PROPOSED BUDGET; PREPARE PUBLICATION AD RE SAME.	0.5	\$87.50
6/28/2023	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.6	\$225.00
6/30/2023	LB	FINALIZE PUBLICATION ADS FOR FY 2023-2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
7/11/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT BOARD MEETING; REVIEW FILE CORRESPONDENCE.	0.3	\$97.50
Total Professional Services			5.7	\$1,912.50

July 17, 2023
Client: 001578
Matter: 000001
Invoice #: 23314

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Total Services	\$1,912.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,912.50
Previous Balance		\$1,734.85
Less Payments		(\$392.35)
Less Retainer Applied		(\$355.00)
PAY THIS AMOUNT		\$2,900.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23199	June 05, 2023	\$1,342.50	\$0.00	\$0.00	\$0.00	\$3,255.00
Total Remaining Balance Due						\$3,255.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,912.50	\$1,342.50	\$0.00	\$0.00

TWO RIVERS WEST CDD

MEETING DATE: July 18, 2023

TS 071823

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

DMS Staff Signature Angie Grunwald



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	
07/19/23		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
07/21/2023	Deirdre Bonett	320442	
Total Amount Due		Ad Number	
\$126.40		0000297008	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/19/23	0000297008	Times	Legals CLS	Budget Hearing	1	2x52 L	\$122.40
07/19/23	07/19/23	0000297008	Tampabay.com	Legals CLS	Budget Hearing	1	2x52 L	\$0.00
					AffidavitMaterial			\$4.00

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	
07/19/23		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
07/21/2023	Deirdre Bonett	320442	
Total Amount Due		Ad Number	
\$126.40		0000297008	

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

tampabay.com

- Ad Proof -

07/20/2023

Order Confirmation

Ad Order Number

0000297008

Sales Rep.

dbonett

EMail

dbonett@tampabay.com

Order Taker

dbonett

Order Source

Customer

TWO RIVERS WEST CDD

Customer Account

320442

Customer Address

2005 PAN AM CIRCLE, SUITE 300

TAMPA FL 33607 USA

Customer Phone

8138737300

Payor Customer

TWO RIVERS WEST CDD

Payor Account

320442

Payor Address

2005 PAN AM CIRCLE, SUITE 300

TAMPA FL 33607 USA

Payor Phone

8138737300

PO Number

Ordered By

Aysha

Customer Fax

Customer EMail

Teresa.Farlow@Inframark.com

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

2

Blind Box

Promo Type

Materials

Invoice Text

Budget Hearing

Ad Order Notes

Request for cancellation after 7/19 publication date.

Net Amount

\$126.40

Tax Amount

\$0.00

Total Amount

\$126.40

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$126.40

Tampa Bay Times

tampabay.com

- Ad Proof -

Ad Number

0000297008-01

Ad Type

CLS Legal Liner

Production Method

AdBooker

Production Notes

External Ad Number

Ad Attributes

Ad Released

No

Pick Up

0000201833-01

Ad Size

2 X 51 li

Color

WYSIWYG Content

**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 August 15, 2023, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34648.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 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 www.tworiverswestcdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@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.

Angie Grunwald
District Manager

Run Date: July 19 and 26, 2023

0000297008

Run Date

07/19/2023

Product

Tampa Bay Times

Placement

Legals - CLS

Position

Legal

Zone

BL-Pasco



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	
07/26/23		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
07/26/2023	Deirdre Bonett	320442	
Total Amount Due		Ad Number	
\$1,049.50		0000298100	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	07/26/23	0000298100	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
07/26/23	07/26/23	0000298100	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
07/26/23		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
07/26/2023	Deirdre Bonett	320442	
Total Amount Due		Ad Number	
\$1,049.50		0000298100	

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: **7/26/23** 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.

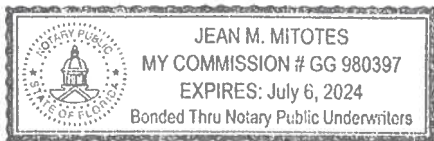
Signature Affiant

Sworn to and subscribed before me this **07/26/2023**

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 August 15, 2023, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34648.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 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 www.tworiverswestcdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@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	O&M Unit Count	Debt Service Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
SERIES 2022 - PARCEL B1, B2, B3, B4, C1						
Townhome 28'	0.70	155			\$49.69	\$49.69
Twin Villa 35'	0.88	116			\$62.47	\$62.47
Single Family 40'	1.00	104			\$70.98	\$70.98
Single Family 50'	1.25	880	338	\$1,728.26	\$88.73	\$1,816.99
Single Family 60'	1.50	681	262	\$2,073.91	\$106.48	\$2,180.39
Single Family 65'	1.63	43	42	\$2,246.74	\$115.92	\$2,362.66
Single Family 70'	1.75	170	128	\$2,419.56	\$124.22	\$2,543.78
Single Family 74'	1.85	16			\$131.32	\$131.32
TOTAL		2,165	770			

Notations:

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 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.

