APRIL 16, 2024 AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Two Rivers West Community Development District

Board of Supervisors

District Staff

Carlos de la Ossa, Chair Nicholas Dister, Vice-Chairman Ryan Motko, Assistant Secretary Thomas Spence, Assistant Secretary Mike Rainer, Assistant Secretary Brian Lamb, District Secretary Angie Grunwald, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, April 16, 2024, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on April 16, 2024, 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 Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams Meeting; Click here to join the meeting

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. Discussion on Street Lights Update
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the January 16, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures February March 2024
 - C. Acceptance of the Financials and Approval of the Check Register for March 2024
- 5. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

MINUTES OF MEETING TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, January 16, 2024, and called to order at 11:16 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Angie Grunwald District Manager
John Vericker District Counsel
Michael Broadus District Counsel

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Grunwald called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Ratification of Off-Site Development Agreement

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Off-Site Development Agreement with *Taylor Morrison of Florida, Inc.*, was ratified. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the December 19, 2023, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures November 2023
- C. Acceptance of the Financials and Approval of the Check Register for November 2023

On MOTION by Mr. Spence seconded by Mr. Rainer, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

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

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

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	110088	\$3,825.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110677	\$3.96	\$3,828.96	DISTRICT SERVICES FEBRUARY 2024
Monthly Contract Subtotal		\$3,828.96		
Variable Contract				
STRALEY ROBIN VERICKER	24096	\$2,802.50		PROFESSIONAL SERVICES - THRU 01/31/24
Variable Contract Subtotal		\$2,802.50		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,631.46		

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



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

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 2024

#110088

CUSTOMER ID C2411

PO#

DATE 2/6/2024 **NET TERMS**

Net 30 **DUE DATE**3/7/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	50.00		50.00
Recording Secretary	1	Ea	50.00		50.00
Rental & Leases	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

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.



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers West CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# #110677 CUSTOMER ID C2411

PO#

DATE
2/27/2024

NET TERMS
Net 30

DUE DATE
3/28/2024

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Postage	6	Ea	0.64		3.81
Subtotal					3.96

Subtotal	\$3.96
Тах	\$0.00
Total Due	\$3.96

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

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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.

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

February 07, 2024
Client: 001578
Matter: 000001
Invoice #: 24096

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/18/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
12/19/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
1/9/2024	JMV	TELEPHONE CALL FROM J. MAHONEY RE: PARCEL C-1 CLOSING; REVIEW CDD DOCUMENTS; REVIEW MEMO FROM J. TAYLOR; DRAFT EMAIL TO B. LAMB AND A. GRUNWALD.	2.3	\$862.50
1/11/2024	JMV	TELEPHONE CALL WITH J. MAHONEY; REVIEW COMMUNICATION FROM J. MAHONEY; REVIEW CDD ASSESSENT DOCUMENTS; REVIEW ESTOPPEL NOTICE.	1.6	\$600.00
1/11/2024	MS	REVIEW REQUEST FROM J. MAHONEY RE: FUNDING AND COMPLETION AGREEMENT; REVIEW FILES AND PROCESS 2022 AND 2023 FUNDING AND COMPLETION AGREEMENTS TO J. MAHONEY.	0.5	\$87.50
1/15/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
1/15/2024	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE; ANALYZE OFF-SITE DEVELOPMENT AGREEMENT; ANALYZE DISTRICT FINANCIALS.	0.7	\$227.50
1/16/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
1/16/2024	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	0.1	\$32.50
1/22/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50

February 07, 2024 Client: 001578 Matter: 000001 Invoice #: 24096

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SERVICES

Date	Person	Description of Services	Hours	Amount
1/24/2024	WAS	RESEARCH REQUIREMENTS AND OPTIONS FOR STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS.	0.7	\$227.50
1/28/2024	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD DISSEMINATION AGENT.	0.3	\$112.50
		Total Professional Services	8.1	\$2,802.50
		Total Services	\$2,802.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$2,802.50
		Previous Balance		\$9,807.50
		Less Payments		(\$6,360.00)
		PAY THIS AMOUNT		\$6,250.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	r Invoice Date	Services	Disbursements	Interest	Tax	Total
23994	December 20, 2023	\$3,447.50	\$0.00	\$0.00	\$0.00	\$6,250.00
			Total	Remaining Bala	ance Due	\$6,250.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,802.50	\$3,447.50	\$0.00	\$0.00

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	111494	\$3,825.00		DISTRICT INVOICE MARCH 2024
Monthly Contract Subtotal		\$3,825.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING	2203257	\$912.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/02/24
STRALEY ROBIN VERICKER	24247	\$87.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Regular Services Subtotal		\$1,000.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,825.00		

A	Approved (with any necessary revisions noted):										
S	ignature:										
Т	itle (Check one):										
ſ	1 Chariman 1 Vice Chariman 1 Assistant Secretary										



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

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 2024

INVOICE# #111494

CUSTOMER ID C2411

PO#

DATE 3/1/2024

NET TERMS Net 30

DUE DATE 3/31/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	50.00		50.00
Recording Secretary	1	Ea	50.00		50.00
Rental & Leases	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

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.



