TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

DECEMBER 17, 2024 AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Agenda Page 2

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

Regular Meetings Agenda

Tuesday, December 17, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on **December 17**, 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

- 1. Call to Order/Roll Call
- **2. PUBLIC COMMENTS** (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 3. BUSINESS ITEMS
 - A. Consideration of Sitex Aquatics Maintenance Addendum
 - B. Ratification of Grau Audit Engagement Letter
 - C. Consideration of DTE Pond Bank Mowing and Roadway Addendums
 - D. Consideration of Special Warranty Deed: MI Homes to CDD

4. CONSENT AGENDA

- A. Approval of Minutes of the November 19, 2024 Meeting
- B. Consideration of Operation and Maintenance Expenditures October 2024
- C. Acceptance of the Financials and Approval of the Check Register for October 2024
- D. Consideration of Operation and Maintenance Expenditures November 2024
- E. Acceptance of the Financials and Approval of the Check Register for November 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer
- 6. BOARD MEMBERS COMMENTS
- 7. ADJOURNMENT

The next Meeting is scheduled for Tuesday, January 21, 2025 at 11:00 a.m.

Third Order of Business



Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers West CDD hereafter called "customer"

Customer: Two Rivers West CDD

C/O: Inframark

Contact: Mrs. Jayna Cooper

Address: 2005 Pan Am Circle Ste 300 Tampa, FI 33607

Email: Jayne.Cooper@inframark.com

Phone: 813.873.7300

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

41 waterways (71acres) Phases B1/B2, B3, E at the Two Rivers West community located in Zephyrhills, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1.	Shoreline Grass and Brush Control	Included
2.	Underwater, Floating and Algae Treatment	Included
3.	Algae callback service	Included
4.	All Services Performed by State Licensed Applicator	Included
5.	Treatment Report Issued Monthly	Included
6.	Use of EPA Regulated Materials Only	Included
7.	Storm Structure Vegetation treatments	Included
8.	Non-Construction trash removal (see terms)	Included

Service shall consist of Twenty-Four (24) site visits with treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/25 thru 12/31/25 Agreement will automatically renew as per Term and Conditions:

 Ponds B1/B2
 \$1,990.00

 Ponds B3
 \$2,039.00

 Ponds E
 \$509.00

 Total Monthly Service Amount:
 \$4,538.00

 Total Annual Maintenance Cost:
 \$54,456.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By Date President, Sitex Aquatics Ilc. Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two present (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested be the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

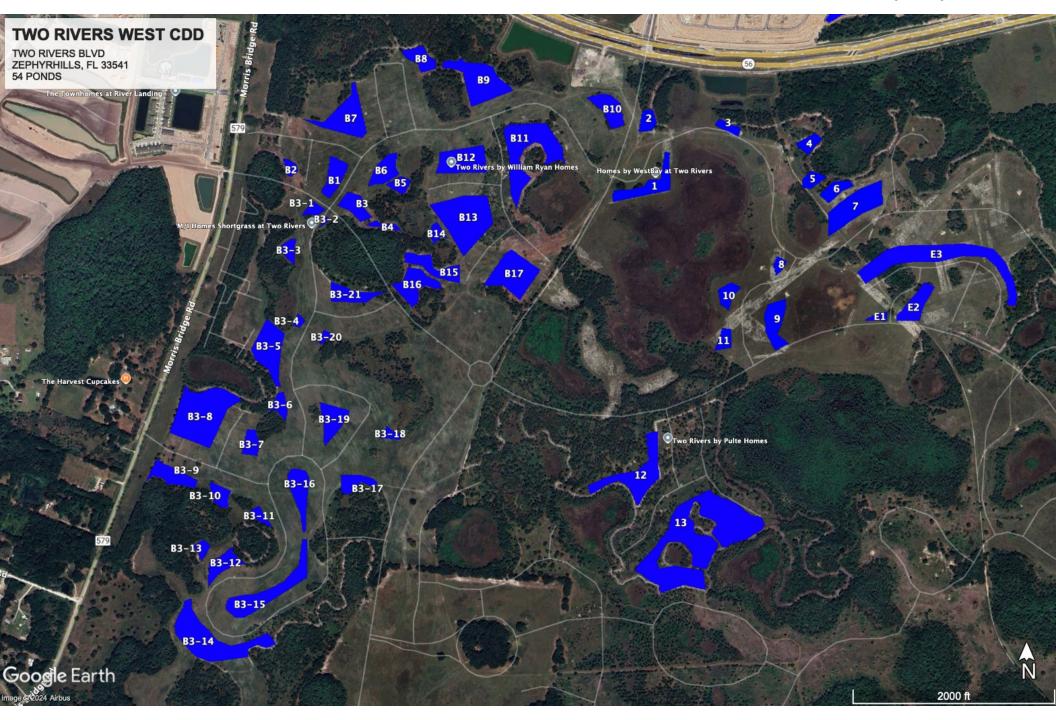
It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I,E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"





951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

September 9, 2024

To Board of Supervisors Two Rivers West Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Two Rivers West Community Development District, Pasco County, Florida ("the District") for the fiscal years ended September 30, 2024, 2025, 2026, and 2027. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Two Rivers West Community Development District as of and for the fiscal years ended September 30, 2024, 2025, 2026, and 2027. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$8,000 for the September 30, 2024 audit. The fees for the fiscal years ended September 30, 2025, September 30, 2026, and September 30, 2027 will not exceed \$8,100, \$8,200 and \$8,300, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement,

the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Two Rivers West Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

letter correctly sets forth the understanding of Two Rivers West Community Development District.

arlos di la Ossa

Chair Title:

Date:

11/25/2024





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers MI Homes B3 Pond Mowing

Pond Bank Maintenance (14 Ponds)	(24 Visits)	\$ 59,027.54	Annually
	Grand Total Annually		
	Grand Total Monthly	\$ 4,918.96	
Contract Start Batas			
Contract Start Date: Initial Contract Term Date:	_		
Two Rivers MI Homes B3	Down To Ea	rth	
Name	Name		
Title	Title		
Signature Date	Signature	D	ate



B3 MI Homes Ponds

Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers Park Square B1 + B2 Pond Mowing

ond Bank Maintenance (13 Ponds)	(24 Visits)	\$ 61,401.03	Annually
	Grand Total Annually	\$ 61,401.03	
	Grand Total Monthly	\$ 5,116.75	
Contract Start Date:	_		
Initial Contract Term Date:			
Two Rivers B1 + B2 Park Square	Down To Ear	th	
Name	Name		
Title	Title		
Signature Dat	e Signature	D	ate



B1 + B2 Ponds (Park Square)

Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

SSS Down to Earth Opco LLC (DTE) Submitted By:

Two Rivers Villas Pond Mowing

nd Bank Maintenance (3 Ponds)	(24 Visits)	\$ 15,627.86	Ann
	Grand Total Annually	\$ 15,627.86	
		\$ 1,302.32	
Contract Start Date:			
Initial Contract Term Date:	_		
Two Rivers Villas	Down To Ear	th	
Name	Name		
Title	Title		
		_	
Signature Date	Signature	D	ate



Pink: Villas Ponds (3)

Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Submitted By: SSS Down to Earth Opco LLC (DTE)

