TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

JANUARY 21, 2025 AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Two Rivers West Community Development District

Board of Supervisors

District Staff

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

Regular Meetings Agenda

Tuesday, January 21, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on January 21, 2025, 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 Resolution 2025-05, Drainage Easement Conveyance
 - B. Ratification of Bill of Sale and Recorded Deed of M/I Homes
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the December 17, 2024 Meeting
 - B. Consideration of Operation and Maintenance Expenditures December 2024
 - C. Acceptance of the Financials and Approval of the Check Register for December 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, February 18, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF A DRAINAGE EASEMENT TO OI-RC QOZ ZEPHYRHILLS APARTMENTS LLC AND AUTHORIZING THE CHAIR TO EXECUTE SAID DRAINAGE EASEMENT AND ANY OTHER DOCUMENTS REQUIRED TO EFFECTUATE SAID CONVEYANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, OI-RC QOZ Zephyrhills Apartments LLC ("OI-RC") owns property adjacent to the District and has requested permission to extend underground piping into a portion of the District's property as described in Exhibit "A" to allow for stormwater drainage to flow into the District's drainage facilities.

WHEREAS, the District's drainage facilities were designed and constructed to accommodate stormwater runoff from the OI-RC property and the Board of Supervisors of the District ("Board") finds that approving the conveyance of a drainage easement to OI-RC is in the best interests of the District.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the conveyance of a drainage easement to OI-RC over the land described in Exhibit "A," and the Board hereby authorizes and directs the Chair or Vice Chair to sign the drainage easement and any other documents required to effectuate said conveyance.

2. This Resolution shall be effective as of January 21, 2025.

PASSED AND ADOPTED THIS 21ST DAY OF JANUARY, 2025.

ATTEST:	DEVELOPMENT DISTRICT
Name:	Carlos de la Ossa
Secretary/Assistant Secretary	Chair of the Board of Supervisors

QUIT CLAIM BILL OF SALE

(Two Rivers Parcel B3)

KNOW ALL MEN BY THESE PRESENTS, that **M/I HOMES OF TAMPA**, LLC, a Florida limited liability company, whose address for purposes hereof is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florda 33634 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, <u>Florida Statutes</u> ("**District**") whose address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All street, roadway, landscaping, stormwater drainage, potable water, wastewater (sanitary sewer), irrigation and reclaimed water improvements (collectively, the "**Personal Property**"), located within 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.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District's own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby represent and warrant to the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party; and (b) Grantor has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Grantor to the District, and the District hereby accepts the Personal Property, in its "as-is" condition; provided, however, that Grantor hereby assigns, transfers and conveys to the District any and all rights (if any) against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

[Signatures begin on the following page.]

[Grantor's signature page to Quit Claim Bill of Sale]

IN WITNESS WHEREOF, the Grantor day of December 2024	has caused this instrument to be executed in its name this
Signed, sealed and delivered in the presence of: Print Name: Susan Rheyw. Print Name: Laureen Dunn	M/I HOMES OF TAMPA, LLC, a Florida limited liability company By: Name: Marshall 53 6117 Title: Presserved
online notarization this 2300 day of <u>Dec</u>	dged before me by means of /\frac{\frac{1}{2}}{2}/physical presence or /_/emby-, 2024, by
	NOTARY PUBLIC, State of Florida Print or Stamp Name: Susan R Greyway Commission Expires: NOTARY SEAL: SUSAN R. GEYER MY COMMISSION # HH 498926 EXPIRES: April 5, 2028

[Signatures continue on the following page.]

[District's signature page to Quit Claim Bill of Sale]

	ACCEPTED BY DISTRICT:
Signed, sealed and delivered in the presence of: Print Name: 4/11/4 Agree Print Name: Angree Curuld	TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes By: Printed Name woos de la Ozsa Title hai
COUNTY OF Hills 100 L	
/_/online notarization this day of	risors of the Two Rivers West Community Developmen reated pursuant to Chapter 190, Florida Statutes, on behalfully known to me or /_/ has produced a cation.
Notary Public State of Florida Vivek Babbar My Commission HH 268729 Exp. 5/26/2026	NOTARY PUBLIC, State of Florida Print or Stamp Name: Vivek 13,660 My Commission Expires: 5/26/2016 NOTARY SEAL:

