

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
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Public Hearing & Regular Meetings Agenda

Tuesday, August 20, 2024, at 11:00 a.m.

The Public Hearing & Regular Meetings of Two Rivers West Community Development District will be held on **August 20, 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

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

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

PUBLIC HEARING & 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2024-08; Adopting Final Fiscal Year 2025 Budget
 - E. Consideration of Developer Funding Agreement for FY 2025
 - F. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-09; Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-10; Resignation of Officers
 - B. Consideration of Resolution 2024-11; Setting FY 2025 Meeting Schedule
 - C. Ratification of Two Rivers Parcel B2B & B2C Utilities Bill of Sale – *Under Separate Cover*
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Approval of Minutes of the May 21, 2024; Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures May - June 2024
 - C. Acceptance of the Financials and Approval of the Check Register for June 2024
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 10. BOARD MEMBERS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Two Rivers West Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Two

Rivers West Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$2,789,339 , which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$520,845
Total Debt Service Funds	\$2,268,494
Total All Funds*	\$2,789,339

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2024.

Attested By:

**Two Rivers West
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

Two Rivers West
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Two Rivers West
Community Development District

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Two Rivers West
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balance:

ACCOUNT DESCRIPTION	ADOPTED	TOTAL	ANNUAL
	BUDGET	PROJECTED	BUDGET
	FY 2024	FY 2024	FY 2025
REVENUES			
Interest - Investments	\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	-	-	-
Special Assmnts- CDD Collected	-	95,325	520,845
Developer Contributions	201,125	22,243	-
TOTAL REVENUES	\$ 201,125	\$ 117,568	\$ 520,845
EXPENDITURES			
Financial and Administrative			
Supervisor Fees	\$ 3,000	\$ 3,000	\$ 12,000
District Management	25,000	25,000	25,000
Administration	4,500	4,500	4,500
Recording Secretary	2,400	2,400	2,400
Financial/Revenue Collections	-	-	1,200
Rental and Leases	600	600	600
Data Storage	-	-	600
Accounting Services	18,000	18,000	9,000
Dissemination Agent/Reporting	4,200	4,200	19,500
Website Admin Services	1,800	1,800	1,200
District Engineer	9,500	9,500	9,500
District Counsel	9,500	9,500	9,500
Trustees Fees	6,500	6,500	6,500
Auditing Services	6,000	6,000	6,000
Postage, Phone, Faxes, Copies	500	500	500
Legal Advertising	3,500	3,500	3,500
Bank Fees	200	200	200
Dues, Licenses & Fees	175	175	175
Onsite Office Supplies	100	100	100
Website ADA Compliance	1,800	1,800	1,600
Misc Admin	250	250	250
Tax Collector	1,200	1,200	1,200
Meeting Expense	4,000	4,000	1,000
Total Financial and Administrative	\$ 102,725	\$ 102,725	\$ 116,025

Summary of Revenues, Expenditures and Changes in Fund Balance:

ACCOUNT DESCRIPTION	ADOPTED	TOTAL	ANNUAL
	BUDGET	PROJECTED	BUDGET
	FY 2024	FY 2024	FY 2025
Insurance			
General Liability	\$ 5,000	\$ 5,000	\$ 3,146
Public Officials Insurance	5,000	5,000	2,574
Total Insurance	\$ 10,000	\$ 10,000	\$ 5,720
Amenity			
Miscellaneous	10,000	10,000	30,000
Total Amenity	\$ 10,000	\$ 10,000	\$ 30,000
Landscape and Pond Maintenance			
Landscape Maintenance - Contract	\$ 25,000	\$ 25,000	\$ 300,000
Landscaping - R&M	15,400	15,400	20,000
Aquatics - Contract	-	-	38,000
Aquatics - Plant Replacement	38,000	38,000	-
Debris Cleanup	-	-	5,000
Wildlife Control	-	-	6,100
Total Landscape and Pond Maintenance	\$ 78,400	\$ 78,400	\$ 369,100
TOTAL EXPENDITURES	\$ 201,125	\$ 201,125	\$ 520,845