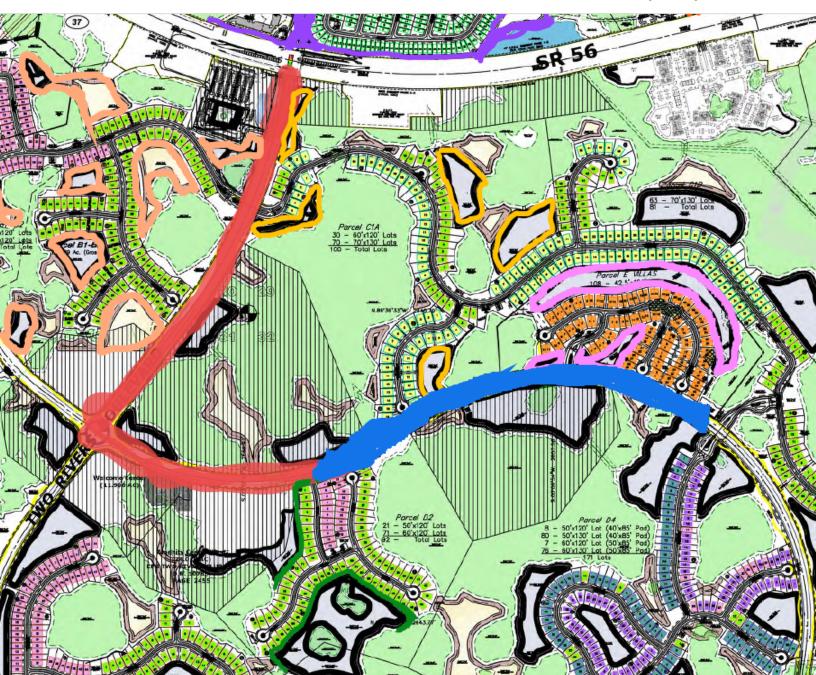
Two Rivers West Roadway Addendum .2

	\$ 14,639.01	Annua
Grand Total Annually Grand Total Monthly Contract Start Date: Initial Contract Term Date: Two Rivers West Down To Name Name		
Grand Total Annually Grand Total Monthly Contract Start Date: Initial Contract Term Date: Two Rivers West Down To Name Name		
Contract Start Date: Initial Contract Term Date: Two Rivers West Down To Name Name		1
Contract Start Date: Initial Contract Term Date: Two Rivers West Down To Name Name		
Initial Contract Term Date: Two Rivers West Down To Name Name	\$ 1,219.92	
Initial Contract Term Date: Two Rivers West Down To Name Name		
Initial Contract Term Date: Two Rivers West Down To Name Name		
Initial Contract Term Date: Two Rivers West Down To Name Name		
Two Rivers West Down To Name Name		
Name Name		
Name Name		
Name Name		
Name Name		
Name Name		
	Earth	
Title Title		
Signature Date Signature		Date

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Mow	✓	✓	✓	√	✓	√	✓	✓	✓	✓	✓	✓	34
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	34
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	34
Soft Edge	✓	✓	✓	√	✓	√	√	✓	√	✓	✓	✓	17
Backpack Blowing	✓	✓	✓	√	✓	√	✓	✓	✓	✓	✓	✓	34
Fertilization													0
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		√		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	34

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Red West Roadway Addendum v1 (august 24)

Blue: West Roadway Addendum v2

Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Submitted By: SSS Down to Earth Opco LLC (DTE)

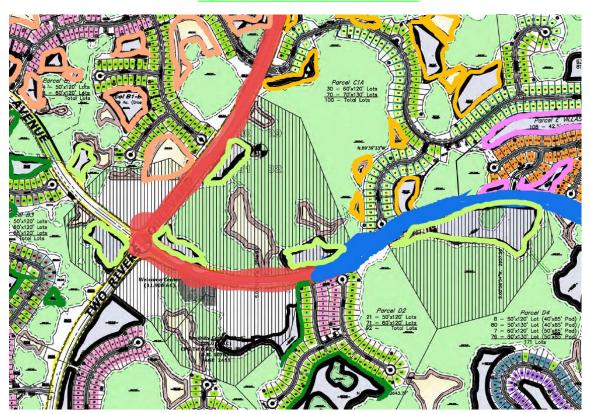
Two Rivers West Roadway Addendum .3

wncare Maintenance		(34 Visits)	\$ 27,388.95	Annuall
		Grand Total Annually		
		Grand Total Monthly	\$ 2,282.41	
Countrie of Stout Date.				
Contract Start Date: Initial Contract Term Date:				
Two Rivers West		Down To Ea	ırth	
Name		Name		
Title		Title		
Signature	Date	Signature	D	ate

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	34
String Trim	✓	✓	✓	√	✓	√	✓	✓	✓	√	✓	✓	34
Hard Edge	✓	√	✓	✓	✓	✓	√	✓	✓	✓	✓	✓	34
Soft Edge	√	√	✓	√	✓	√	✓	✓	✓	√	✓	✓	17
Backpack Blowing	✓	√	✓	✓	✓	✓	√	✓	✓	✓	✓	✓	34
Fertilization													0
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		√		✓		✓		6
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	34

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Light Green - Two Rivers Addendum .3

Consideration; \$10.00

Documentary Stamp Tax: \$0.70

Prepared by and when recorded return to: Cari Allen Webster, Esq. Straley Robin Vericker 1510 W. Cleveland Street Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of ______, 2024 by M/I HOMES OF TAMPA, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634, in favor of the TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida:

Tract A-2, Tract B-3, Tract B-4, Tract B-5, Tract B-6A, Tract P-1, and Tract P-2 of Two Rivers Parcel B3, according to the plat thereof, as recorded in Plat Book 95, Pages 74-86, of the Public Records of Pasco County, Florida (the "**Property**").

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2024 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:	M/I Homes of Tampa a Florida limited liabil	
By:	By:	_
Name:	Name:	
Address:	Title:	
By:		
Name:		
Address:		
STATE OF FLORIDA COUNTY OF		
The foregoing instrument was ac		= -
or \square online notarization, this		
	as	of M/I Homes of
Tampa, LLC, a Florida limited liability	company, on behalf of the con	npany, who is \square personally
known to me or □ has produced		as identification.
	NOTARY PUBLIC:	
(SEAL)	Sign:	
	Print:	
	My Commission Expires	

Fourth Order of Business

The landowner's Election and regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, November 19, 2024, and called to order at 11:34 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa Chairperson

Tom Spence Assistant Secretary

Ryan Motko Assistant Secretary (via phone)

Mike Rainer Assistant Secretary

Also present were:

Jayna Cooper District Manager
John Vericker District Counsel

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper 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

Organizational Matters

A. Consideration of Resolution 2024-02, Canvassing and Certifying the Landowners Election

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2024-02, Canvassing and Certifying the Landowners Election was adopted. 4-0

B. Consideration of Resolution 2024-03, Designating Officers

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2024-03, Designating Officers with no changes to officer designations was adopted. 4-0

FORTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-01, Authorizing the Boundary Amendment to the District

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2024-01, Authorizing the Boundary Amendment to the District was adopted. 4-0

B. Consideration of Cost Share Agreement and Drainage Easement

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Cost Share Agreement and Drainage Easement was approved. 4-0

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, drainage easement agreement was approved. 4-0

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, tracts as presented by District Counsel was accepted. 4-0

C. Consideration of Pond Bank Mowing Services Agreement with Down to Earth

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Pond Bank Mowing Services Agreement with Down to Earth was approved. 4-0

D. Consideration of Sitex Aquatics Maintenance Addendum

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Sitex Aquatics Maintenance Addendum was approved. 4-0

E. Consideration of Resolution 2025-04, Budget Amendment Fiscal Year 2024

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2025-04, Budget Amendment Fiscal Year 2024 was adopted. 4-0

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the September 17, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures September 2024
- C. Acceptance of the Financials and Approval of the Check Register for September 2024

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Consent Agenda was approved. 4-0

SIXTH ORDER OF BUSINESS

Staff Reports

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

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

SEVENTH ORDER OF BUSINESS

Board Members and Audience Comments

There being none, the next order of business followed.

EIGHT ORDER OF BUSINESS

Adjournment

The being no further business,

On MOTION by Mr. De la Ossa seconded by Mr. Spence, with all in favor, the meeting was adjourned at 11:53 am. 4-0