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 30 day of December, 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, LLC, a Florida limited liability company
By: Susen Riser Name: Susan Roeyer Address: 4343 Anchor Plaza Tarkwy Tampa FL 33634	By: uff for Name: Marshall St GRAY e Title: Mee president
By: Xauler flynn Narhe: 4343 Million Mazy Mu Address: Thyn pa, Fc 33634 Lauren Dung	cry
STATE OF FLORIDA COUNTY OF HIS BOROUS !	
or online notarization, this 23	viedged before me by means of physical presence Scol day of December., 2024, by Vice tresident of M/I Homes of any, on behalf of the company, who is personally as identification.
]	NOTARY PUBLIC:
	Sign: Susure Heyre Print: Susan Roeyw
]	My Commission Expires SUSAN R. GEYER MY COMMISSION # HH 498926 EXPIRES: April 5, 2028
[Signatures Conti	nue on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, Sealed and Delivered in the Presence of: By: Name: Land Hawar Address: 1510 by: General St. By: Name: Ansu (mul () Address: 1115 mm-u Are, Tumpa	TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes By: Name Juri 05 de la Ossa Title: Chair
or \square online notarization, this \square online notarization is notarization.	day of December, 2024, by Chair of the Board of unity Development District, a local unit of special under Chapter 190, Florida Statutes, on behalf of y known to me or \square has produced identification.
(SEAL) Notary Public State of Florida	NOTARY PUBLIC: Sign:

Fourth Order of Business

MINUTES OF MEETING TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

The landowner's Election and regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, December 17, 2024, and called to order at 11:18 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

Nick Dister Vice Chair (via phone)
Tom Spence Assistant Secretary
Ryan Motko Assistant Secretary

Mike Rainer Assistant Secretary (via phone)

Also present were:

Jayna CooperDistrict ManagerJohn VerickerDistrict Counsel

Tyson Waag District Engineer (via phone)

Michael Perez District Manager

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

Business Items

A. 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. 5-0

B. Ratification of Grau Audit Engagement Letter

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Grau Audit Engagement Letter for Fiscal Year 2024 – Fiscal Year 2027 was ratified. 5-0

C. Consideration of DTE Pond Bank Mowing and Roadway Addendums

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, DTE Pond Bank Mowing and Roadway Addendums was approved. 5-0

D. Consideration of Special Warranty Deed: MI Homes to CDD

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Special Warranty Deed: MI Homes to CDD was approved. 5-0

FORTH ORDER OF BUSINESS

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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

District Counsel provided several updates on the Publix drainage agreement and boundary amendment.

B. District Engineer

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

C. District Manager

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

SIXTH ORDER OF BUSINESS

Board Members and Audience Comments

There being none, the next order of business followed.

SEVENTH 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 11:28 am. 5-0

Jayna Cooper	Carlos de la Ossa
District Manager	Chairperson

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	11/14/2024	137510	\$76.14	\$76.14	MEETING SPACE
INFRAMARK LLC	11/5/2024	136794	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136794	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136794	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136794	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136794	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136794	\$50.00	\$3,408.33	MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139109	\$416.67	\$3,825.00	MANAGEMENT FEE
SITEX AQUATICS LLC	12/1/2024	9357-B	\$1,770.00	\$1,770.00	AQUATICS
SITEX AQUATICS LLC	10/1/2024	9143-B	\$1,055.00	\$1,055.00	AQUATICS
SITEX AQUATICS LLC	10/1/2024	9254-B	\$1,055.00	\$1,055.00	AQUATICS
Monthly Contract Subtotal			\$11,189.47	\$11,189.47	
Variable Contract					
CARLOS DE LA OSSA	12/17/2024	CO 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
MICHAEL TODD RAINER	12/17/2024	MR 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
NICHOLAS J. DISTER	12/17/2024	ND 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
RYAN MOTKO	12/17/2024	RM 12172024	\$200.00	\$200.00	SUPERISOR FEES 12.17.2024
STANTEC CONSULTING	11/14/2024	2313466	\$1,919.00	\$1,919.00	PROF SVCS- GENERAL CONSULTING 2024
STRALEY ROBIN VERICKER	12/11/2024	25714	\$6,390.00	\$6,390.00	PROF SVC