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Two Rivers West
Community Development District

Debt Service Budgets
Fiscal Year 2025

Series 2022 Bonds
Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,439,013
TOTAL REVENUES	\$ 1,439,013
EXPENDITURES	
May Bond Interest Payment	\$ 588,050
May Bond Principal Payment	\$ 270,000
November Bond Interest Payment	\$ 580,963
TOTAL EXPENDITURES	\$ 1,439,013
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 19,495,000
Principal Payment Applied Toward Bonds	\$ 270,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 19,225,000

**Two Rivers West Community Development District
Special Assessment Bonds, Series 2022 (Series 2022 Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 19,750,000			\$ 472,491	\$ 472,491
11/1/2023	\$ 19,750,000			\$ 594,744	\$ 594,744
5/1/2024	\$ 19,750,000	\$ 255,000	5.250%	\$ 594,744	\$ 849,744
11/1/2024	\$ 19,495,000			\$ 588,050	\$ 588,050
5/1/2025	\$ 19,495,000	\$ 270,000	5.250%	\$ 588,050	\$ 858,050
11/1/2025	\$ 19,225,000			\$ 580,963	\$ 580,963
5/1/2026	\$ 19,225,000	\$ 285,000	5.250%	\$ 580,963	\$ 865,963
11/1/2026	\$ 18,940,000			\$ 573,481	\$ 573,481
5/1/2027	\$ 18,940,000	\$ 300,000	5.250%	\$ 573,481	\$ 873,481
11/1/2027	\$ 18,640,000			\$ 565,606	\$ 565,606
5/1/2028	\$ 18,640,000	\$ 315,000	5.250%	\$ 565,606	\$ 880,606
11/1/2028	\$ 18,325,000			\$ 557,338	\$ 557,338
5/1/2029	\$ 18,325,000	\$ 330,000	5.375%	\$ 557,338	\$ 887,338
11/1/2029	\$ 17,995,000			\$ 548,469	\$ 548,469
5/1/2030	\$ 17,995,000	\$ 350,000	5.375%	\$ 548,469	\$ 898,469
11/1/2030	\$ 17,645,000			\$ 539,063	\$ 539,063
5/1/2031	\$ 17,645,000	\$ 370,000	5.375%	\$ 539,063	\$ 909,063
11/1/2031	\$ 17,275,000			\$ 529,119	\$ 529,119
5/1/2032	\$ 17,275,000	\$ 390,000	5.375%	\$ 529,119	\$ 919,119
11/1/2032	\$ 16,885,000			\$ 518,638	\$ 518,638
5/1/2033	\$ 16,885,000	\$ 410,000	5.375%	\$ 518,638	\$ 928,638
11/1/2033	\$ 16,475,000			\$ 507,619	\$ 507,619
5/1/2034	\$ 16,475,000	\$ 435,000	6.000%	\$ 507,619	\$ 942,619
11/1/2034	\$ 16,040,000			\$ 494,569	\$ 494,569
5/1/2035	\$ 16,040,000	\$ 460,000	6.000%	\$ 494,569	\$ 954,569