Angie Grunwald
District Manager



TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	100147	\$3,923.25		DISTRICT INVOICE AUGUST 2023
Monthly Contract Subtotal		\$3,923.25		
Variable Contract				
CARLOS DE LA OSSA	CDLO 071823 A	\$200.00		SUPERVISOR FEE 07/18/23
CARLOS DE LA OSSA	CDLO 081523	\$200.00	\$400.00	SUPERVISOR FEE 08/15/23
MICHAEL TODD RAINER	MR 081523	\$200.00		SUPERVISOR FEE 08/15/23
NICHOLAS J. DISTER	ND 081523	\$200.00		SUPERVISOR FEE 08/15/23
RYAN MOTKO	RM 081523	\$200.00		SUPERVISOR FEE 08/15/23
THOMAS R. SPENCE	TS 081523	\$200.00		SUPERVISOR FEE 08/15/23
Variable Contract Subtotal		\$1,200.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	23495	\$4,627.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
TIMES PUBLISHING COM	298158 080223	\$119.20		BUDGET MEETING AD
Regular Services Subtotal		\$4,746.70		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$9,869.95		

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

INVOICE#

#100147

DATE

8/28/2023

CUSTOMER ID

C2411

NET TERMS

Net 30

PO#**DUE DATE**

9/27/2023

BILL TO

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

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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
Eric Davidson 6-12-23 DNH*GODADDY.COM : Client emails \$214.92	1	Ea	214.92		214.92
Subtotal					3,923.25

Subtotal	\$3,923.25
Tax	\$0.00
Total Due	\$3,923.25

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

CdIO 071823

MEETING DATE: July 18, 2023

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

DMS Staff Signature Angie Grunwald

TWO RIVERS WEST CDD

MEETING DATE: 8-15-23

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

DMS Staff Signature Angie Grunwald

Cd10 081523

TWO RIVERS WEST CDD

MEETING DATE: 8-15-23

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

DMS Staff Signature Angie Grunwald

MR 081523

TWO RIVERS WEST CDD

MEETING DATE: 8-15-23

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

DMS Staff Signature Angie Grunwald

ND081523

TWO RIVERS WEST CDD

MEETING DATE: 8-15-23

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

DMS Staff Signature Angie Grunwald

Rm 081523

TWO RIVERS WEST CDDMEETING DATE: 8-15-23

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

DMS Staff Signature Angie Grunwald

TS 081523

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 28, 2023

Client: 001578

Matter: 000001

Invoice #: 23495

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/17/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
7/17/2023	MB	REVIEW DISTRICT MEETING AGENDA; ANALYZE FILE CORRESPONDENCE.	0.3	\$97.50
7/18/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING; REVIEW AND REPLY TO EMAILS RE: DEVELOPMENT AGREEMENT AND AUTHORIZATION FOR CDD TO ENTER INTO SUCH AGREEMENT; TELECONFERENCE WITH M. SPADA RE: SAME; REVIEW FORM OF DEVELOPMENT AGREEMENT AND CDD OBLIGATIONS RE: SAME.	1.8	\$675.00
7/18/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.7	\$227.50
7/19/2023	LB	CORRESPONDENCE TO AND FROM B. LAMB RE FY 2023-2024 O&M ASSESSMENTS FOR BUDGET; PREPARE PUBLICATION AD RE SAME; FINALIZE BUDGET PUBLICATION ADS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.7	\$122.50
7/24/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/31/2023	LB	PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET, RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS AND DEVELOPER BUDGET FUNDING AGREEMENT FOR FY 2023-2024.	1.7	\$297.50
8/2/2023	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING; PREPARE FUNDING AGREEMENT.	1.5	\$562.50

August 28, 2023

Client: 001578

Matter: 000001

Invoice #: 23495

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/3/2023	JMV	TELEPHONE CALL RE: TRUE-UP AGREEMENT; REVIEW COMMUNICATION FROM M. SPADA; REVIEW TRUE-UP AGREEMENT.	1.3	\$487.50
8/3/2023	LB	FINALIZE RESOLUTIONS ADOPTING FY 2023-2024 BUDGET AND LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
8/4/2023	JMV	REVIEW ASSESSMENT REPORTS; REVIEW COMMUNICATION FROM M. SPADA; REVIEW COMMUNICATION FROM J. MAHONEY; CONFERENCE CALL RE: CDD ASSESSMENTS.	2.3	\$862.50
8/5/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50
8/10/2023	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.3	\$487.50
8/10/2023	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
8/14/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
8/15/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.7	\$262.50
8/15/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
Total Professional Services			14.5	\$4,627.50