Jayna Cooper	Carlos de la Ossa
District Manager	Chairperson

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	9/1/2024	115392	\$9,197.78	\$9,197.78	9/2024 POND MOWING AND MAINT
Down To Earth	8/27/2024	113886	\$789.02	\$789.02	8/2024 POND MOWING AND MAINT
INFRAMARK LLC	9/5/2024	132420	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132420	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132420	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132420	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132420	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132420	\$416.67		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132420	\$50.00	\$3,825.00	MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134881	\$750.00		10/2024 ACCOUNTING SERVICE
INFRAMARK LLC	10/4/2024	#134881	\$375.00		10/2024 ADMIN SVCS
INFRAMARK LLC	10/4/2024	#134881	\$50.00		FINAN. REV
INFRAMARK LLC	10/4/2024	#134881	\$50.00		10/2024 RECORDING SECRETARY
INFRAMARK LLC	10/4/2024	#134881	\$100.00		10/2024 RENTAL AND LEASES
INFRAMARK LLC	10/4/2024	#134881	\$416.67	\$1,741.67	10/2024 DISSEMINATION SERVICE
INFRAMARK LLC	9/30/2024	#134591	\$750.00		6/2024 ACCOUNTING SERVICE
INFRAMARK LLC	9/30/2024	#134591	\$375.00		6/2024 ADMIN SERVICE
INFRAMARK LLC	9/30/2024	#134591	\$2,083.33		6/2024 DISTRICT MANAGEMENT
INFRAMARK LLC	9/30/2024	#134591	\$50.00		6/2024 FINAN. REV
INFRAMARK LLC	9/30/2024	#134591	\$50.00		6/2024 RECORDING SECRETARY
INFRAMARK LLC	9/30/2024	#134591	\$100.00		6/2024 RENTAL AND LEASES
INFRAMARK LLC	9/30/2024	#134591	\$416.67	\$3,825.00	6/2024 DISSEMINATION SERVICE
SITEX AQUATICS LLC	9/1/2024	9025-B	\$1,055.00	\$1,055.00	AQUATICS
Monthly Contract Subtotal			\$20,433.47	\$20,433.47	

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
CARLOS DE LA OSSA	9/17/2024	CO 091724	\$200.00	\$200.00	SUPERVISOR FEES
MICHAEL TODD RAINER	9/17/2024	MR 091724	\$200.00	\$200.00	SUPERVISOR FEES
NICHOLAS J. DISTER	9/17/2024	ND 091724	\$200.00	\$200.00	SUPERVISOR FEES
RYAN MOTKO	9/17/2024	RM 091724	\$200.00	\$200.00	SUPERISOR FEES
STRALEY ROBIN VERICKER	9/12/2024	25292	\$5,033.00	\$5,033.00	PROFESSIONAL SERVICES
THOMAS R. SPENCE	9/17/2024	TS 091724	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$6,033.00	\$6,033.00	
Regular Services					
INFRAMARK LLC	10/4/2024	#134881	\$2,083.33	\$2,083.33	10/2024 DISTRICT MANAGER
TIMES PUBLISHING COM	10/6/2024	320442 100624	\$210.50	\$210.50	LEGAL AD
Regular Services Subtotal			\$2,293.83	\$2,293.83	
TOTAL			\$28,760.30	\$28,760.30	

Down to Earth Landscape & Irrigation

PO Box 72701 Cleveland, Ohio 44192-0002 (321) 263-2700



Invoice:#145392

September 2024

Customer PO#

PAST DUE

Property / Project Address

Two Rivers West Pond 35072 Big Hawk Drive Zephyrhills, FL 33541

Customer

Two Rivers West Pond Inframark Management Services 2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Project/Job **Invoice Date Date Due Terms**

Two Rivers West Pond Mowing

Contract (2024)

Net 30 9/1/2024 10/1/2024

Estimate # 91842

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#91842 - Two Rivers West Pond Mowing Contract (2024)			\$9,197.78	
LCR003: Pond Maintenance \$6,0			\$6,041.70	
LCR003: Culdesac and Colston Ave Maintenance - Start 8/20/2024		\$3,156.08		

Billing Questions

Rubie.alejandro@down2earthinc.com (239)-470-9627

Visit us at https://dtelandscape.com for all other questions or concerns.

\$9,197.78	Total
(\$0.00)	Credits/Payments
\$9,197.78	Total

Down to Earth Landscape & Irrigation

PO Box 72701 Cleveland, Ohio 44192-0002 (321) 263-2700



Invoice:#113886

August 2024

PAST DUE

Property / Project Address

Two Rivers West Pond 35072 Big Hawk Drive Zephyrhills, FL 33541

Customer

Two Rivers West Pond Inframark Management Services 2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Project/Job Invoice Date Date Date Terms Customer PO #

Two Rivers West Pond Mowing Co 8/27/2024 9/26/2024 Net 30

Estimate # 91842

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#91842 - Two Rivers West Pond Mowing Contract (2024) \$789.			\$789.02	
LCR003: Roadway Maintenance - Start 8/20/2024 \$789.02			\$789.02	

Billing Questions

Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060

Visit us at https://dtelandscape.com for all other questions or concerns.

\$789.02	Total
(\$0.00)	Credits/Payments
\$789.02	Total



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: September 2024

INVOICE# #132420 CUSTOMER ID C2411

PO#

INVOICE

DATE 9/5/2024

NET TERMS

Net 30

DUE DATE 10/5/2024

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
Тах	\$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.



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: October 2024

#134881

CUSTOMER ID

C2411

PO#

DATE 10/4/2024 NET TERMS Net 30 DUE DATE

11/3/2024

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
Тах	\$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.



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: June 2024

INVOICE# #134591 CUSTOMER ID

C2411

INVOICE

DATE 9/30/2024

NET TERMS

Net 30

DUE DATE 10/30/2024

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
Тах	\$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

Sitex Aquatics, LLC PO Box 917 Parrish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Bill to

Two Rivers West CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Invoice details

Invoice no.: 9025-B Terms: Net 30

Invoice date: 09/01/2024 Due date: 10/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 11 Waterways	1	\$1,055.00	\$1,055.00

Total	\$1,055.00
Overdue	10/01/2024

MEETING DATE: September 17, 2024

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

MEETING DATE: September 17, 2024

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

MEETING DATE: September 17, 2024

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

MEETING DATE: September 17, 2024

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

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

September 12, 2024
Client: 001578
Matter: 000001
Invoice #: 25292

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2024	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL AUDIT UPDATE.	0.4	\$150.00
8/6/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA; REVIEW EASEMENT DOCUMENTS; CONFERENCE CALL; REVIEW EMAILS RE: SWFWMD AUTHORIZATION; REVIEW CDD ENGINEER'S REPORT AND CDD AUTHORIZATION RESOLUTION; DRAFT EMAIL TO DISTRICT ENGINEER.	3.3	\$1,237.50
8/6/2024	CAW	REVIEW AND ADVISE ON REQUEST FOR EASEMENT FROM THE DISTRICT TO TAMPA ELECTRIC COMPANY; REVIEW LAND EXCHANGE AGREEMENT, EASEMENT, PROPERTY RECORDS, AND DISTRICT RECORDS; REVIEW LEGAL DESCRIPTION AND SKETCH FOR EASEMENT AREA.	1.4	\$455.00
8/8/2024	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2024-2025; PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON BUDGET.	2.0	\$350.00
8/12/2024	MS	PREPARE LANDOWNERS ELECTIONS PUBLICATION AD.	0.6	\$105.00
8/13/2024	JMV	REVIEW EMAIL FROM C. DE LA OSSA; REVIEW MEMO FROM PROJECT ENGINEER; REVIEW BILL OF SALE; DRAFT EMAIL TO PROJECT ENGINEER.	1.7	\$637.50
8/13/2024	LB	FINALIZE RESOLUTION ADOPTING FISCAL YEAR 2024-2025 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
8/16/2024	KCH	ATTEND OPERATIONS MEETING IN PERSON.	0.4	\$130.00

Septembera 12ag 2024
Client: 001578
Matter: 000001
Invoice #: 25292

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/19/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
8/19/2024	LB	REVIEW CORRESPONDENCE FROM L. POPELKA RE BUDGET FUNDING AGREEMENTS AND AMOUNTS FOR DEVELOPER FUNDING; PREPARE DRAFT DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$140.00
8/19/2024	KCH	REVIEW EMAILS FROM C.DELAOSSA REGARDING UPDATING MAINTENANCE SCHEDULE FOR MOWING AND REVIEW ASSOCIATED MASTER PLAN; EMAILS WITH DOWN TO EARTH REGARDING ADDITIONAL SERVICE AREA AND ASSOCIATED PROPOSAL.	0.7	\$227.50
8/20/2024	JMV	REVIEW EMAIL FROM L. POPELKA; PREPARE CDD FUNDING AGREEMENT.	0.8	\$300.00
8/20/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
8/20/2024	KCH	REVIEW UPDATED MOWING MAP; PREPARE ADDENDUM NUMBER 1 TO THE MOWING SERVICES AGREEMENT WITH DOWN TO EARTH.	1.5	\$487.50
8/20/2024	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.4	\$130.00
8/26/2024	JMV	REVIEW EMAILS RE: UTILITIES BILL OF SALE.	0.4	\$150.00
8/26/2024	KCH	EMAILS WITH K.LUJAN FROM DOWN TO EARTH REGARDING ADDENDUM NUMBER ONE.	0.2	\$65.00
		Total Professional Services	16.0	\$5,030.00