11/1/2035	\$ 15,580,000			\$ 480,769	\$ 480,769
5/1/2036	\$ 15,580,000	\$ 490,000	6.000%	\$ 480,769	\$ 970,769
11/1/2036	\$ 15,090,000			\$ 466,069	\$ 466,069
5/1/2037	\$ 15,090,000	\$ 520,000	6.000%	\$ 466,069	\$ 986,069
11/1/2037	\$ 14,570,000			\$ 450,469	\$ 450,469
5/1/2038	\$ 14,570,000	\$ 555,000	6.000%	\$ 450,469	\$ 1,005,469
11/1/2038	\$ 14,015,000			\$ 433,819	\$ 433,819
5/1/2039	\$ 14,015,000	\$ 585,000	6.000%	\$ 433,819	\$ 1,018,819
11/1/2039	\$ 13,430,000			\$ 416,269	\$ 416,269
5/1/2040	\$ 13,430,000	\$ 625,000	6.000%	\$ 416,269	\$ 1,041,269
11/1/2040	\$ 12,805,000			\$ 397,519	\$ 397,519
5/1/2041	\$ 12,805,000	\$ 660,000	6.000%	\$ 397,519	\$ 1,057,519
11/1/2041	\$ 12,145,000			\$ 377,719	\$ 377,719
5/1/2042	\$ 12,145,000	\$ 705,000	6.000%	\$ 377,719	\$ 1,082,719
11/1/2042	\$ 11,440,000			\$ 356,569	\$ 356,569
5/1/2043	\$ 11,440,000	\$ 745,000	6.000%	\$ 356,569	\$ 1,101,569
11/1/2043	\$ 10,695,000			\$ 334,219	\$ 334,219
5/1/2044	\$ 10,695,000	\$ 795,000	6.250%	\$ 334,219	\$ 1,129,219
11/1/2044	\$ 9,900,000			\$ 309,375	\$ 309,375
5/1/2045	\$ 9,900,000	\$ 845,000	6.250%	\$ 309,375	\$ 1,154,375
11/1/2045	\$ 9,055,000			\$ 282,969	\$ 282,969
5/1/2046	\$ 9,055,000	\$ 900,000	6.250%	\$ 282,969	\$ 1,182,969
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2046	\$ 8,155,000			\$ 254,844	\$ 254,844
5/1/2047	\$ 8,155,000	\$ 960,000	6.250%	\$ 254,844	\$ 1,214,844
11/1/2047	\$ 7,195,000			\$ 224,844	\$ 224,844
5/1/2048	\$ 7,195,000	\$ 1,020,000	6.250%	\$ 224,844	\$ 1,244,844
11/1/2048	\$ 6,175,000			\$ 192,969	\$ 192,969
5/1/2049	\$ 6,175,000	\$ 1,085,000	6.250%	\$ 192,969	\$ 1,277,969
11/1/2049	\$ 5,090,000			\$ 159,063	\$ 159,063
5/1/2050	\$ 5,090,000	\$ 1,155,000	6.250%	\$ 159,063	\$ 1,314,063
11/1/2050	\$ 3,935,000			\$ 122,969	\$ 122,969
5/1/2051	\$ 3,935,000	\$ 1,230,000	6.250%	\$ 122,969	\$ 1,352,969
11/1/2051	\$ 2,705,000			\$ 84,531	\$ 84,531
5/1/2052	\$ 2,705,000	\$ 1,310,000	6.250%	\$ 84,531	\$ 1,394,531
11/1/2052	\$ 1,395,000			\$ 43,594	\$ 43,594
5/1/2053	\$ 1,395,000	\$ 1,395,000	6.250%	\$ 43,594	\$ 1,438,594
	\$ 19,750,000			\$ 24,444,953	\$ 44,194,953