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
THOMAS R. SPENCE	12/17/2024	TS 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
Variable Contract Subtotal			\$9,309.00	\$9,309.00	
Utilities					
TAMPA ELECTRIC	9/30/2024	8668 093024 ACH	\$6,224.49	\$6,224.49	ELECTRIC
TAMPA ELECTRIC	11/22/2024	8668 112224 ACH	\$7,502.80	\$7,502.80	SERV 10/19-11/18/24
Utilities Subtotal			\$13,727.29	\$13,727.29	
Regular Services					
STANTEC CONSULTING	10/18/2024	2307698	\$720.00	\$720.00	PROF SVCS- GENERAL CONSULTING 2024
STRALEY ROBIN VERICKER	11/15/2024	25542	\$3,607.50	\$3,607.50	PROF SVCS THRU OCT 2024
Regular Services Subtotal			\$4,327.50	\$4,327.50	
Additional Services					
TWO RIVERS WEST CDD	12/3/2024	12022024-01	\$40,602.47	\$40,602.47	Series 2022 FY25 Off Roll DS
TWO RIVERS WEST CDD	12/9/2024	12092024-01	\$1,612.99	\$1,612.99	Series 2022 FY25 Off Roll DS
Additional Services Subtotal			\$42,215.46	\$42,215.46	
TOTAL			\$80,768.72	\$80,768.72	



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 137510

CUSTOMER ID

C2411

PO#

INVOICE#

DATE
11/14/2024
NET TERMS
Net 30
DUE DATE
12/14/2024

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP AMOUN	Т
Eric Davidson- 9-9-24 SPRINGHILL SUITES LAND : meeting space: 43.51, 9-20-24 SPRINGHILL SUITES LAND : meeting space: \$32.63	1	Ea	76.14	76.1	4
Subtotal				76.1	4

Subtotal	\$76.14
Tax	\$0.00
Total Due	\$76.14

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 136794

CUSTOMER ID

C2411

INVOICE#

PO#

DATE 11/5/2024 NET TERMS Net 30

DUE DATE 12/5/2024

Services provided for the Month of: November 2024

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

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

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers West CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 139109 CUSTOMER ID C2411

PO#

DATE
12/3/2024

NET TERMS

Net 30

DUE DATE
1/2/2025

Services provided for the Month of: December 2024

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

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

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

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.: 9357-B Terms: Net 30

Invoice date: 12/01/2024 Due date: 12/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 13 Waterways	1	\$1,770.00	\$1,770.00

Total \$1,770.00

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.: 9143-B Terms: Net 30

Invoice date: 10/01/2024 Due date: 10/31/2024

#	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 10/31/2024

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.: 9254-B Terms: Net 30

Invoice date: 11/01/2024 Due date: 12/01/2024

#	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 12/01/2024

MEETING DATE: December 17, 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: December 17, 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: December 17, 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: December 17, 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



INVOICE Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2313466 November 14, 2024 215616742 175060 215616742

Bill To

Two Rivers West Community Development District Accounts Payable c/o Inframark 210 North University Drive, Suite 702 Coral Springs FL 33071 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

Proiect	Two	Rivers	West	CDD
FIOIECI	170	VIACIO	AA C 21	\sim

Project Manager Current Invoice Total (USD) Sahebkar, Hamid 1,919.00 For Period Ending

November 8, 2024

1,919.00

Top Task	2025	2025 FY General Consulting			
Professional Services	<u>s</u>				
			Current		Current
Category/Employee)		Hours	Rate	Amount
		Nurse, Vanessa M	5.75	160.00	920.00
		Rankin, Ashley Alexandra	1.75	182.00	318.50
		Waag, R Tyson (Tyson)	3.00	182.00	546.00
		Sahebkar, Hamidreza (Hamid)	0.50	269.00	134.50
		Subtotal Professional Services	11.00	_	1,919.00
Top Task Subtotal	2025 FY Gene	eral Consulting			1,919.00
		Total Fees & Disbursements			1,919.00

Due upon receipt or in accordance with terms of the contract

INVOICE TOTAL (USD)

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-08-14	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	UPDATED CLIENT INFO SPREADSHEET IN PREPARATION OF	
			· ·					OPENING FY2025 TASKS	
2024-08-27	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PROCESS REQUISITIONS	
2024-08-29	215616742	2025	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	PROCESS REQUISITIONS	
2024-09-03	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-09-11	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-09-17	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	FINANCIAL REVIEW	
2024-09-18	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-09-24	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	FINANCIAL REVIEW	
2024-09-25	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-10-01	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	FINANCIAL REVIEW	
2024-10-07	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-10-08	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-10-16	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-09-09	215616742	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	182.00	45.50	NEW FY BUDGET, PSF, SETUP	
2024-09-29	215616742	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	182.00	182.00	FINANCIAL REVIEW	
2024-10-24	215616742	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	182.00	91.00	PROJECT COORDINATION/FINANCIAL REVIEW	
2024-08-29	215616742	2025	Direct - Regular	SAHEBKAR, HAMIDREZA (HAMID)	0.25	269.00	67.25	REPORTS	
2024-09-10	215616742	2025	Direct - Regular	SAHEBKAR, HAMIDREZA (HAMID)	0.25	269.00	67.25	REQUISITION	
2024-09-16	215616742	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	EMAIL CORRESPONDENCE AND REVIEW OF MONTHLY	
								MEETING AGENDA. NO ATTENDANCE NEEDED AT THE	
								MEETING.	
2024-10-31	215616742	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	182.00	273.00	REVIEW EMAIL CORRESPONDENCE AND DOCUMENTATION.	
								(WHOLE WEEK)	
2024-11-08	215616742	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW SPECIAL WARRANTY DEED PHASE 1 & 2A.	
			Total Project 215616742		11.00		\$1,919.00		