DISBURSEMENTS

Date	Description of Disbursements		Amount
8/31/2024	Photocopies		\$3.00
		Total Disbursements	\$3.00

 Septembera 12g2 124

 Client:
 001578

 Matter:
 000001

 Invoice #:
 25292

Page: 3

Total Services \$5,030.00
Total Disbursements \$3.00

 Total Current Charges
 \$5,033.00

 Previous Balance
 \$11,485.00

 Less Payments
 (\$4,202.50)

 PAY THIS AMOUNT
 \$12,315.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices Agenda Page 44

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24912	July 09, 2024	\$3,375.00	·	\$0.00		, , , , , , , , , , , , , , , , , , , ,
25054	August 07, 2024	\$3,887.50	\$0.00	\$0.00	\$0.00	\$8,920.50
			Total	Remaining Bal	ance Due	\$12,315.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,033.00	\$3,887.50	\$3,395.00	\$0.00

MEETING DATE: September 17, 2024

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



Times Publishing Company **DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE Agenda Page 46

Advertising Run Dates		Advertis	er Name
10/ 6/24	TWO RIVERS	WEST CDD	
Billing Date	Sales	s Rep	Customer Account
10/06/2024	Deirdre Bonett		320442
Total Amount D)ue		Ad Number
\$210.50			0000363102

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/06/24	10/06/24	0000363102	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$206.50
10/06/24	10/06/24	0000363102	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x60 L	\$0.00 \$4.00
							,	

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertiser Name Advertising Run Dates TWO RIVERS WEST CDD 10/6/24 **Customer Account Billing Date** Sales Rep 320442 10/06/2024 Deirdre Bonett Ad Number **Total Amount Due** 0000363102 \$210.50

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

TWO RIVERS WEST CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 **TAMPA, FL 33607**

0000363102-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **Meeting Schedule** was published in said newspaper by print in the issues of:

10/6/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .10/06/2024

Signature of Notary Public

Personally known

Type of identification produced

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

or produced identification

NOTICE OF REGULAR BOARD MEETING SCAUGENULE Page 47 FISCAL YEAR 2025

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers West Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638. on the following dates at 11:00 a.m.:

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.
Sentember 16, 2025	11:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper District Manager

 $}_{ss}$

Run Date October 06, 2024

0000363102

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending October, 2024

Prepared by:

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

Balance Sheet
As of October 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	ERIES 2022 BT SERVICE FUND	SERIES 2022 (PROJECT) EBT SERVICE FUND	RIES 2023 T SERVICE FUND	ERIES 2024 BT SERVICE FUND	ERIES 2022 CAPITAL ROJECTS FUND	(ERIES 2022 PROJECT) CAPITAL PROJECTS FUND	(P C PF	RIES 2023 ROJECT) CAPITAL ROJECTS FUND	ERIES 2024 CAPITAL PROJECTS FUND	LON	ENERAL NG-TERM BT FUND	TOTAL
<u>ASSETS</u>														
Cash - Operating Account	\$ 10,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ - 5	\$	-	\$ 10,444
Cash in Transit	-	6,533	-	-	-	-		-		-	-		-	6,533
Due From Developer	17,655	-	-	-	-	-		-		-	-		-	17,655
Due From Other Funds	3,838	-	-	-	-	2,191,477		-		48,100	-		-	2,243,415
Investments:														
Acq. & Const. (Offsite Project)	-	-	-	-	-	-		1,980		-	-		-	1,980
Acquisition & Construction Account	-	-	-	-	-	-		-		61,318	5,721,678		-	5,782,996
Cost of Issuance Fund	-	-	-	-	-	-		-		-	6,138		-	6,138
Interest Account	-	-	-	-	-	-		645,005		-	-		-	645,005
Redemption Fund	-	2,230,741	-	-	-	-		-		-	-		-	2,230,741
Reserve Fund	-	-	1,439,688	830,975	1,282,791	-		-		-	-		-	3,553,454
Revenue Fund	-	-	517,238	517,281	384,131	-		-		-	-		-	1,418,650
Amount Avail In Debt Services	-	-	-	-	-	-		-		-	-	1	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-		-		-	-	1	17,407,822	17,407,822
TOTAL ASSETS	\$ 31,937	\$ 2,237,274	\$ 1,956,926	\$ 1,348,256	\$ 1,666,922	\$ 2,191,477	\$	646,985	\$	109,418	\$ 5,727,816	\$ 3	31,020,000	\$ 46,937,011
<u>LIABILITIES</u>														
Accounts Payable	\$ 69,940	\$ -	\$	\$ -	\$ -	\$	\$	-	\$	-	\$ - 5	\$	-	\$ 69,940
Deferred Revenue	17,655			-	-					-			-	17,655
Bonds Payable - Series 2023				-	-					-		1	11,270,000	11,270,000
Due To Other Funds	_	2,234,227	466	230	_			8,492					-	2,243,415
Revenue Bonds Payable-LT	-	-,	-	-	-			-,				1	19,750,000	19,750,000
TOTAL LIABILITIES	87,595	2,234,227	466	230	-	-		8,492		-	-		31,020,000	33,351,010

Balance Sheet
As of October 31, 2024
(In Whole Numbers)

	GENERAL	SERIES 2022 DEBT SERVICE	SERIES 2022 (PROJECT) DEBT SERVICE	SERIES 2023 DEBT SERVICE	SERIES 2024 DEBT SERVICE	SERIES 2022 CAPITAL PROJECTS	SERIES 2022 (PROJECT) CAPITAL PROJECTS	SERIES 2023 (PROJECT) CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS	GENERAL LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES											_
Restricted for:											
Debt Service	-	3,047	1,956,460	1,348,026	1,666,922	-	-	-	-	-	4,974,455
Capital Projects	-	-	-	-	-	2,191,477	638,493	109,418	5,727,816	-	8,667,204
Unassigned:	(55,658)	-	-	-	-	-	-	-	-	-	(55,658)
TOTAL FUND BALANCES	(55,658)	3,047	1,956,460	1,348,026	1,666,922	2,191,477	638,493	109,418	5,727,816	-	13,586,001
TOTAL LIABILITIES & FUND BALANCES	\$ 31,937	\$ 2,237,274	\$ 1,956,926	\$ 1,348,256	\$ 1,666,922	\$ 2,191,477	\$ 646,985	\$ 109,418	\$ 5,727,816	\$ 31,020,000 \$	46,937,011

