

**TWO RIVER WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 16, 2024**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

# Two Rivers West Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, 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, July 16, 2024, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **July 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; [Join the meeting now](#)*

*Meeting ID: 297 982 188 241*

*Passcode: Yz3RiT*

*Call in (audio only) +1 646-838-1601*

*Phone Conference ID: 769 240 715#*

*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 2024-06; Allocating Anticipated Bond Construction Funds for the Infrastructure
  - B. Consideration of Resolution 2024-07; Redesignation of Officers
  - C. Acceptance of Pond Mowing
- 4. CONSENT AGENDA**
  - A. Acceptance of the Financials and Approval of the Check Register for June 2024
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

**RESOLUTION 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ALLOCATING \$3,371,710 FOR THE CONSTRUCTION OF A PORTION OF COLSTON SECTION 4/5 WITH THE BOND PROCEEDS FROM THE \$18,285,000 TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (SERIES 2024 PROJECT) AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Two Rivers West Community Development District (the “**District**”) intends to construct the portion of Colston Section 4/5 serving Two Rivers Community Development District; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) issued the \$18,285,000 Two Rivers West Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project) (the “**Series 2024 Bonds**”) to fund the construction of Colston Section 4/5; and

**WHEREAS**, the Board desires to allocate \$3,802,941 from the Series 2024 Bonds for the construction of Colston Section 4/5.

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

**Section 1. Authority for This Resolution.** This Resolution is adopted pursuant to Chapter 190, Florida Statutes.

**Section 2. Allocation for Colston Section 4/5.** The District hereby allocates 3,802,941 from the Series 2024 Bonds Construction Account for the construction of Colston Section 4/5. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Series 2024 Bonds that there are sufficient funds remaining to cover the costs necessary to construct Colston Section 4/5.

**Section 3. Effective Date.** This Resolution shall become effective upon its adoption.

Approved and adopted July 16, 2024.

**Attest:**

\_\_\_\_\_  
Angie Grunwald  
Assistant Secretary

**Two Rivers West Community  
Development District**

By: \_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

**RESOLUTION 2024-07**

**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>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Jayna Cooper</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 July, 2024.**

**ATTEST:**

**TWO RIVERS WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
District Manager

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

Secretary / Assistant Secretary

Chairman/ Vice Chairman

2

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

Kathleen M. Hugo, Esq.  
DEAN MEAD  
420 S. Orange Ave, Suite 700  
Orlando, FL 32801  
(407) 428-5141

A portion of Parcel Identification Numbers 29-26-21-0000-00100-0041 and 32-26-21-0000-00100-0010

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made the 17<sup>th</sup> day of June, 2024, by HOMES BY WEST BAY, LLC, a Florida limited liability company, whose address is 4065 Crescent Park Drive, Riverview, Florida 33578 (hereinafter referred to as "Grantor"), to TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose post office address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trustees, partnerships (including joint ventures), public bodies, quasi-public bodies, and limited liability companies and corporations.)

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain real property situate, lying and being in Pasco County, Florida, and being more particularly described as follows:

Tract B-9, Tract B-12, Tract P-9, Tract P-10, and Tract P-11 of Two Rivers Parcel C1A, according to the plat thereof, as recorded in Plat Book 94, Pages 81-91, of the Public Records of Pasco County, Florida (the "Property").

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. This conveyance is subject to the lien for taxes accruing after December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

**NOTE TO RECORDER:**

THIS INSTRUMENT HAS BEEN EXECUTED, ACKNOWLEDGED, DELIVERED AND RECORDED FOR THE PURPOSE OF TRANSFERRING REAL PROPERTY FROM GRANTOR TO GRANTEE FOR NO CONSIDERATION. PURSUANT TO FLORIDA ADMINISTRATIVE CODE

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

Kathleen M. Hugo, Esq.  
DEAN MEAD  
420 S. Orange Ave, Suite 700  
Orlando, FL 32801  
(407) 428-5141

County: Pasco  
Ref: ORA 11027 P 2452  
Date: 6/12/24  
By: Dean Mead  
Dean Mead

A portion of Parcel Identification Numbers 29-26-21-0000-00100-0041 and 32-26-21-0000-00100-0010

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RULE 12B-4.014(2)(b), ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE IN CONNECTION WITH THE RECORDING OF THIS INSTRUMENT.

[SIGNATURES ON FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

[Signature]

Address of Witness One

Benjamin Viola  
Print Name of Witness One

Address of Witness One:

4065 Crescent Park Dr.  
Riverview, FL 33578

[Signature]

Address of Witness Two

Christopher Le  
Print Name of Witness Two

Address of Witness Two:

4065 Crescent Park Dr.  
Riverview, FL 33578

HOMES BY WEST BAY, LLC,  
a Florida limited liability company

By: [Signature]  
Name: Elizabeth Bradburn  
Title: CFO

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization this 7 day of JUNE, 2024, by ELIZABETH BRADBURN as CFO of Homes By West Bay, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me, or ( ) produced \_\_\_\_\_ as identification.