Series 2023 Bonds
Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 829,481
TOTAL REVENUES	\$ 829,481
EXPENDITURES	
May Bond Interest Payment	\$ 334,741
November Bond Principal Payment	\$ 160,000
November Bond Interest Payment	\$ 334,741
TOTAL EXPENDITURES	\$ 829,481
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 11,190,000
Principal Payment Applied Toward Bonds	\$ 160,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 11,030,000

Two Rivers West

Community Development District

Series 2023 Debt Service

**Two Rivers West Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$ 11,270,000			\$ 411,632.99	\$ 411,632.99
11/1/2024	\$ 11,270,000	\$ 80,000	5.125%	\$ 336,790.63	\$ 416,790.63
5/1/2025	\$ 11,190,000			\$ 334,740.63	\$ 334,740.63
11/1/2025	\$ 11,190,000	\$ 160,000	5.125%	\$ 334,740.63	\$ 494,740.63
5/1/2026	\$ 11,030,000			\$ 330,640.63	\$ 330,640.63
11/1/2026	\$ 11,030,000	\$ 165,000	5.125%	\$ 330,640.63	\$ 495,640.63
5/1/2027	\$ 10,865,000			\$ 326,412.50	\$ 326,412.50
11/1/2027	\$ 10,865,000	\$ 175,000	5.125%	\$ 326,412.50	\$ 501,412.50
5/1/2028	\$ 10,690,000			\$ 321,928.13	\$ 321,928.13
11/1/2028	\$ 10,690,000	\$ 185,000	5.125%	\$ 321,928.13	\$ 506,928.13
5/1/2029	\$ 10,505,000			\$ 317,187.50	\$ 317,187.50
11/1/2029	\$ 10,505,000	\$ 195,000	5.125%	\$ 317,187.50	\$ 512,187.50
5/1/2030	\$ 10,310,000			\$ 312,190.63	\$ 312,190.63
11/1/2030	\$ 10,310,000	\$ 205,000	5.125%	\$ 312,190.63	\$ 517,190.63
5/1/2031	\$ 10,105,000			\$ 306,937.50	\$ 306,937.50
11/1/2031	\$ 10,105,000	\$ 215,000	6.000%	\$ 306,937.50	\$ 521,937.50
5/1/2032	\$ 9,890,000			\$ 300,487.50	\$ 300,487.50
11/1/2032	\$ 9,890,000	\$ 230,000	6.000%	\$ 300,487.50	\$ 530,487.50
5/1/2033	\$ 9,660,000			\$ 293,587.50	\$ 293,587.50
11/1/2033	\$ 9,660,000	\$ 240,000	6.000%	\$ 293,587.50	\$ 533,587.50
5/1/2034	\$ 9,420,000			\$ 286,387.50	\$ 286,387.50
11/1/2034	\$ 9,420,000	\$ 255,000	6.000%	\$ 286,387.50	\$ 541,387.50
5/1/2035	\$ 9,165,000			\$ 278,737.50	\$ 278,737.50
11/1/2035	\$ 9,165,000	\$ 270,000	6.000%	\$ 278,737.50	\$ 548,737.50
5/1/2036	\$ 8,895,000			\$ 270,637.50	\$ 270,637.50