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	YE.	YEAR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Special Assmnts- Tax Collector	\$	520,845	\$	_	\$	(520,845)	0.00%	
Developer Contribution		-		10,000		10,000	0.00%	
TOTAL REVENUES		520,845		10,000		(510,845)	1.92%	
EXPENDITURES								
Administration								
Supervisor Fees		12,000		200		11,800	1.67%	
ProfServ-Dissemination Agent		19,500		417		19,083	2.14%	
ProfServ-Info Technology		600		-		600	0.00%	
ProfServ-Recording Secretary		2,400		50		2,350	2.08%	
ProfServ-Tax Collector		1,200		-		1,200	0.00%	
ProfServ-Trustee Fees		6,500		-		6,500	0.00%	
District Counsel		9,500		3,778		5,722	39.77%	
District Engineer		9,500		-		9,500	0.00%	
Administrative Services		4,500		375		4,125	8.33%	
District Manager		25,000		2,083		22,917	8.33%	
Accounting Services		9,000		800		8,200	8.89%	
Auditing Services		6,000		6,000		-	100.00%	
Website Compliance		1,600		-		1,600	0.00%	
Postage, Phone, Faxes, Copies		500		-		500	0.00%	
Rentals & Leases		600		100		500	16.67%	
Public Officials Insurance		2,574		2,574		=	100.00%	
Legal Advertising		3,500		211		3,289	6.03%	
Bank Fees		200		-		200	0.00%	
Financial & Revenue Collections		1,200		-		1,200	0.00%	
Meeting Expense		1,000		-		1,000	0.00%	
Website Administration		1,200		-		1,200	0.00%	
Miscellaneous Expenses		250		-		250	0.00%	
Office Supplies		100		-		100	0.00%	
Dues, Licenses, Subscriptions		175		175		=_	100.00%	
Total Administration		118,599		16,763		101,836	14.13%	
Other Physical Environment								
ProfServ-Wildlife Management Service		6,100		-		6,100	0.00%	
Contracts-Aquatic Control		38,000		-		38,000	0.00%	
Insurance - General Liability		3,146		2,834		312	90.08%	
R&M-Other Landscape		25,000		-		25,000	0.00%	
Landscape Maintenance		300,000		9,198		290,802	3.07%	
Total Other Physical Environment		372,246		12,032		360,214	3.23%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
Contingency				
Misc-Contingency	30,000	5,000	25,000	16.67%
Total Contingency	30,000	5,000	25,000	16.67%
TOTAL EXPENDITURES	520,845	33,795	487,050	6.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,795)	(23,795)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,863)		
FUND BALANCE, ENDING		\$ (55,658)		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
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, 2024)		3,047		
FUND BALANCE, ENDING		\$ 3,047		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2024 Series 2022 (Project) Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YE	YEAR TO DATE ACTUAL		ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Special Assmnts- Tax Collector	\$	1,439,013	\$	-	\$	(1,439,013)	0.00%	
TOTAL REVENUES		1,439,013		-		(1,439,013)	0.00%	
<u>EXPENDITURES</u>								
Debt Service								
Principal Debt Retirement		270,000		-		270,000	0.00%	
Interest Expense		1,169,013		-		1,169,013	0.00%	
Total Debt Service		1,439,013		<u>-</u>		1,439,013	0.00%	
TOTAL EXPENDITURES		1,439,013		-		1,439,013	0.00%	
Excess (deficiency) of revenues Over (under) expenditures		<u>-</u>		<u>-</u>		<u> </u>	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				1,956,460				
FUND BALANCE, ENDING			\$	1,956,460				

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		 YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Special Assmnts- Tax Collector	\$	829,481	\$ -	\$	(829,481)	0.00%
TOTAL REVENUES		829,481	-		(829,481)	0.00%
<u>EXPENDITURES</u>						
Debt Service						
Principal Debt Retirement		160,000	-		160,000	0.00%
Interest Expense		669,482	 -		669,482	0.00%
Total Debt Service		829,482	 -		829,482	0.00%
TOTAL EXPENDITURES		829,482	-		829,482	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		(1)	-		1	0.00%
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		(1)	=		1	0.00%
TOTAL FINANCING SOURCES (USES)		(1)	-		1	0.00%
Net change in fund balance	\$	(1)	\$ -	\$	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,348,026			
FUND BALANCE, ENDING			\$ 1,348,026			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2024 Series 2024 Debt Service Fund (203) (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, 2024)		1,666,922		
FUND BALANCE, ENDING		\$ 1,666,922		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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	-			0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,191,477		
FUND BALANCE, ENDING		\$ 2,191,477		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		638,493		
FUND BALANCE, ENDING		\$ 638,493		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		109,418		
FUND BALANCE, ENDING		\$ 109,418		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2024 Series 2024 Capital Projects Fund (303) (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	-		<u> </u>	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-		<u>-</u>	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-		<u>.</u>	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,727,816	3	
FUND BALANCE, ENDING		\$ 5,727,816	<u>5</u>	

Thursday, November 94, 2024 Page 1 Z-SPAWAR

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637 **Statement No.** 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	10,443.68	Statement Balance	19,565.57
		Outstanding Deposits	0.00
Positive Adjustments	0.00		19,565.57
Subtotal	10,443.68	Outstanding Checks	-9,121.89
Negative Adjustments	0.00		10.442.60
Ending G/L Balance	10,443.68	Ending Balance	10,443.68

	Document			_	Cleared	
Posting Date	Туре	Document No.	Description	Amount	Amount	Difference
Deposits						
						0.00
10/21/2024	Payment	BD00007	Deposit No. BD00007	10,000.00	10,000.00	0.00
Total Deposit	ts			10,000.00	10,000.00	0.00
Checks						
						0.00
10/21/2024	Payment	1147	Check for Vendor V00035	-2,110.00	-2,110.00	0.00
10/21/2024	Payment	1148	Check for Vendor V00021	-200.00	-200.00	0.00
10/21/2024	Payment	1149	Check for Vendor V00024	-200.00	-200.00	0.00
10/21/2024	Payment	1151	Check for Vendor V00013	-200.00	-200.00	0.00
Total Checks				-2,710.00	-2,710.00	0.00
Adjustments						
Total Adjustn	nents					
•						
Outstanding	Checks					
08/01/2024	Payment	1132	Check for Vendor V00016			-200.00
10/21/2024	Payment	1146	Check for Vendor V00015			-3,825.00
10/21/2024	Payment	1150	Check for Vendor V00016			-200.00
10/24/2024	Payment	1152	Check for Vendor V00010			-200.00
10/25/2024	Payment	1153	Check for Vendor V00017			-175.00
10/25/2024	Payment	1154	Check for Vendor V00015			-4,311.39
10/25/2024	Payment	1155	Check for Vendor V00006			-210.50
Total Outstar	nding Checks					-9,121.89

Outstanding Deposits

Total Outstanding Deposits

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
CARLOS DE LA OSSA	11/19/2024	CO 111924	\$200.00	\$200.00	SUPERVISOR FEES
MICHAEL TODD RAINER	11/19/2024	MR 111924	\$200.00	\$200.00	SUPERVISOR FEES
NICHOLAS J. DISTER	11/19/2024	ND 111924	\$200.00	\$200.00	SUPERVISOR FEES
RYAN MOTKO	11/19/2024	RM 111924	\$200.00	\$200.00	SUPERISOR FEES
STRALEY ROBIN VERICKER	10/17/2024	25393	\$12,315.50	\$12,315.50	PROF SVCS THRU JULY 2024
STRALEY ROBIN VERICKER	10/17/2024	25393-1	\$3,777.50	\$3,777.50	PROF SVCS THRU SEPT 2024
THOMAS R. SPENCE	11/19/2024	TS 11924	\$200.00	\$200.00	SUPERVISOR FEES
Variable Contract Subtotal			\$17,093.00	\$17,093.00	
Regular Services					
DISCLOSUR TECHNOLOGY SERVICES,LLC	10/14/2024	1312	\$5,000.00	\$5,000.00	UES
MAVERICK BUILDING SOLUTIONS LLC	11/11/2024	MBS 11112024	\$2,046.00	\$2,046.00	SIGNS
Regular Services Subtotal			\$7,046.00	\$7,046.00	
Additional Services					
TWO RIVERS WEST CDD	11/13/2024	11132024-01	\$4,698.87	\$4,698.87	SERIES 2023 FY25 OFF ROLL DS
Additional Services Subtotal			\$4,698.87	\$4,698.87	
TOTAL			\$28,837.87	\$28,837.87	

MEETING DATE: November 19, 2024

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

MEETING DATE: November 19, 2024

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

MEETING DATE: November 19, 2024

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

MEETING DATE: November 19, 2024

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

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

October 17, 2024

Client: 001578 Matter: 000001 Invoice #: 25393

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
9/6/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA; TELEPHONE CALL FROM C. DE LA OSSA.	0.6	\$225.00
9/9/2024	JMV	REVIEW EMAIL FROM C. DE LA OSSSA; REVIEW TITLE COMMITMENT; PREPARE FOR AND ATTEND CONFERENCE CALL.	1.9	\$712.50
9/10/2024	LB	REVIEW CORRESPONDENCE FROM L. POPELKA AND C. DE LA OSSA RE DEFICIT FUNDING AGREEMENT FOR FY 2024-2025 BUDGET; REVIEW FILES RE SAME; PREPARE RESPONSE TO L. POPELKA AND C. DE LA OSSA RE SAME; RECEIPT OF EXECUTED DEFICIT BUDGET FUNDING AGREEMENT.	0.2	\$35.00
9/13/2024	CAW	REVIEW PROPOSED PLAT OF TWO RIVERS PARCEL D4; CORRESPONDENCE WITH C. DE LA OSSA REGARDING PLAT REVIEW.	0.8	\$260.00
9/14/2024	JMV	PREPARE LANDOWNER ELECTION NOTICE.	0.8	\$300.00
9/16/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
9/16/2024	CAW	CONFERENCE CALL WITH C. DE LA OSSA REGARDING PROPOSED PLATTED PARKS IN TWO RIVERS PARCEL D4; SEND COMMENTS ON PROPOSED PLAT OF TWO RIVERS PARCEL D4.	0.5	\$162.50
9/17/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	8.0	\$300.00
9/18/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA RE: COSTS SHARING AGREEMENT; REVIEW DRAFT AGREEMENT.	1.0	\$375.00
9/19/2024	JMV	REVIEW EMAILS; PREPARE COST SHARE AGREEMENT; CONFERENCE CALL RE: STOMWATER POND COST SHARE AGREEMENT.	2.5	\$937.50