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

December 11, 2024 Client: 001578 Matter: 000001 Invoice #: 25714

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/2/2024	JMV	PREPARE COST SHARE AGREEMENT; REVIEW EMAIL FROM L. JOHNSON; DRAFT EMAIL TO L. JOHNSON.	1.4	\$525.00
11/6/2024	CAW	PREPARE DRAINAGE EASEMENT AGREEMENT BETWEEN THE DISTRICT AND PUBLIX FOR STORMWATER RUNOFF INTO DISTRICT POND.	1.5	\$487.50
11/6/2024	CAW	PREPARE SPECIAL WARRANTY DEED FROM BROOKFIELD TO THE DISTRICT FOR DRAINAGE TRACTS IN PLAT OF TWO RIVERS PARCEL B1-B2 PHASE 1 AND 2A.	0.6	\$195.00
11/8/2024	JMV	REVIEW EMAILS FROM G. CAROTHERS; REVIEW EMAIL FROM L. JOHNSON; PREPARE CDD COST SHARE AGREEMENT; PREPARE CDD DRAINAGE EASEMENT; DRAFT EMAIL TO J. COOPER RE: CDD DRAINAGE EASEMENT AND COST SHARE AGREEMENT.	1.2	\$450.00
11/8/2024	MB	REVIEW SITEX AQUATIC VENDOR PROPOSAL AND CORPORATE INFORMATION; PREPARE ADDENDUM #1 TO AQUATIC SERVICES AGREEMENT.	1.4	\$455.00
11/11/2024	МВ	REVIEW EMAL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DOWN TO EARTH CORPORATE INFORMATION; PREPARE MASTER POND BANK MAINTENANCE AGREEMENT; FINALIZE AQUATIC MAINTENANCE AGREEMENT WITH SITEX.	2.7	\$877.50
11/12/2024	JMV	REVIEW PLATS; REVIEW EMAILS FROM C. DE LA OSSA; CONFERENCE CALL.	1.8	\$675.00

December 11, 2024 Client: 001578 Matter: 000001 Invoice #: 25714

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
11/12/2024	CAW	PREPARE EXHIBIT SHOWING DRAINAGE EASEMENT AREA FOR SURVEYOR; PREPARE FOR AND ATTEND PHONE CONFERENCE WITH EPG AND INFRAMARK REGARDING OUTSTANDING ITEMS NEEDED FOR PUBLIX PARCEL AND BOUNDARY AMENDMENT; UPDATE RESOLUTION AUTHORIZING BOUNDARY AMENDMENT.	1.0	\$325.00
11/12/2024	CAW	REVIEW PROPOSED PLAT FOR TWO RIVERS PARCEL D58, D9, AND D10 AND PROVIDE COMMENTS.	0.8	\$260.00
11/13/2024	CAW	REVIEW PROPOSED CHANGES TO DRAINAGE EASEMENT FROM PUBLIX; PROVIDE COMMENTS ON SAME.	0.3	\$97.50
11/14/2024	VKB	REVIEW PROPOSED CHANGES TO DRAINAGE EASEMENT AND COST SHARE AGREEMENT.	0.4	\$150.00
11/15/2024	JMV	REVIEW EMAIL FROM G. CAROTHERS; CONFERENCE CALL.	1.1	\$412.50
11/15/2024	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING VIA TEAMS.	0.5	\$162.50
11/18/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
11/19/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
11/19/2024	CAW	REVIEW PROPOSED PLAT OF TWO RIVERS PARCEL D11; REVIEW AND RESPOND TO EMAIL FROM M. GUERRIER REGARDING ACCESS TO DISTRICT PARKS.	0.5	\$162.50
11/20/2024	CAW	PREPARE DRAINAGE EASEMENT AGREEMENT BETWEEN THE DISTRICT AND OI-RC QOZ ZEPHYRHILLS APARTMENTS LLC FOR STORMWATER RUNOFF INTO DISTRICT POND.	1.5	\$487.50
11/20/2024	CAW	PREPARE SPECIAL WARRANTY DEED FROM M/I HOMES OF TAMPA, LLC TO THE DISTRICT FOR COMMON AREA TRACTS IN PLAT OF TWO RIVERS PARCEL B3.	0.6	\$195.00
11/27/2024	CAW	REVIEW EMAIL AND EXHIBIT FROM AMERITT REGARDING CONTRACTION, EXPANSION, AND DRAINAGE EASEMENT AREAS; REVIEW NOTICE OF ESTABLISHMENT TO CONFIRM EXISTING BOUNDARY.	0.3	\$97.50
		Total Professional Services	18.6	\$6,390.00