August 28, 2023
Client: 001578
Matter: 000001
Invoice #: 23495

Page: 3

Total Services	\$4,627.50	
Total Disbursements	\$0.00	
Total Current Charges		\$4,627.50
Previous Balance		\$2,900.00
PAY THIS AMOUNT		\$7,527.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23199	June 05, 2023	\$1,342.50	\$0.00	\$0.00	\$0.00	\$5,970.00
23314	July 17, 2023	\$1,557.50	\$0.00	\$0.00	\$0.00	\$6,185.00
Total Remaining Balance Due						\$7,527.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,627.50	\$1,557.50	\$1,342.50	\$0.00



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	
08/ 2/23		TWO RIVERS WEST CDD	
Billing Date		Sales Rep	Customer Account
08/02/2023		Deirdre Bonett	320442
Total Amount Due			Ad Number
\$119.20			0000298158

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/23	08/02/23	0000298158	Times	Legals CLS	Budget Meeting	1	2x49 L	\$115.20
08/02/23	08/02/23	0000298158	Tampabay.com	Legals CLS	Budget Meeting AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

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

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Thank you for your business.

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Billing Date		Sales Rep	Customer Account
08/02/2023		Deirdre Bonett	320442
Total Amount Due			Ad Number
\$119.20			0000298158

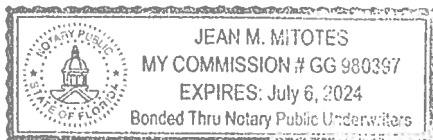
DO NOT SEND CASH BY MAIL

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



Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022							TOTAL						
	GENERAL	SERIES 2022	SERIES 2022	SERIES 2022	(PROJECT)	GENERAL								
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	LONG-TERM								
		FUND	FUND	FUND	PROJECTS	PROJECTS	DEBT FUND							
ASSETS														
Cash - Operating Account	\$	746	\$	-	\$	-	\$	-	\$	746				
Due From Other Funds		-		-		2,239,347		-		2,239,347				
Investments:														
Acq. & Const. (Offsite Project)		-		-		-		336,406		-	336,406			
Interest Account		-		-		113		-		611,387	-	611,500		
Principal & Interest Account		-		1		-		-		-	-	1		
Redemption Fund		-		2,230,741		-		-		-	-	2,230,741		
Reserve Fund		-		-		1,439,688		-		-	-	1,439,688		
Revenue Fund		-		-		383,665		-		-	-	383,665		
Amount Avail In Debt Services		-		-		-		-		13,612,178		13,612,178		
Amount To Be Provided		-		-		-		-		6,137,822		6,137,822		
TOTAL ASSETS	\$	746	\$	2,230,742	\$	1,823,466	\$	2,239,347	\$	947,793	\$	19,750,000	\$	26,992,094
LIABILITIES														
Accounts Payable	\$	62,816	\$	-	\$	-	\$	-	\$	-	\$	-	\$	62,816
Due To Other Funds		-		2,230,389		466		-		8,492		-		2,239,347
Revenue Bonds Payable-LT		-		-		-		-		-		19,750,000		19,750,000
TOTAL LIABILITIES		62,816		2,230,389		466		-		8,492		19,750,000		22,052,163
FUND BALANCES														
Restricted for:														
Debt Service		-		353		1,823,000		-		-		-		1,823,353
Capital Projects		-		-		-		2,239,347		939,301		-		3,178,648
Unassigned:		(62,070)		-		-		-		-		-		(62,070)
TOTAL FUND BALANCES		(62,070)		353		1,823,000		2,239,347		939,301		-		4,939,931
TOTAL LIABILITIES & FUND BALANCES	\$	746	\$	2,230,742	\$	1,823,466	\$	2,239,347	\$	947,793	\$	19,750,000	\$	26,992,094