October 17a 20248 Client: 001578 Matter: 000001 Invoice #: 25393

Page: 2

SERVICES

Date	Person	Description of Services		Hours	Amount
9/20/2024	KCH	PREPARE FOR AND ATTEND OPERATI	ONS MEETING.	0.5	\$162.50
9/23/2024	CAW	REVIEW INFRASTRUCTURE COST SHA AGREEMENT.	ARING _	0.6	\$195.00
		Total Pro	fessional Services	10.5	\$3,777.50
		Total Services Total Disburse		\$3,777.50 \$0.00	
		Total Current		Ψ0.00	\$3,777.50
		Previous Bala	nce		\$12,315.50
		PAY THIS AM	IOUNT		\$16,093.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 69

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24912	July 09, 2024	\$3,375.00	\$20.00	\$0.00	\$0.00	\$7,172.50
	August 07, 2024	\$3,887.50		\$0.00		
	September 12, 2024	\$5,030.00	·	\$0.00		
Total Remaining Balance Due				\$16,093.00		

AGED ACCOUNTS RECEIVABLE

	0-30 Days	31-60 Days	61-90 Days	Over 90 Days
Ī	\$3,777.50	\$5,033.00	\$3,887.50	\$3,395.00

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

October 17, 2024

Client: 001578 Matter: 000001 Invoice #: 25393

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
9/6/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA; TELEPHONE CALL FROM C. DE LA OSSA.	0.6	\$225.00
9/9/2024	JMV	REVIEW EMAIL FROM C. DE LA OSSSA; REVIEW TITLE COMMITMENT; PREPARE FOR AND ATTEND CONFERENCE CALL.	1.9	\$712.50
9/10/2024	LB	REVIEW CORRESPONDENCE FROM L. POPELKA AND C. DE LA OSSA RE DEFICIT FUNDING AGREEMENT FOR FY 2024-2025 BUDGET; REVIEW FILES RE SAME; PREPARE RESPONSE TO L. POPELKA AND C. DE LA OSSA RE SAME; RECEIPT OF EXECUTED DEFICIT BUDGET FUNDING AGREEMENT.	0.2	\$35.00
9/13/2024	CAW	REVIEW PROPOSED PLAT OF TWO RIVERS PARCEL D4; CORRESPONDENCE WITH C. DE LA OSSA REGARDING PLAT REVIEW.	0.8	\$260.00
9/14/2024	JMV	PREPARE LANDOWNER ELECTION NOTICE.	0.8	\$300.00
9/16/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
9/16/2024	CAW	CONFERENCE CALL WITH C. DE LA OSSA REGARDING PROPOSED PLATTED PARKS IN TWO RIVERS PARCEL D4; SEND COMMENTS ON PROPOSED PLAT OF TWO RIVERS PARCEL D4.	0.5	\$162.50
9/17/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
9/18/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA RE: COSTS SHARING AGREEMENT; REVIEW DRAFT AGREEMENT.	1.0	\$375.00
9/19/2024	JMV	REVIEW EMAILS; PREPARE COST SHARE AGREEMENT; CONFERENCE CALL RE: STOMWATER POND COST SHARE AGREEMENT.	2.5	\$937.50

Octoberent 7a 202471 Client: 001578 Matter: 000001 Invoice #: 25393

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
9/20/2024	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING.	0.5	\$162.50
9/23/2024	CAW	REVIEW INFRASTRUCTURE COST SHARING AGREEMENT.	0.6	\$195.00
		Total Professional Services	10.5	\$3,777.50
		Total Services Total Disbursements	\$3,777.50 \$0.00	
		Total Current Charges		\$3,777.50
		Previous Balance		\$12,315.50
		PAY THIS AMOUNT		\$16,093.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 72

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24912	July 09, 2024	\$3,375.00	\$20.00	\$0.00	\$0.00	\$7,172.50
25054	August 07, 2024	\$3,887.50	\$0.00	\$0.00	\$0.00	\$7,665.00
25292	September 12, 2024	\$5,030.00	\$3.00	\$0.00	\$0.00	\$8,810.50
			Total Remaining Balance Due		\$16,093.00	

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,777.50	\$5,033.00	\$3,887.50	\$3,395.00

TWO RIVERS WEST CDD

MEETING DATE: November 19, 2024

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

DMS Staff Signature Jayna Cooper

2024 Project

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681 Boca Raton, FL 33481 US +1 3059034654 accounting@dtsmuni.com



INVOICE

BILL TO INVOICE 1312

Inframark DATE 10/14/2024

CDD:

Two Rivers West Community Development District

BOND SERIES . 2022 2023

DESCRIPTION

DTS MUNI – CDA SaaS, 1 Year Subscription 5,000.00

Wire: City National Bank of Florida
ABA/Routing- 066004367

BALANCE DUE

\$5,000.00

Account #- 30000615862 Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC

PO Box 812681 Boca Raton, FL 33481

License Fee for FY 24/25

CHECK REQUEST FORM

District Name:	Two Rivers West CDD
Date:	11/11/24
Invoice Number:	
Please issue a check to:	
Vendor Name:	Maverick Building Solutions
Vendor No.:	
Check amount:	\$2,046.00
Please code to:	
Check Description/Reason:	Sign Repair - Deposit
Mailing instructions:	805 Charles Blvd
	Oldsmar, FL 34677
Due Date for Check:	ASAP
	<u>, , , , , , , , , , , , , , , , , , , </u>
Requestor:	Jayna Cooper
Manager's review:	Jayna Cooper

Agenda Page 76

SIGN REPAIR ESTIMATE Two Rivers Sign repairs

Estimate Total (USD) \$4,090.00

BILL TO

Park Square Homes

Jennfer Horvath

407-529-3038

Landinvoice@parksquarehomes.com

Estimate Number: 322

Estimate Date: October 20, 2024

Valid Until: November 19, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
Sign repairs Re-digging up, hammering off old concrete base, redigging, re- framing 12" x 24" tubular hole, repouring high-strength concrete, and leveling the 11 counted damaged signage throughout the phase	13	\$150.00	\$1,950.00
street sign name Brackets 9" x 42" decorative square framed bracket for Double-Sided Street Name Signs	5	\$170.00	\$850.00
Custom Decorative pole Custom designs 12ft 4' sleeve with 3" square pole custom designed 45-degree angle top Powdercoated black lead time is 4 weeks	3	\$430.00	\$1,290.00
		Total:	\$4,090.00
	Es	timate Total (USD):	\$4,090.00



MAVERICK BUILDING SOLUTIONS 805 Charles Boulevard

Oldsmar, Florida 34677 **United States**

Contact Information Mobile: 205-704-9412 Phillip@maverickbuildingsolutions.com

Agenda Page 77

SIGN REPAIR ESTIMATE
Two Rivers Sign repairs

Estimate Total (USD) \$4,090.00

Notes / Terms

To initiate the project, a 50% invoice payment is required upon proposal approval, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Jayna Cooper 11-6-2024

District Manager



MAVERICK BUILDING SOLUTIONS 805 Charles Boulevard Oldsmar, Florida 34677 United States Contact Information Mobile: 205-704-9412 Phillip@maverickbuildingsolutions.com

CHECK REQUEST FORM Two Rivers West

Date:	11/13/2024
Invoice#:	11132024-01
Vendor#:	V00008
Vendor Name:	Two Rivers West
Pay From:	Truist Acct# 5637
Description:	Series 2023 - FY 25 Off Roll DS
Code to:	202.103200.1000
Amount:	\$4,698.87
Requested By:	11/13/2024 Teresa Farlow