INVOICE Page 1 of 1

Invoice Number Invoice Date Purchase Order Customer Number Project Number 2203257 February 9, 2024 215616742 175060 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

Project Two Rivers West CDD

Project Manager Current Invoice Total (USD) Stewart, Tonja L 912.50 For Period Ending

February 2, 2024

912.50

Top Task	2024	2024 FY General Consulting			
<u>Professional Service</u>	<u>s</u>				
Category/Employee	e		Current Hours	Rate	Current Amount
		Nurse, Vanessa M	0.75	152.00	114.00
		Nurse, Vanessa M	1.50	160.00	240.00
		Stewart, Tonja L	1.50	219.00	328.50
		Stewart, Tonja L	1.00	230.00	230.00
		Subtotal Professional Services	4.75		912.50
Top Task Subtotal	2024 FY Gene	eral Consulting			912.50
		Total Fees & Disbursements			912.50

Due upon receipt or in accordance with terms of the contract

INVOICE TOTAL (USD)

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 08, 2024

Client: 001578 Matter: 000001 Invoice #: 24247

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/2/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
		Total Professional Services	0.5	\$87.50

March 08, 2024

Client: 001578 Matter: 000001 Invoice #: 24247

Page: 2

Total Services \$87.50
Total Disbursements \$0.00

 Total Current Charges
 \$87.50

 Previous Balance
 \$6,250.00

 Less Payments
 (\$3,447.50)

 PAY THIS AMOUNT
 \$2,890.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	r Invoice Date	Services	Disbursements	Interest	Tax	Total
24096	February 07, 2024 \$2,802.5		\$0.00	\$0.00	\$0.00	\$2,890.00
			Total	Remaining Bala	ance Due	\$2,890.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,890.00	\$0.00	\$0.00	\$0.00

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending March 31, 2024

Prepared by:



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

Balance Sheet

As of March 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	G	ENERAL FUND	ERIES 2022 BT SERVICE FUND	(ERIES 2022 PROJECT) BT SERVICE FUND	ERIES 2023 BT SERVICE FUND	ERIES 2022 CAPITAL PROJECTS FUND	(PI C PR	RIES 2022 ROJECT) APITAL OJECTS FUND	EERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	L	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>													
Cash - Operating Account	\$	246,339	\$ -	\$	-	\$ -	\$ -	\$	-	\$ -	\$	-	\$ 246,339
Cash in Transit		-	428,273		-	-	-		-	-		-	428,273
Due From Other Funds		-	-		645,498	-	2,239,347		-	-		-	2,884,845
Investments:													
Acq. & Const. (Offsite Project)		-	-		-	-	-		1,916	-		-	1,916
Acquisition & Construction Account		-	-		-	-	-		-	58,265		-	58,265
Cost of Issuance Fund		-	-		-	-	-		-	229		-	229
Interest Account		-	-		-	-	-		624,182	-		-	624,182
Redemption Fund		-	2,230,741		-	-	-		-	-		-	2,230,741
Reserve Fund		-	-		1,439,687	834,484	-		-	-		-	2,274,171
Revenue Fund		-	-		55,536	640,558	-		-	-		-	696,094
Amount Avail In Debt Services		-	-		-	-	-		-	-		13,612,178	13,612,178
Amount To Be Provided		-	-		-	-	-		-	-		17,407,822	17,407,822
TOTAL ASSETS	\$	246,339	\$ 2,659,014	\$	2,140,721	\$ 1,475,042	\$ 2,239,347	\$	626,098	\$ 58,494	\$	31,020,000	\$ 40,465,055
<u>LIABILITIES</u>													
Accounts Payable	\$	10,604	\$ -	\$	-	\$ -	\$ -	\$	-	\$ -	\$	-	\$ 10,604
Bonds Payable - Series 2023		-	-		-	-	-		-	-		11,270,000	11,270,000
Due To Other Funds		217,691	2,658,662		-	-	-		8,492	-		-	2,884,845
Revenue Bonds Payable-LT		-	-		-	-	-		-	-		19,750,000	19,750,000
TOTAL LIABILITIES		228,295	2,658,662		-	-	-		8,492			31,020,000	33,915,449

Balance Sheet

As of March 31, 2024 (In Whole Numbers)