11/1/2036	\$ 8,895,000	\$ 285,000	6.000%	\$ 270,637.50	\$ 555,637.50
5/1/2037	\$ 8,610,000			\$ 262,087.50	\$ 262,087.50
11/1/2037	\$ 8,610,000	\$ 305,000	6.000%	\$ 262,087.50	\$ 567,087.50
5/1/2038	\$ 8,305,000			\$ 252,937.50	\$ 252,937.50
11/1/2038	\$ 8,305,000	\$ 325,000	6.000%	\$ 252,937.50	\$ 577,937.50
5/1/2039	\$ 7,980,000			\$ 243,187.50	\$ 243,187.50
11/1/2039	\$ 7,980,000	\$ 340,000	6.000%	\$ 243,187.50	\$ 583,187.50
5/1/2040	\$ 7,640,000			\$ 232,987.50	\$ 232,987.50
11/1/2040	\$ 7,640,000	\$ 360,000	6.000%	\$ 232,987.50	\$ 592,987.50
5/1/2041	\$ 7,280,000			\$ 222,187.50	\$ 222,187.50
11/1/2041	\$ 7,280,000	\$ 385,000	6.000%	\$ 222,187.50	\$ 607,187.50
5/1/2042	\$ 6,895,000			\$ 210,637.50	\$ 210,637.50
11/1/2042	\$ 6,895,000	\$ 405,000	6.000%	\$ 210,637.50	\$ 615,637.50
5/1/2043	\$ 6,490,000			\$ 198,487.50	\$ 198,487.50
11/1/2043	\$ 6,490,000	\$ 430,000	6.000%	\$ 198,487.50	\$ 628,487.50
5/1/2044	\$ 6,060,000			\$ 185,587.50	\$ 185,587.50
11/1/2044	\$ 6,060,000	\$ 455,000	6.125%	\$ 185,587.50	\$ 640,587.50
5/1/2045	\$ 5,605,000			\$ 171,653.13	\$ 171,653.13
11/1/2045	\$ 5,605,000	\$ 485,000	6.125%	\$ 171,653.13	\$ 656,653.13
5/1/2046	\$ 5,120,000			\$ 156,800.00	\$ 156,800.00
11/1/2046	\$ 5,120,000	\$ 515,000	6.125%	\$ 156,800.00	\$ 671,800.00
5/1/2047	\$ 4,605,000			\$ 141,028.13	\$ 141,028.13
11/1/2047	\$ 4,605,000	\$ 545,000	6.125%	\$ 141,028.13	\$ 686,028.13
5/1/2048	\$ 4,060,000			\$ 124,337.50	\$ 124,337.50
11/1/2048	\$ 4,060,000	\$ 580,000	6.125%	\$ 124,337.50	\$ 704,337.50
5/1/2049	\$ 3,480,000			\$ 106,575.00	\$ 106,575.00
11/1/2049	\$ 3,480,000	\$ 615,000	6.125%	\$ 106,575.00	\$ 721,575.00
5/1/2050	\$ 2,865,000			\$ 87,740.63	\$ 87,740.63
11/1/2050	\$ 2,865,000	\$ 655,000	6.125%	\$ 87,740.63	\$ 742,740.63
5/1/2051	\$ 2,210,000			\$ 67,681.25	\$ 67,681.25
11/1/2051	\$ 2,210,000	\$ 695,000	6.125%	\$ 67,681.25	\$ 762,681.25
5/1/2052	\$ 1,515,000			\$ 46,396.88	\$ 46,396.88
11/1/2052	\$ 1,515,000	\$ 735,000	6.125%	\$ 46,396.88	\$ 781,396.88
5/1/2053	\$ 780,000			\$ 23,887.50	\$ 23,887.50
11/1/2053	\$ 780,000	\$ 780,000	6.125%	\$ 23,887.50	\$ 803,887.50
	\$ 11,270,000			\$ 13,576,573.70	\$ 24,846,573.70