December 11, 2024 Client: 001578 Matter: 000001 Invoice #: 25714

Page: 3

Total Services \$6,390.00
Total Disbursements \$0.00

Total Current Charges \$6,390.00
Previous Balance \$16,305.50
PAY THIS AMOUNT \$22,695.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	er Invoice Date	Services	Disbursements	Interest	Tax	Total
25054	August 07, 2024	\$3,887.50	\$0.00	\$0.00	\$0.00	\$10,277.50
25292	September 12, 2024	\$5,030.00	\$3.00	\$0.00	\$0.00	\$11,423.00
25393	October 17, 2024	\$3,777.50	\$0.00	\$0.00	\$0.00	\$10,167.50
25542	November 15, 2024	\$3,607.50	\$0.00	\$0.00	\$0.00	\$9,997.50
			Total	Remaining Bala	ance Due	\$22,695.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$9,997.50	\$3,777.50	\$5,033.00	\$3,887.50

MEETING DATE: December 17, 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



TWO RIVERS WEST CDD C/O INFRAMARK

WISE RIVER LANE, LIGHTS ZEPHYRHILLS, FL 33541 Statement Date: September 30, 2024

Amount Due: \$6,224.49

Due Date: October 21, 2024 **Account #:** 221009418668

Account Summary

\$6,224.49
\$0.00
\$0.00

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009418668 **Due Date:** October 21, 2024

Pay your

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

TWO RIVERS WEST CDD C/O INFRAMARK 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: WISE RIVER LANE

LIGHTS, ZEPHYRHILLS, FL 33541

Rate Schedule: LS-2 Customer Specified Lighting

Account #: 221009418668 Statement Date: September 30, 2024 Charges Due: October 21, 2024

Service Period: Aug 23, 2024 - Sep 19, 2024

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 28 days	
Lighting Energy Charge	900 kWh @ \$0.03406/kWh	\$30.6
Monthly Charge		\$1532.6
Lighting Fuel Charge	900 kWh @ \$0.03127/kWh	\$28.1
Storm Protection Charge	900 kWh @ \$0.03877/kWh	\$34.8
Clean Energy Transition Mechanism	900 kWh @ \$0.00036/kWh	\$0.3
Storm Surcharge	900 kWh @ \$0.00074/kWh	\$0.6
Florida Gross Receipt Tax		\$2.4
State Tax		\$115.0
Lighting Charges		\$1,744.7

Billing information continues on next page \rightarrow

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



Phone



Toll Free: 866-689-6469

All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:WISE RIVER LANE

LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668 Statement Date: September 30, 2024 Charges Due: October 21, 2024

Service Period: Sep 13, 2024 - Sep 19, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 7 days	
Lighting Energy Charge	98 kWh @ \$0.03406/kWh	\$3.3
Monthly Charge		\$294.8
Lighting Fuel Charge	98 kWh @ \$0.03127/kWh	\$3.0
Storm Protection Charge	98 kWh @ \$0.03877/kWh	\$3.8
Clean Energy Transition Mechanism	98 kWh @ \$0.00036/kWh	\$0.0
Storm Surcharge	98 kWh @ \$0.00074/kWh	\$0.0
Florida Gross Receipt Tax		\$0.2
State Tax		\$21.4
Lighting Charges		\$326.8

Billing information continues on next page \rightarrow



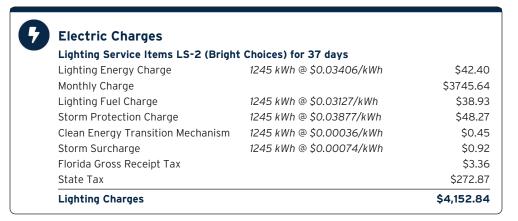
Service For:

WISE RIVER LANE LIGHTS, ZEPHYRHILLS, FL 33541 Account #: 221009418668 Statement Date: September 30, 2024 Charges Due: October 21, 2024

Service Period: Aug 14, 2024 - Sep 19, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$6,224.49



Account #: 221009418668 Statement Date: September 30, 2024 Charges Due: October 21, 2024

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.