Two Rivers West district check request

Today's Date	11/13/2024
Check Amount	<u>\$4,698.87</u>
Payable To	Two Rivers West CDD
Check Description	Off-Roll Debt Service Assessments Series 2023
Special Instructions	
(Please attach all supporting docur	Authorization mentation: invoices, receipts, etc.)
DM Fund 001 G/L 20702 Object Code	
Chk # Date	

9.35

39.34

\$

\$

TWO RIVERS WEST **COMMUNITY DEVELOPMENT DISTRICT**

Date: To:

11/5/2024

11/13/2024

From:

Teresa Eric

RE:

Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

17

		Check	Date		Amount
HBV	VB	38577	11/4/2024	\$	5.64
HBW	VВ	38577	11/4/2024	\$	5.65
HBW	VВ	38604	11/5/2024	\$	9.35
HBW	VВ	38604	11/5/2024	\$	9.35
HBW	VВ	38604	11/5/2024	\$	9.35
			Total Deposit from Closings:	\$	39.34
Chk Date	Lot #	Address	O&M Assessment		Total
11/4/2024	13	35365 Big Hawk Drive, Zephyrhills		\$	5.64
11/4/2024	14	35400 Big Hawk Drive, Zephyrhills		\$	5.65
11/5/2024	5	35534 Big Hawk Drive, Zephyrhills		\$	9.35
11/5/2024	16	35334 Big Hawk Drive, Zephyrhills		\$	9.35
11/5/0001		0.5101 51 77 1 5 5 6 6 7 1 111		2400	

Total

35494 Big Hawk Drive, Zephyrhills

Agenda Page 81

TWO RIVERS WEST **COMMUNITY DEVELOPMENT DISTRICT**

2005 Pan Am Circle, Suite 300 ~ TAMPA, FL 33607 813-873-7300 PHONE ~ 813-873-7070 FAX

Date:

11/13/2024

Trustee:

Brett Sawyer / US Bank

From:

Eric

Re:

TWO RIVERS WEST CDD Revenue Deposit

Please deposit funds as follows:

Check #

Check Date

Amount

Total Deposit to TWO RIVERS WEST CDD Series 2022 Revenue Account

(270366000): \$

Check #

Check Date

Amount

16,480.98

Total Deposit to TWO RIVERS WEST CDD Series 2023 Revenue Account

(217479000): \$

16,480.98

TOTAL

16,480.98

Two Rivers West Community Development District

FOLIO	Lot	Phase/Parcel	Address	Check Date	Series	Total Off Roll Assessment	9	O&MS	O&M Check #	Series DS \$	DS Check #	Builder
29-26-21-0120-01500-0010	_	CIAA	35151 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$	16.78 \$	1	0	\$ 16.78	38576	HBWB
29-26-21-0120-01500-0060	9	CIAA	35089 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$	16.78 \$		0	\$ 16.78	38576	HBWB
29-26-21-0120-01300-0080	8	CIAA	35494 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$	16.78 \$	1	0	\$ 16.78	38576	HBWB
29-26-21-0120-01300-0150	15	CIAA	35382 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$	16.79 \$		0	\$ 16.79	38576	HBWB
29-26-21-120-01600-01300	13	CIAA	35365 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$ 2,35	2,355.08 \$	5.64	38577	\$ 2,349,44	38577	HBWB
29-26-21-0120-01300-0140	14	CIAA	35400 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$ 2,35	2,355.08 \$	5.65	38577	\$ 2,349.43	38577	HBWB
29-26-21-0120-01300-0050	5	CIAA	35534 Big Hawk Drive, Zephyrhills	11/5/2024	2023	3,90	3,908.75 \$	9.35	38604	\$ 3,899.40	38819	HBWB
29-26-21-0120-01600-0160	16	CIAA	35334 Big Hawk Drive, Zephyrhills	11/5/2024	2023	\$ 3,90	3,908.75 \$	9.35	38604	\$ 3,899.40	38819	HBWB
29-26-21-0120-01600-0170	17	CIAA	35323 Big Hawk Drive, Zephryhills	11/5/2024	2023	3,90	3,908.75 \$	9.35	38604	\$ 3,899.40	38819	HBWB
29-26-21-0120-01300-0020	2	CIAA	35564 Big Hawk Drive, Zephyrhills	11/4/2024	2023	\$	16.78 \$		0	\$ 16.78	38576	HBWB
						8						
	000					8			Control of the contro		And the Ballow of Association of the State o	
						\$16,520.32		\$39.34		\$16,480,98		

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending November 30, 2024

Prepared by:

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

Balance Sheet

As of November 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	G	ENERAL FUND	SERIES 2 DEBT SER FUND	VICE I	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVIC FUND		ERIES 2024 BT SERVICE FUND	CA PRO	IES 2022 APITAL DJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS	SERIES 2023 (PROJECT) CAPITAL PROJECTS	CA PRO	IES 2024 APITAL DJECTS	GENERAL LONG-TERM DEBT FUND		TOTAL
ASSETS																	
Cash - Operating Account	\$	46,539	\$	- :	\$ -	\$	- \$	_	\$	-	\$ -	\$	- \$	- \$; -	\$	46,539
Cash in Transit		_	6	5,533	-	4,69	9	-		-	-		-	-	_		11,232
Due From Developer		17,655		-	-		-	-		-	-		-	-	_		17,655
Due From Other Funds		_		-	-	421,25	9	-		2,191,477	-	48,100)	1,169	_		2,662,005
Investments:																	
Acq. & Const. (Offsite Project)		-		-	-		-	-		-	1,995		-	-	-		1,995
Acquisition & Construction Account		-		-	-		-	-		-	-	61,791	1 :	5,244,459	-		5,306,250
Interest Account		-		-	-		-	1,169		-	649,981		-	-	-		651,150
Redemption Fund		-	2,230	0,741	-		-	-		-	-		-	-	-		2,230,741
Reserve Fund		-		-	1,439,688	830,97	5	1,282,791		-	-		-	-	-		3,553,454
Revenue Fund		-		-	324,015	289,57	1	12,185		-	-		-	-	-		625,771
Amount Avail In Debt Services		-		-	-		-	-		-	-		-	-	13,612,178		13,612,178
Amount To Be Provided		-		-	-		-	-		-	-		-	-	17,407,822		17,407,822
TOTAL ASSETS	\$	64,194	\$ 2,237	7,274	\$ 1,763,703	\$ 1,546,50	4 \$	1,296,145	\$	2,191,477	\$ 651,976	\$ 109,891	1 \$	5,245,628 \$	31,020,000	\$	46,126,792
•																	
LIABILITIES																	
Accounts Payable	\$	69,435	\$	- :	\$ -	\$ 4,69	9 \$	-	\$	-	\$ -	\$	- \$	- \$	-	\$	74,134
Deferred Revenue		17,655		-	-		-	-		-	-		-	-	-		17,655
Bonds Payable - Series 2023		-		-	-		-	-		-	-		-	-	11,270,000		11,270,000
Due To Other Funds		861	2,651	1,018	466		-	1,169		-	8,492		-	-	-		2,662,006
Revenue Bonds Payable-LT		-		-	-		-	-		-	-		-	-	19,750,000		19,750,000
TOTAL LIABILITIES		87,951	2,651	1,018	466	4,69	9	1,169		-	8,492	ı	-		31,020,000		33,773,795
FUND BALANCES																	
Restricted for:							_										
Debt Service		-		-	1,763,237	1,541,80	5	1,294,976							-		4,600,018
Capital Projects		-	,	-	-		-	-		2,191,477	643,484	109,891	1	5,245,628	-		8,190,480
Unassigned:		(23,757)	(413	3,744)	-		-	-		-	-	,	- 	-	-		(437,501)
TOTAL FUND BALANCES		(23,757)	(413	3,744)	1,763,237	1,541,80	5	1,294,976		2,191,477	643,484	109,891	1	5,245,628	-		12,352,997
TOTAL LIABILITIES & FUND BALANCES	\$	64,194	£ 2.22	7,274	\$ 1,763,703	\$ 1,546,50	4 ¢	1,296,145	•	2,191,477	\$ 651,976	\$ 109,891		5,245,628 \$	31,020,000	_	46,126,792