Print Name: HEATHER MATTIZA  
Notary Public, State of Florida  
Commission No.: 200611  
My Commission Expires: NOVEMBER 21, 2025

# **Two Rivers West Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2024

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 June 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND		SERIES 2023 DEBT SERVICE FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND		SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND		GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND		SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND				
<b>ASSETS</b>										
Cash - Operating Account	\$ 38,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,561
Due From Developer	17,655	-	-	-	-	-	-	-	-	17,655
Due From Other Funds	-	-	-	-	2,191,477	-	48,100	-	-	2,239,577
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	-	1,955	-	-	-	1,955
Acquisition & Construction Account	-	-	-	-	-	-	60,565	-	-	60,565
Interest Account	-	-	-	-	-	637,082	-	-	-	637,082
Redemption Fund	-	2,230,741	-	-	-	-	-	-	-	2,230,741
Reserve Fund	-	-	1,439,688	830,975	-	-	-	-	-	2,270,663
Revenue Fund	-	-	487,076	486,636	-	-	-	-	-	973,712
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	17,407,822	17,407,822
<b>TOTAL ASSETS</b>	<b>\$ 56,216</b>	<b>\$ 2,230,741</b>	<b>\$ 1,926,764</b>	<b>\$ 1,317,611</b>	<b>\$ 2,191,477</b>	<b>\$ 639,037</b>	<b>\$ 108,665</b>	<b>\$ 31,020,000</b>	<b>\$ 39,490,511</b>	
<b>LIABILITIES</b>										
Accounts Payable	\$ 12,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,394
Deferred Revenue	17,655	-	-	-	-	-	-	-	-	17,655
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	11,270,000	11,270,000
Due To Other Funds	-	2,230,389	466	230	-	8,492	-	-	-	2,239,577
Revenue Bonds Payable-LT	-	-	-	-	-	-	-	-	19,750,000	19,750,000
<b>TOTAL LIABILITIES</b>	<b>30,049</b>	<b>2,230,389</b>	<b>466</b>	<b>230</b>	<b>-</b>	<b>8,492</b>	<b>-</b>	<b>31,020,000</b>	<b>33,289,626</b>	

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022	SERIES 2023	SERIES 2022	SERIES 2022	SERIES 2023	GENERAL	TOTAL
			(PROJECT) DEBT SERVICE FUND	(PROJECT) DEBT SERVICE FUND	CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service	-	352	1,926,298	1,317,381	-	-	-	-	3,244,031
Capital Projects	-	-	-	-	2,191,477	630,545	108,665	-	2,930,687
Unassigned:	26,167	-	-	-	-	-	-	-	26,167
<b>TOTAL FUND BALANCES</b>	<b>26,167</b>	<b>352</b>	<b>1,926,298</b>	<b>1,317,381</b>	<b>2,191,477</b>	<b>630,545</b>	<b>108,665</b>	<b>-</b>	<b>6,200,885</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 56,216</b>	<b>\$ 2,230,741</b>	<b>\$ 1,926,764</b>	<b>\$ 1,317,611</b>	<b>\$ 2,191,477</b>	<b>\$ 639,037</b>	<b>\$ 108,665</b>	<b>\$ 31,020,000</b>	<b>\$ 39,490,511</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ -	\$ 3,838	\$ 3,838	0.00%
Special Assmnts- CDD Collected	-	116,624	116,624	0.00%
Developer Contribution	201,125	29,893	(171,232)	14.86%
Developer Contribution - CIP	-	1,260,352	1,260,352	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>1,410,707</b>	<b>1,209,582</b>	<b>701.41%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	4,600	(1,600)	153.33%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Tax Collector	1,200	150	1,050	12.50%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	9,090	410	95.68%
District Engineer	9,500	4,533	4,967	47.72%
Administrative Services	4,500	2,625	1,875	58.33%
Management & Accounting Services	9,000	400	8,600	4.44%
District Manager	25,000	14,583	10,417	58.33%
Accounting Services	9,000	5,350	3,650	59.44%
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	550	50	91.67%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	463	3,037	13.23%
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	-	100.00%
<b>Total Administration</b>	<b>107,725</b>	<b>52,454</b>	<b>55,271</b>	<b>48.69%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	38,000	-	38,000	0.00%
<b>Total Stormwater Control</b>	<b>38,000</b>	<b>-</b>	<b>38,000</b>	<b>0.00%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>45,400</b>	<b>-</b>	<b>45,400</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,260,351	(1,260,351)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,260,351</b>	<b>(1,260,351)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>1,312,805</b>	<b>(1,111,680)</b>	<b>652.73%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	97,902	97,902	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(71,735)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 26,167</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
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>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>352</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 352</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 67,292	\$ 67,292	0.00%
Special Assmnts- Prepayment	-	148,905	148,905	0.00%
Special Assmnts- CDD Collected	828,423	1,324,687	496,264	159.90%
<b>TOTAL REVENUES</b>	<b>828,423</b>	<b>1,540,884</b>	<b>712,461</b>	<b>186.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	255,000	(175,000)	318.75%
Interest Expense	748,423	1,189,488	(441,065)	158.93%
<b>Total Debt Service</b>	<b>828,423</b>	<b>1,444,488</b>	<b>(616,065)</b>	<b>174.37%</b>
<b>TOTAL EXPENDITURES</b>	<b>828,423</b>	<b>1,444,488</b>	<b>(616,065)</b>	<b>174.37%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	96,396	96,396	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,829,902</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,926,298</b>		