Payment(s) Received Since Last Statement

Current Month's Charges - Pay by December 13, 2024

Account Summary

Previous Amount Due

Amount Due

Past Due - Pay Immediately

TWO RIVERS WEST CDD

C/O INFRAMARK
WISE RIVER LANE, LIGHTS
ZEPHYRHILLS, FL 33541

Past Due - Pay Immediately

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Statement Date: November 22, 2024

Amount Due:

\$21,119.30

Due Date: December 13, 2024 **Account #:** 221009418668





\$13,616.50

\$13,616.50

\$7,502.80

\$21,119.30

\$0.00

Scan here to view your account online.



report suspicious calls or texts at TampaElectric.com/Scam.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009418668

Due Date: December 13, 2024

AN EMERA COMPANY

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00002807 FTECO111222422511110 00000 03 01000000 13681 003
TWO RIVERS WEST CDD
C/O INFRAMARK
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Amount Due: \$21,119.30

Payment Amount: \$______

698296550406

Past Due - \$13,616.50 Current - \$7,502.80

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318

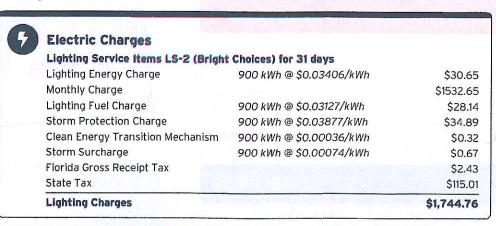


Account #: 221009418668 Statement Date: November 22, 2024 Charges Due: December 13, 2024

Service Period: Oct 19, 2024 - Nov 18, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Other Fees and Charges Lighting Late Payment Fee	\$52.74
Total Other Fees and Charges	\$52.74

Billing information continues on next page ->

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time

payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

Convenience fee will

be charged.



Phone

Toll Free:

In-Person

Find list of

Payment Agents at

TampaElectric.com

using KUBRA EZ-Pay 866-689-6469 at TECOaccount.com.



TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Rate Schedule: LS-2 Customer Specified Lighting

Account #: 221009418668
Statement Date: November 22, 2024
Charges Due: December 13, 2024

Service Period: Oct 19, 2024 - Nov 18, 2024

Charge Details

Electric Charges Lighting Service Items LS-2 (Bright Choices) for 31 days Lighting Energy Charge 420 kWh @ \$0.03406/kWh \$14.31 Monthly Charge \$1263.59 Lighting Fuel Charge 420 kWh @ \$0.03127/kWh \$13.13 Storm Protection Charge 420 kWh @ \$0.03877/kWh \$16.28 Clean Energy Transition Mechanism 420 kWh @ \$0.00036/kWh \$0.15 Storm Surcharge 420 kWh @ \$0.00074/kWh \$0.31 Florida Gross Receipt Tax \$1.13 State Tax \$92.05 **Lighting Charges** \$1,400.95

Other Fees and Charges Lighting Late Payment Fee	
A CONTRACTOR OF THE CONTRACTOR	\$25.99
 Total Other Fees and Charges	\$25.99

Billing information continues on next page ->



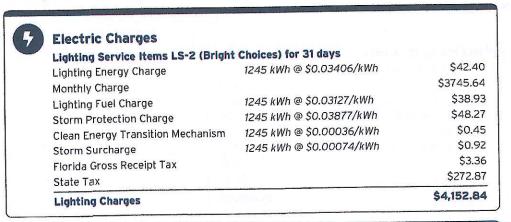


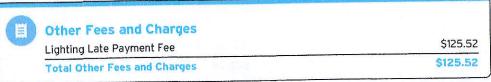
Account #: 221009418668 Statement Date: November 22, 2024 Charges Due: December 13, 2024

Service Period: Oct 19, 2024 - Nov 18, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details





Total Current Month's Charges

\$7,502.80



INVOICE Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2307698 October 18, 2024 215616742 175060 215616742