						SERIES 2022	SERIES 2023		
			SERIES 2022		SERIES 2022	(PROJECT)	(PROJECT)		
		SERIES 2022	(PROJECT)	SERIES 2023	CAPITAL	CAPITAL	CAPITAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	PROJECTS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES									
Restricted for:									
Debt Service	-	352	2,140,721	1,475,042	-	-	-	-	3,616,115
Capital Projects	-	-	-	-	2,239,347	617,606	58,494	-	2,915,447
Unassigned:	18,044	-	-	-	-	-	-	-	18,044
TOTAL FUND BALANCES	18,044	352	2,140,721	1,475,042	2,239,347	617,606	58,494	-	6,549,606
TOTAL LIABILITIES & FUND BALANCES	\$ 246,339	\$ 2,659,014	\$ 2,140,721	\$ 1,475,042	\$ 2,239,347	\$ 626,098	\$ 58,494	\$ 31,020,000 \$	40,465,055

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	-	102,975	102,975	0.00%
Developer Contribution	201,125	22,243	(178,882)	11.06%
Developer Contribution - CIP	=	1,260,352	1,260,352	0.00%
TOTAL REVENUES	201,125	1,385,570	1,184,445	688.91%
EXPENDITURES				
Administration				
Supervisor Fees	3,000	1,800	1,200	60.00%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	750	1,650	31.25%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	7,265	2,235	76.47%
District Engineer	9,500	4,533	4,967	47.72%
Administrative Services	4,500	2,250	2,250	50.00%
Management & Accounting Services	9,000	350	8,650	3.89%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	9,000	4,600	4,400	51.11%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Rentals & Leases	600	450	150	75.00%
Public Officials Insurance	5,000	=	5,000	0.00%
Legal Advertising	3,500	305	3,195	8.71%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	<u> </u>	100.00%
Total Administration	107,725	39,440	68,285	36.61%
Stormwater Control				
Aquatic Maintenance	38,000		38,000	0.00%
Total Stormwater Control	38,000	<u> </u>	38,000	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund (001) (In Whole Numbers)

	ANNUAL ADOPTED		O DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	AC	TUAL	FAV(UNFAV)	ADOPTED BUD
Other Physical Environment					
Insurance - General Liability	5,000		-	5,000	0.00%
R&M-Other Landscape	9,000		-	9,000	0.00%
R&M-Bush Hogging	6,400		-	6,400	0.00%
Landscape Maintenance	25,000			25,000	0.00%
Total Other Physical Environment	45,400			45,400	0.00%
<u>Contingency</u>					
Misc-Contingency	10,000		-	10,000	0.00%
Total Contingency	10,000	-	-	10,000	0.00%
Construction In Progress					
Construction in Progress		1	,260,351	(1,260,351)	0.00%
Total Construction In Progress		1	,260,351	(1,260,351)	0.00%
TOTAL EXPENDITURES	201,125	1	,299,791	(1,098,666)	646.26%
Excess (deficiency) of revenues					
Over (under) expenditures	-		85,779	85,779	0.00%
, , , .					
FUND BALANCE, BEGINNING (OCT 1, 2023)			(67,735)		
FUND BALANCE, ENDING		\$	18,044		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2022 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DA	TE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
TOTAL REVENUES	-		-	-	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures		-		-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		;	352		
FUND BALANCE, ENDING		\$	352		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 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	
REVENUES							
Interest - Investments	\$ -	\$	27,591	\$	27,591	0.00%	
Special Assmnts- CDD Collected	Ψ 828,423	Ψ	877,972	Ψ	49,549	105.98%	
TOTAL REVENUES	828,423		905,563		77,140	109.31%	
	,		•		•		
<u>EXPENDITURES</u>							
Debt Service							
Principal Debt Retirement	80,000		-		80,000	0.00%	
Interest Expense	748,423		594,744		153,679	79.47%	
Total Debt Service	828,423		594,744		233,679	71.79%	
TOTAL EXPENDITURES	828,423		594,744		233,679	71.79%	
Excess (deficiency) of revenues							
Over (under) expenditures			310,819		310,819	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			1,829,902				
FUND BALANCE, ENDING		\$	2,140,721				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2023 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED YE BUDGET		YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
	•	•	40.404	•	10.101	0.000/	
Interest - Investments	\$ -	\$	12,131	\$	12,131	0.00%	
Special Assmnts- CDD Collected	1,444,488		631,936		(812,552)	43.75%	
TOTAL REVENUES	1,444,488		644,067		(800,421)	44.59%	
EXPENDITURES Debt Service							
Principal Debt Retirement	255,000				255,000	0.00%	
•	•		-		•		
Interest Expense	1,189,488				1,189,488	0.00%	
Total Debt Service	1,444,488		-		1,444,488	0.00%	
TOTAL EXPENDITURES	1,444,488		-		1,444,488	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures			644,067		644,067	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			830,975				
FUND BALANCE, ENDING		\$	1,475,042				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	- _		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,239,347		
FUND BALANCE, ENDING		\$ 2,239,347		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2022 (Project) Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANN ADOF BUD	PTED	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	14,964	\$	14,964	0.00%	
TOTAL REVENUES		-		14,964		14,964	0.00%	
EXPENDITURES								
Construction In Progress								
Construction in Progress		-		342,164		(342,164)	0.00%	
Total Construction In Progress				342,164		(342,164)	0.00%	
TOTAL EXPENDITURES		-		342,164		(342,164)	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures				(327,200)		(327,200)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)				944,806				
FUND BALANCE, ENDING			\$	617,606				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2023 (Project) Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	Υ	YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	58,494	\$	58,494	0.00%
Special Assmnts- CDD Collected	-		758,160		758,160	0.00%
TOTAL REVENUES	-		816,654		816,654	0.00%
EXPENDITURES						
<u>Administration</u>						
ProfServ-Info Technology	-		3,500		(3,500)	0.00%
District Engineer	_		5,000		(5,000)	0.00%
District Manager	-		38,500		(38,500)	0.00%
Total Administration			47,000		(47,000)	0.00%
Construction In Progress						
Construction in Progress			10,707,502		(10,707,502)	0.00%
Total Construction In Progress			10,707,502		(10,707,502)	0.00%
TOTAL EXPENDITURES	-		10,754,502		(10,754,502)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures			(9,937,848)		(9,937,848)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			9,996,342			
FUND BALANCE, ENDING		\$	58,494			