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
Series 2023 Debt Service Fund (202)  
*(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	\$ -	\$ 39,613	\$ 39,613	0.00%
Special Assmnts- Prepayment	-	226,490	226,490	0.00%
Special Assmnts- CDD Collected	1,444,488	631,936	(812,552)	43.75%
<b>TOTAL REVENUES</b>	<b>1,444,488</b>	<b>898,039</b>	<b>(546,449)</b>	<b>62.17%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,189,488	411,633	777,855	34.61%
<b>Total Debt Service</b>	<b>1,444,488</b>	<b>411,633</b>	<b>1,032,855</b>	<b>28.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,444,488</b>	<b>411,633</b>	<b>1,032,855</b>	<b>28.50%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	486,406	486,406	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>830,975</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,317,381</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	47,871	(47,871)	0.00%
<b>Total Construction In Progress</b>	-	47,871	(47,871)	0.00%
<b>TOTAL EXPENDITURES</b>	-	<b>47,871</b>	<b>(47,871)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(47,871)	(47,871)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,239,348</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,191,477</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
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	\$ -	\$ 27,903	\$ 27,903	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>27,903</b>	<b>27,903</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	342,164	(342,164)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>342,164</b>	<b>(342,164)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>342,164</b>	<b>(342,164)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(314,261)	(314,261)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>944,806</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 630,545</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
Series 2023 (Project) Capital Projects Fund (302)  
*(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	\$ -	\$ 60,795	\$ 60,795	0.00%
Special Assmnts- Tax Collector	-	47,870	47,870	0.00%
Special Assmnts- CDD Collected	-	758,160	758,160	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>866,825</b>	<b>866,825</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>47,000</b>	<b>(47,000)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	10,707,502	(10,707,502)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>10,707,502</b>	<b>(10,707,502)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>10,754,502</b>	<b>(10,754,502)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(9,887,677)	(9,887,677)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>9,996,342</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 108,665</b>		

# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 5637  
**Statement No.** 06-24  
**Statement Date** 06/30/2024

<b>GL Balance (LCY)</b>	38,560.55	<b>Statement Balance</b>	39,160.55
<b>GL Balance</b>	38,560.55	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	39,160.55
<b>Subtotal</b>	38,560.55	<b>Outstanding Checks</b>	-600.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	38,560.55
<b>Ending G/L Balance</b>	38,560.55		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
06/11/2024	Payment	BD00001	Deposit No. BD00001	9,235.93	9,235.93	0.00
06/11/2024	Payment	BD00002	Deposit No. BD00002	3,995.09	3,995.09	0.00
06/13/2024	Payment	BD00003	Deposit No. BD00003	7,649.91	7,649.91	0.00
						0.00
<b>Total Deposits</b>				20,880.93	20,880.93	0.00
<b>Checks</b>						
05/16/2024	Payment	1113	Check for Vendor V00010	-200.00	-200.00	0.00
05/16/2024	Payment	1114	Check for Vendor V00016	-200.00	-200.00	0.00
05/31/2024	Payment	1117	Check for Vendor V00010	-200.00	-200.00	0.00
05/31/2024	Payment	1118	Check for Vendor V00013	-200.00	-200.00	0.00
05/31/2024	Payment	1119	Check for Vendor V00016	-200.00	-200.00	0.00
05/31/2024	Payment	1121	Check for Vendor V00024	-200.00	-200.00	0.00
06/11/2024	Payment	1122	Payment of Invoice 000271	-4,000.00	-4,000.00	0.00
06/25/2024	Payment	1126	Check for Vendor V00021	-200.00	-200.00	0.00
06/25/2024	Payment	1127	Check for Vendor V00024	-200.00	-200.00	0.00
<b>Total Checks</b>				-5,600.00	-5,600.00	0.00
<b>Outstanding Checks</b>						
06/25/2024	Payment	1123	Check for Vendor V00010			-200.00
06/25/2024	Payment	1124	Check for Vendor V00013			-200.00
06/25/2024	Payment	1125	Check for Vendor V00016			-200.00
<b>Total Outstanding Checks</b>						-600.00
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						