Bill To

Two Rivers West Community Development District Accounts Payable c/o Inframark 210 North University Drive, Suite 702 Coral Springs FL 33071 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

Project Two Rivers West CDD

Project Manager
Current Invoice Total (USD)

Sahebkar, Hamid 720.00 For Period Ending

October 16, 2024

Current

Top Task	2024	2024 FY General Consulting
TOP TUSK	2024	2024 i i General Consuming

Professional Services

Category/Employee		Hours	Rate	Amount
	Nurse, Vanessa M	4.50	160.00	720.00
	Subtotal Professional Services	4.50	_	720.00

Top Task Subtotal	2024 FY General Consulting	720.00

Total Fees & Disbursements720.00INVOICE TOTAL (USD)720.00

Current

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount C	Comment	AP Ref. #
2024-08-16	215616742	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00 R	REQUISITIONS	
2024-08-19	215616742	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00 R	REQUISITIONS	
2024-08-20	215616742	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00 R	REQUISITIONS	
2024-08-21	215616742	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00 R	REQUISITIONS	
2024-08-22	215616742	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00 R	REQUISITIONS	
2024-08-23	215616742	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00 R	REQUISITIONS	
			Total Project 215616742		4.50		\$720.00		

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

November 15, 2024
Client: 001578
Matter: 000001
Invoice #: 25542

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/4/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING THE ELECTION; PREPARE RESOLUTION DESIGNATION OFFICERS; PREPARE INSTRUCTIONS, PROXY, AND BALLOTS.	1.6	\$280.00
10/18/2024	JMV	MEETING WITH C. DE LA OSSA.	0.2	\$75.00
10/19/2024	JMV	REVIEW EMAILS RE: COST SHARING AGREEMENT; REVIEW PROPOSED CHANGES.	1.8	\$675.00
10/21/2024	JMV	REVIEW EMAIL FROM G. CAROTHERS; CONFERENCE CALL RE: COST SHARE AGREEMENT.	0.9	\$337.50
10/22/2024	MS	REVISE BALLOTS, PROXY, INSTRUCTIONS, PUBLICATION AD, RESOLUTION CANVASSING AND CERTIFYING, AND RESOLUTION DESIGNATING OFFICERS.	1.0	\$175.00
10/26/2024	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$300.00
10/30/2024	JMV	REVIEW EMAILS FROM L. JOHNSON; REVIEW COST SHARE AGREEMENT; REVIEW DECLARATION; CONFERENCE CALL; REVIEW EMAIL FROM C. DE LA OSSA; TELEPHONE CALL FROM B. LAMB.	1.2	\$450.00
10/30/2024	MS	FINALIZE AND TRANSMIT BALLOTS, PROXY, INSTRUCTIONS, RESOLUTION CANVASSING AND CERTIFYING, AND RESOLUTION DESIGNATING OFFICERS; PREPARE RESOLUTION AMENDING THE BOUNDARIES; FINALIZE AND TRANSMIT THE SAME.	1.0	\$175.00
10/30/2024	MB	REVIEW DISTRICT BI-WEEKLY POND MOWING SERVICES AGREEMENT, ADDENDUM #1 AND DOWN TO EARTH PROPOSAL FOR D2 TO PONDS.	0.9	\$292.50

November 15, 2024 Client: 001578 Matter: 000001 Invoice #: 25542

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
10/31/2024	JMV	REVIEW EMAILS FROM L. JOHNSON; REVIEW EMAILS FROM G. CAROTHERS; DRAFT EMAIL TO G. CARUTHERS; REVIEW AGREEMENT.	0.7	\$262.50
10/31/2024	МВ	REVIEW DOWN TO EARTH CORPORATE INFORMATION; PREPARE POND MOWING SERVICES ADDENDUM #2.	1.8	\$585.00
		Total Professional Services	11.9	\$3,607.50
		Total Services	\$3,607.50	
		Total Disbursements	\$0.00	#2 607 50
		Total Current Charges		\$3,607.50
		Previous Balance		\$16,093.00
		Less Payments		(\$3,395.00)
		PAY THIS AMOUNT		\$16,305.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	r Invoice Date	Services	Disbursements	Interest	Tax	Total
25054	August 07, 2024	\$3,887.50	\$0.00	\$0.00	\$0.00	\$7,495.00
25292	September 12, 2024	\$5,030.00	\$3.00	\$0.00	\$0.00	\$8,640.50
25393	October 17, 2024	\$3,777.50	\$0.00	\$0.00	\$0.00	\$7,385.00
			Total	Remaining Bala	ance Due	\$16,305.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$7,385.00	\$0.00	\$5,033.00	\$3,887.50