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Two Rivers West
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

Two Rivers West

Community Development District

All Funds

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024										
ASSESSMENT ALLOCATION										
Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1										
Product	DS Units	General Fund			Debt Service Series 2022			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
SF 50'	338	\$ 238.20	\$88.73	\$149.47	\$1,728.26	\$1,728.26	\$0.00	\$1,966.46	\$1,816.99	\$ 149.47
SF 60'	262	\$ 285.84	\$106.48	\$179.36	\$2,073.91	\$2,073.91	\$0.00	\$2,359.75	\$2,180.39	\$ 179.36
SF 65'	42	\$ 310.62	\$115.92	\$194.70	\$2,246.74	\$2,246.74	\$0.00	\$2,557.36	\$2,362.66	\$ 194.70
SF 70'	128	\$ 333.49	\$124.22	\$209.27	\$2,419.56	\$2,419.56	\$0.00	\$2,753.05	\$2,543.78	\$ 209.27
	770									
Assessment Area Two- Series 2023 E-Villas, C1-B, C2, D4										
Product	DS Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Twin Villa 42.5'	89	\$ 202.00	\$62.47	\$139.53	\$1,469.00	\$1,469.00	\$0.00	\$1,671.00	\$1,531.47	\$ 139.53
SF 50'	88	\$ 238.20	\$88.73	\$149.47	\$1,728.26	\$1,728.26	\$0.00	\$1,966.46	\$1,816.99	\$ 149.47
SF 60'	165	\$ 285.84	\$106.48	\$179.36	\$2,073.91	\$2,073.91	\$0.00	\$2,359.75	\$2,180.39	\$ 179.36
SF 70'	107	\$ 333.49	\$124.22	\$209.27	\$2,419.56	\$2,419.56	\$0.00	\$2,753.05	\$2,543.78	\$ 209.27
	449									
Assessment Area Three- Series 2024 Phases D1, D5, D6, D8, D9,D10, D11										
Product	DS Units	O&M Per Unit			Future Units			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Townhome 25'	0	\$ 133.39	\$49.69	\$83.70	\$0.00	\$0.00	\$0.00	\$133.39	\$49.69	\$ 83.70
Twin Villa 42.5'	0	\$ 202.00	\$62.47	\$139.53	\$0.00	\$0.00	\$0.00	\$202.00	\$62.47	\$ 139.53
SF 50'	353	\$ 238.20	\$88.73	\$149.47	\$0.00	\$0.00	\$0.00	\$238.20	\$88.73	\$ 149.47
SF 60'	309	\$ 285.84	\$106.48	\$179.36	\$0.00	\$0.00	\$0.00	\$285.84	\$106.48	\$ 179.36
SF 65'	0	\$ 310.62	\$115.92	\$194.70	\$0.00	\$0.00	\$0.00	\$310.62	\$115.92	\$ 194.70
SF 70'	47	\$ 333.49	\$124.22	\$209.27	\$0.00	\$0.00	\$0.00	\$333.49	\$124.22	\$ 209.27
	709									
Future Units										
Product	DS Units	O&M Per Unit			Future Units			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Townhome 25'	248	\$ 133.39	\$49.69	\$83.70	\$0.00	\$0.00	\$0.00	\$133.39	\$49.69	\$ 83.70
Twin Villa 42.5'	0	\$ 202.00	\$62.47	\$139.53	\$0.00	\$0.00	\$0.00	\$202.00	\$62.47	\$ 139.53
SF 50'	0	\$ 238.20	\$88.73	\$149.47	\$0.00	\$0.00	\$0.00	\$238.20	\$88.73	\$ 149.47
SF 60'	0	\$ 285.84	\$106.48	\$179.36	\$0.00	\$0.00	\$0.00	\$285.84	\$106.48	\$ 179.36
SF 65'	0	\$ 310.62	\$115.92	\$194.70	\$0.00	\$0.00	\$0.00	\$310.62	\$115.92	\$ 194.70
SF 70'	0	\$ 333.49	\$124.22	\$209.27	\$0.00	\$0.00	\$0.00	\$333.49	\$124.22	\$ 209.27
	248									

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2024-2025 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2024.

Attested By:

**Two Rivers West
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

RESOLUTION 2024-10

**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-Chair
<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 20th DAY OF August 2024

ATTEST:

**TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/ Vice- Chairman

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2024

ATTEST:

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

October 15, 2024	11:00 a.m
November 19, 2024	11:00 a.m.
December 17, 2024	11:00 a.m.
January 21, 2025	11:00 a.m.
February 18, 2025	11:00 a.m.
March 18, 2025	11:00 a.m.
April 15, 2025	11:00 a.m.
May 20, 2025	11:00 a.m.
June 17, 2025	11:00 a.m.
July 15, 2025	11:00 a.m.
August 19, 2025	11:00 a.m.
September 16, 2025	11:00 a.m.

**All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway
located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

**MINUTES OF MEETING
TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, May 21, 2024, and called to order at 11:31 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:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Mike Rainer	Assistant Secretary
Thomas Spence	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
Brian Lamb	District Secretary
Whitney Sousa	District Counsel
Tonja Stewart	District Engineer
Vanessa T. Steinerts	Bond Counsel (<i>Gray Robinson, P.A</i>)

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. Consideration of Special Warranty Deed

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Special Warranty Deed was approved. 5-0

B. Consideration of Resolution 2024 - 03; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing

The board set the Fiscal Year 2025 Public Hearing for August 20, 2024

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Resolution 2024 - 03; Approving the Fiscal Year 2025 Proposed Budget & Setting Public Hearing was approved. 5-0

C. Consideration of Resolution 2024- 04; Allocating Anticipated Bond Construction Funds for the Infrastructure

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Resolution 2024- 04; Allocating Anticipated Bond Construction Funds for the Infrastructure was approved. 5-0