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Special Assmnts- Tax Collector	\$	520,845	\$ -	\$ (520,845)	0.00%
Special Assmnts- CDD Collected		-	40,989	40,989	0.00%
Developer Contribution		-	10,000	10,000	0.00%
TOTAL REVENUES		520,845	50,989	(469,856)	9.79%
EXPENDITURES					
Administration					
Supervisor Fees		12,000	1,200	10,800	10.00%
ProfServ-Dissemination Agent		19,500	417	19,083	2.14%
ProfServ-Info Technology		600	-	600	0.00%
ProfServ-Recording Secretary		2,400	50	2,350	2.08%
ProfServ-Tax Collector		1,200	-	1,200	0.00%
ProfServ-Trustee Fees		6,500	-	6,500	0.00%
District Counsel		9,500	3,778	5,722	39.77%
District Engineer		9,500	-	9,500	0.00%
Administrative Services		4,500	375	4,125	8.33%
District Manager		25,000	2,083	22,917	8.33%
Accounting Services		9,000	800	8,200	8.89%
Auditing Services		6,000	6,000	-	100.00%
Website Compliance		1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies		500	-	500	0.00%
Rentals & Leases		600	100	500	16.67%
Public Officials Insurance		2,574	2,574	-	100.00%
Legal Advertising		3,500	211	3,289	6.03%
Bank Fees		200	-	200	0.00%
Financial & Revenue Collections		1,200	-	1,200	0.00%
Meeting Expense		1,000	-	1,000	0.00%
Website Administration		1,200	-	1,200	0.00%
Miscellaneous Expenses		250	-	250	0.00%
Office Supplies		100	-	100	0.00%
Dues, Licenses, Subscriptions		175	175	 <u>-</u>	100.00%
Total Administration		118,599	17,763	 100,836	14.98%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	-	25,000	0.00%
Landscape Maintenance	300,000	17,285	282,715	5.76%
Total Other Physical Environment	372,246	20,119	352,127	5.40%
Contingency				
Misc-Contingency	30,000	5,000	25,000	16.67%
Total Contingency	30,000	5,000	25,000	16.67%
TOTAL EXPENDITURES	520,845	42,882	477,963	8.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,107	8,107	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,864)		
FUND BALANCE, ENDING		\$ (23,757)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2022 Debt Service Fund (200) (In Whole Numbers)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
Debt Service				
Interest Expense		416,791	(416,791)	0.00%
Total Debt Service		416,791	(416,791)	0.00%
TOTAL EXPENDITURES	-	416,791	(416,791)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(416,791)	(416,791)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,047		
FUND BALANCE, ENDING		\$ (413,744)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2022 (Project) Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE ACTUAL	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
DEVENUE					
REVENUES					
Interest - Investments	\$ -	\$	15,118	\$ 15,118	0.00%
Special Assmnts- Tax Collector	1,439,013		-	(1,439,013)	0.00%
Special Assmnts- CDD Collected	-		379,710	379,710	0.00%
TOTAL REVENUES	1,439,013		394,828	(1,044,185)	27.44%
<u>EXPENDITURES</u>					
Debt Service					
Principal Debt Retirement	270,000		-	270,000	0.00%
Interest Expense	1,169,013		588,050	580,963	50.30%
Total Debt Service	1,439,013		588,050	 850,963	40.86%
TOTAL EXPENDITURES	1,439,013		588,050	850,963	40.86%
Excess (deficiency) of revenues					
Over (under) expenditures			(193,222)	 (193,222)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,956,459		
FUND BALANCE, ENDING		\$	1,763,237		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2023 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	10,683	\$ 10,683	0.00%
Special Assmnts- Tax Collector	829,481		=	(829,481)	0.00%
Special Assmnts- CDD Collected	-		183,096	183,096	0.00%
TOTAL REVENUES	829,481		193,779	(635,702)	23.36%
<u>EXPENDITURES</u>					
Debt Service					
Principal Debt Retirement	160,000		-	160,000	0.00%
Interest Expense	669,482		-	669,482	0.00%
Total Debt Service	829,482		=	829,482	0.00%
TOTAL EXPENDITURES	829,482		-	829,482	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	(1)		193,779	193,780	-19377900.00%
ever (anaer) expensiones	 (./		,	 	1001100010070
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1)		-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)		-	1	0.00%
Net change in fund balance	\$ (1)	\$	193,779	\$ 193,782	-19377900.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,348,026		
FUND BALANCE, ENDING		\$	1,541,805		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2024 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP1 BUDG	ΓED	YE	EAR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$	(215,575)	\$ (215,575)	0.00%
Special Assmnts- CDD Collected		-		76,281	76,281	0.00%
TOTAL REVENUES		-		(139,294)	(139,294)	0.00%
<u>EXPENDITURES</u>						
Debt Service						
Interest Expense				460,412	 (460,412)	0.00%
Total Debt Service				460,412	 (460,412)	0.00%
TOTAL EXPENDITURES		-		460,412	(460,412)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures				(599,706)	(599,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				1,894,682		
FUND BALANCE, ENDING			\$	1,294,976		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
REVENUES				
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, 2024)		2,191,477		
FUND BALANCE, ENDING		\$ 2,191,477		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2022 (Project) Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	Al	NNUAL DOPTED SUDGET	AR TO DATE ACTUAL	IANCE (\$) ((UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 4,991	\$ 4,991	0.00%
TOTAL REVENUES		-	4,991	4,991	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures			4,991	4,991	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			638,493		
FUND BALANCE, ENDING			\$ 643,484		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2023 (Project) Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	 YEAR TO DATE ACTUAL	ANCE (\$) (UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 473	\$ 473	0.00%
TOTAL REVENUES		-	473	473	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	_	-	 473	473	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			109,418		
FUND BALANCE, ENDING			\$ 109,891		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 Series 2024 Capital Projects Fund (303) (In Whole Numbers)

	ANNUAL ADOPTED	YE	EAR TO DATE		ARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	 BUDGET		ACTUAL	F	AV(UNFAV)	ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	47,758	\$	47,758	0.00%
TOTAL REVENUES	-		47,758		47,758	0.00%
EXPENDITURES						
Construction In Progress						
Construction in Progress	-		529,946		(529,946)	0.00%
Total Construction In Progress	 -		529,946		(529,946)	0.00%
TOTAL EXPENDITURES	-		529,946		(529,946)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures	 		(482,188)		(482,188)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			5,727,816			
FUND BALANCE, ENDING		\$	5,245,628			

Z-SPAWAR

Page 1

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 11-24 **Statement Date** 11/30/2024

G/L Account No. 101001 Balance	46,539.36	Statement Balance	46,714.36
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	46,714.36
Subtotal	46,539.36	Outstanding Checks	-175.00
Negative Adjustments	0.00	Ending Balance	46,539.36
Ending G/L Balance	46,539.36	Enumy balance	40,339.30

	Document				Cleared	
Posting Date	Type	Document No.	Description	Amount	Amount	Difference
Deposits						
•						0.00
11/05/2024	Daymont	BD00008	Danasit Na. PD00000	40,949.49	40,949.49	0.00
	Payment		Deposit No. BD00008	•	•	
11/13/2024	Payment	BD00009	Deposit No. BD00009	4,738.21	4,738.21	0.00
Total Deposits	s			45,687.70	45,687.70	0.00
Checks						
						0.00
		1100		222.22		
08/01/2024	Payment	1132	Check for Vendor V00016	-200.00	-200.00	0.00
10/21/2024	Payment	1146	Check for Vendor V00015	-3,825.00	-3,825.00	0.00
10/21/2024	Payment	1150	Check for Vendor V00016	-200.00	-200.00	0.00
10/24/2024	Payment	1152	Check for Vendor V00010	-200.00	-200.00	0.00
10/25/2024	Payment	1154	Check for Vendor V00015	-4,311.39	-4,311.39	0.00
10/25/2024	Payment	1155	Check for Vendor V00006	-210.50	-210.50	0.00
11/14/2024	Payment	1159	Payment of Invoice 000362	-5,408.00	-5,408.00	0.00
11/04/2024	Payment	1157	Check for Vendor V00043	-789.02	-789.02	0.00
11/04/2024	Payment	1158	Check for Vendor V00007	-3,395.00	-3,395.00	0.00
Total Checks	•			-18,538.91	-18,538.91	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/25/2024 Payment 1153 Check for Vendor V00017 -175.00 **Total Outstanding Checks** -175.00

Outstanding Deposits

Total Outstanding Deposits