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 684,517	\$ -	\$ (684,517)	0.00%
Special Assmnts- CDD Collected	-	3,739	3,739	0.00%
Developer Contribution	-	32,139	32,139	0.00%
TOTAL REVENUES	684,517	35,878	(648,639)	5.24%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	5,400	(5,400)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	625	(125)	125.00%
ProfServ-Recording Secretary	2,000	2,650	(650)	132.50%
ProfServ-Tax Collector	2,625	1,200	1,425	45.71%
District Counsel	9,500	11,382	(1,882)	119.81%
District Engineer	9,500	1,761	7,739	18.54%
Administrative Services	3,750	4,667	(917)	124.45%
Management & Accounting Services	9,000	100	8,900	1.11%
District Manager	20,834	26,167	(5,333)	125.60%
Accounting Services	10,000	9,375	625	93.75%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	45	455	9.00%
Rentals & Leases	500	467	33	93.40%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,643	1,857	46.94%
Bank Fees	200	253	(53)	126.50%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	1,250	750	62.50%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	390	(215)	222.86%
Total Administration	93,434	71,275	22,159	76.28%
<u>Electric Utility Services</u>				
Utility - Electric	6,000	-	6,000	0.00%
Utility - StreetLights	135,000	-	135,000	0.00%
Total Electric Utility Services	141,000	-	141,000	0.00%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
Aquatic Maintenance	30,000	-	30,000	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	30,500	-	30,500	0.00%
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	400,583	2,750	397,833	0.69%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Parks and Recreation</u>				
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%
Total Parks and Recreation	15,000	-	15,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	684,517	74,025	610,492	10.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(38,147)	(38,147)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(23,923)		
FUND BALANCE, ENDING		\$ (62,070)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 754	\$ 754	0.00%
TOTAL REVENUES	-	754	754	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	11,700,000	-	11,700,000	0.00%
Interest Expense	342,225	-	342,225	0.00%
Total Debt Service	12,042,225	-	12,042,225	0.00%
TOTAL EXPENDITURES	12,042,225	-	12,042,225	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(12,042,225)	754	12,042,979	-0.01%
<u>OTHER FINANCING SOURCES (USES)</u>				
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%
TOTAL FINANCING SOURCES (USES)	12,042,225	(105,767)	(12,147,992)	-0.88%
Net change in fund balance	\$ -	\$ (105,013)	\$ (105,013)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		105,366		
FUND BALANCE, ENDING		\$ 353		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 47,974	\$ 47,974	0.00%
Special Assmnts- CDD Collected	-	335,339	335,339	0.00%
TOTAL REVENUES	-	383,313	383,313	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	472,491	(472,491)	0.00%
Underwriters Discount	-	395,000	(395,000)	0.00%
Total Debt Service	-	867,491	(867,491)	0.00%
TOTAL EXPENDITURES	-	867,491	(867,491)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(484,178)	(484,178)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,307,178	2,307,178	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,307,178	2,307,178	0.00%
Net change in fund balance	\$ -	\$ 1,823,000	\$ 1,823,000	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 1,823,000		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 26,104	\$ 26,104	0.00%
TOTAL REVENUES	-	26,104	26,104	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,538,933	(2,538,933)	0.00%
Total Construction In Progress	-	2,538,933	(2,538,933)	0.00%
TOTAL EXPENDITURES	-	2,538,933	(2,538,933)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,512,829)	(2,512,829)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,752,176		
FUND BALANCE, ENDING		\$ 2,239,347		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 73,170	\$ 73,170	0.00%
TOTAL REVENUES	-	73,170	73,170	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Legal Services	-	161,000	(161,000)	0.00%
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Printing and Binding	-	1,750	(1,750)	0.00%
Total Administration	-	212,200	(212,200)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	6,693,874	(6,693,874)	0.00%
Total Construction In Progress	-	6,693,874	(6,693,874)	0.00%
TOTAL EXPENDITURES	-	6,906,074	(6,906,074)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,832,904)	(6,832,904)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	7,772,205	7,772,205	0.00%
TOTAL FINANCING SOURCES (USES)	-	7,772,205	7,772,205	0.00%
Net change in fund balance	\$ -	\$ 939,301	\$ 939,301	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 939,301		

TWO RIVERS WEST CDD

Bank Reconciliation

Bank Account No.	5637	TRUIST - GF Operating
Statement No.	08/23	
Statement Date	8/31/2023	

G/L Balance (LCY)	746.42	Statement Balance	1,146.42
G/L Balance	746.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,146.42
Subtotal	746.42	Outstanding Checks	400.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	746.42	Ending Balance	746.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
8/3/2023	Payment	1046	TIMES PUBLISHING COM		1,175.90	1,175.90	0.00
8/17/2023	Payment	1047	INFRAMARK LLC		3,719.22	3,719.22	0.00
8/17/2023	Payment	1048	TIMES PUBLISHING COM		119.20	119.20	0.00
8/21/2023		JE000198	Bank Fees		21.73	21.73	0.00
8/24/2023	Payment	1051	THOMAS R. SPENCE		200.00	200.00	0.00
Total Checks					5,236.05	5,236.05	0.00
Deposits							
8/15/2023		JE000164	CK#1389### - Dev Fund	G/L	2,265.51	2,265.51	0.00
8/15/2023		JE000165	CK#581028556##### - Off Roll	G/L	2,644.93	2,644.93	0.00
Total Deposits					4,910.44	4,910.44	0.00
Outstanding Checks							
8/24/2023	Payment	1049	RYAN MOTKO		200.00	0.00	200.00
8/24/2023	Payment	1050	STEVEN K. LUCE		200.00	0.00	200.00
Total Outstanding Checks.....					400.00		400.00