D. Consideration of Temporary Access Easement

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

E. Announcement of Qualified Electors

Ms. Grunwald announced that there are currently 0 qualified electors as of June 15, 2024.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Operation and Maintenance Expenditures April 2024

B. Acceptance of the Financials and Approval of the Check Register for April 2024

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

District Manager

Chairperson/Vice Chairperson

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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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				
ASSETS										
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
TOTAL ASSETS	\$ 56,216	\$ 2,230,741	\$ 1,926,764	\$ 1,317,611	\$ 2,191,477	\$ 639,037	\$ 108,665	\$ 31,020,000	\$ 39,490,511	
LIABILITIES										
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
TOTAL LIABILITIES	30,049	2,230,389	466	230	-	8,492	-	31,020,000	33,289,626	

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 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES									
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
TOTAL FUND BALANCES	26,167	352	1,926,298	1,317,381	2,191,477	630,545	108,665	-	6,200,885
TOTAL LIABILITIES & FUND BALANCES	\$ 56,216	\$ 2,230,741	\$ 1,926,764	\$ 1,317,611	\$ 2,191,477	\$ 639,037	\$ 108,665	\$ 31,020,000	\$ 39,490,511

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	201,125	1,410,707	1,209,582	701.41%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	107,725	52,454	55,271	48.69%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	-	38,000	0.00%
Total Stormwater Control	38,000	-	38,000	0.00%

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
<u>Other Physical Environment</u>				
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%
<u>Construction In Progress</u>				
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	1,312,805	(1,111,680)	652.73%
Excess (deficiency) of revenues				
Over (under) expenditures	-	97,902	97,902	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(71,735)		
FUND BALANCE, ENDING		\$ 26,167		

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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		352		
FUND BALANCE, ENDING		<u>\$ 352</u>		

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	828,423	1,540,884	712,461	186.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	255,000	(175,000)	318.75%
Interest Expense	748,423	1,189,488	(441,065)	158.93%
Total Debt Service	828,423	1,444,488	(616,065)	174.37%
TOTAL EXPENDITURES	828,423	1,444,488	(616,065)	174.37%
Excess (deficiency) of revenues Over (under) expenditures	-	96,396	96,396	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,829,902		
FUND BALANCE, ENDING		<u>\$ 1,926,298</u>		

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	1,444,488	898,039	(546,449)	62.17%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	1,189,488	411,633	777,855	34.61%
Total Debt Service	1,444,488	411,633	1,032,855	28.50%
TOTAL EXPENDITURES	1,444,488	411,633	1,032,855	28.50%
Excess (deficiency) of revenues Over (under) expenditures	-	486,406	486,406	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		830,975		
FUND BALANCE, ENDING		\$ 1,317,381		

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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	47,871	(47,871)	0.00%
Total Construction In Progress	-	47,871	(47,871)	0.00%
TOTAL EXPENDITURES	-	47,871	(47,871)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(47,871)	(47,871)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,239,348		
FUND BALANCE, ENDING		<u>\$ 2,191,477</u>		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,903	\$ 27,903	0.00%
TOTAL REVENUES	-	27,903	27,903	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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	-	(314,261)	(314,261)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		944,806		
FUND BALANCE, ENDING		\$ 630,545		

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	-	866,825	866,825	0.00%
<u>EXPENDITURES</u>				
<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%
<u>Construction In Progress</u>				
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	-	(9,887,677)	(9,887,677)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,996,342		
FUND BALANCE, ENDING		\$ 108,665		

Bank Account Statement

Monday, July 1, 2024

Two Rivers West CDD

Page 1

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

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

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
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
Total Deposits				20,880.93	20,880.93	0.00
Checks						
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
Total Checks				-5,600.00	-5,600.00	0.00
Outstanding Checks						
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
Total Outstanding Checks						-600.00
Outstanding Deposits						
Total Outstanding Deposits						