Total

-912.50

Bank Account Statement

Quantity

Two Rivers West CDD

Bank Account Statement: Bank Account No.: 5637, Statement No.: 03-24

rrend	

			Currency Co	de		
	03/31/24		Statement E	Balance		247,251.43
tement	266,473.86		Outstanding	g Bank Transactio	ons	0.00
g Balance	247,251.43		Subtotal		_	247,251.43
			Outstanding	g Checks		-912.50
3/31/24	246,338.93				_	246,338.93
Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
03-24						
Bank Account Ledger	1085	Check for Vendor		1	-400.00	-400.00
Bank Account Ledger	1093	Check for Vendor		1	-400.00	-400.00
Bank Account Ledger	1101	Check for Vendor		1	-15,905.88	-15,905.88
Bank Account Ledger	1102	Check for Vendor		1	-3,447.50	-3,447.50
Bank Account Ledger	1103	Check for Vendor		1	-2,802.50	-2,802.50
Bank Account Ledger	1104	Check for Vendor		1	-3,828.96	-3,828.96
Bank Account Ledger	1105	Check for Vendor		1	-87.50	-87.50
Bank Account Ledger Entry	JE000336	CK#133382###### - O&M		1	7,649.91	7,649.91
				Total	-19,222.43	-19,222.43
yments	<u> </u>					
Document Type	Document No.	Description				Statement Amount
		-				
Quantity	0				Total	
ecks	_					
Document Type	Check No.	Description				Statement Amount
Payment	1106	Cl	2020			-912.50
	Type 03-24 Bank Account Ledger Entry yments Document Type Quantity ecks Document Type	g Balance 247,251.43 y 31/24 246,338.93 Document No. Document Type Document No. Document Type Document No. Check No.	Document Type Document No. Description Document No. Description Description	pement 266,473.86 Outstanding plalance 247,251.43 Subtotal Outstanding plalance 247,251.43 Subtotal Outstanding place 246,338.93 Bank Account Ledger Entry V00016 Bank Account Ledger 1093 Check for Vendor Entry V00016 Bank Account Ledger 1101 Check for Vendor Entry V00016 Bank Account Ledger 1102 Check for Vendor Entry V00017 Bank Account Ledger 1103 Check for Vendor Entry V00007 Bank Account Ledger 1103 Check for Vendor Entry V00007 Bank Account Ledger 1104 Check for Vendor Entry V00007 Bank Account Ledger 1105 Check for Vendor Entry V00015 Bank Account Ledger 1105 Check for Vendor Entry V00015 Bank Account Ledger 1105 Check for Vendor Entry V00017 Bank Account Ledger 1105 Check for Vendor Entry V00007 Bank Account Ledger 1105 Check for Vendor Entry V00007 Bank Account Ledger 1105 Check for Vendor Entry V00007 Bank Account Ledger 1105 Check for Vendor V00007	Deciment 266,473.86 Outstanding Bank Transaction Subtotal Outstanding Checks	1

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