CHECK REQUEST FORM Two Rivers West

Date:

12/3/2024

Invoice#:

12022024-01

Vendor#:

V00008

Vendor Name:

Two Rivers West

Pay From:

Truist Acct# 5637

Description:

Series 2022 - FY 25 Off Roll DS

Code to:

200.103200.1000

Amount:

\$40,602.47

12/3/2024

Requested By:

Teresa Farlow

Two Rivers West district check request

Today's Date	12/2/2024
Check Amount	<u>\$40,602.47</u>
Payable To	Two Rivers West CDD
Check Description	Off-Roll Debt Service Assessments Series 2022
Special Instructions	Give Check to Eric
(Please attach all supporting docu	Authorization imentation: invoices, receipts, etc.)
DM Fund 001 G/L 20702 Object Code Chk # Date	

 Date:
 12/2/2024

 To:
 Teresa

 From:
 Eric

RE: Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

	Check	Date	A	Amount
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	229.65
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.04
Park Square Homes	12689	11/6/2024	\$	189.05
Park Square Homes	12689	11/6/2024	\$	189.05
Park Square Homes	12689	11/6/2024	\$	189.05
Park Square Homes	12689	11/6/2024	\$	189.05
Park Square Homes	12689	11/6/2024	\$	189.05
Park Square Homes	12689	11/6/2024	\$	189.05

			Total Deposit from Closings:	\$	4,754.08
Chk Date	Lot#	Address	O&M Assessment		Total
11/6/2024	4	2573 Wise River Lane, Zephyrhills		\$	229.65
11/6/2024	5	2565 Wise River Lane, Zephyrhills		\$	229.65
11/6/2024	6	2553 Wise River Lane, Zephyrhills			229.65
11/6/2024	10	2503 Wise River Lane, Zephyrhills		\$ \$ \$ \$ \$ \$	229.65
11/6/2024	11	2491 Wise River Lane, Zephyrhills		\$	229.65
11/6/2024	12	2479 Wise River Lane, Zephyrhills		\$	229.65
11/6/2024	13	2467 Wise River Lane, Zephyrhills		\$	229.65
11/6/2024	1	2726 Wise River Lane, Zephyrhills		s	229.65
11/6/2024	2	2718 Wise River Lane, Zephyrhills		\$	229.65
11/6/2024	18	2302 Lone Tree Bend, Zephyrhills		\$	229.65
11/6/2024	19	2288 Lone Tree Bend, Zephyrhills			189.04
11/6/2024	12	2306 Wise River Lane, Zephyrhills		\$ \$	189.04
11/6/2024	13	2318 Wise River Lane, Zephyrhills		\$	189.04
11/6/2024	6	2454 Wise River Lane, Zephyrhills		\$ \$	189.04
11/6/2024	6	2238 Wise River Lane, Zephyrhills		\$	189.04
11/6/2024	7	2250 Wise River Lane, Zephyrhills		\$	189.04
11/6/2024	8	2256 Wise River Lane, Zephyrhills		\$	189.04
11/6/2024	4	2247 Wise River Lane, Zephyrhills		\$	189.05
11/6/2024	5	2239 Wise River Lane, Zephyrhills		\$	189.05
11/6/2024	1	2295 Wise River Lane, Zephyrhills		\$	189.05
11/6/2024	21	2325 Wise River Lane, Zephyrhills		\$	189.05
11/6/2024	22	2213 Wise River Lane, Zephyrhills		\$	189.05
11/6/2024	23	2301 Wise River Lane, Zephyrhills		\$	189.05
			Total	\$	4,754.08

Two Rivers West Community Development District

Phase/Parcel		Address	Check Date	Series	Total Off Roll Assessment	Roll	O&M S	O&M Check#	Series DS \$	DS Check #	Builder
B1-B2	200	2573 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 2.	2,163.10 \$	229.65	12689	\$ 1 033 45	12680	Dord Course House
BI-B2 2:	2	2565 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 2.	+-		12689	1,733.45	12680	Barl Square Homes
	. 2	2553 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 2,	2,163.10 \$		12689		12689	Park Square Homes
	7	2503 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 2,1	2,163.10 \$		12689		12689	Park Square Homes
B1-B2 2	2	2491 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 2.	2.163.10 \$	229.65	12689		00001	nan Square Houses
B1-B2 24	24	2479 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 2	-		12680			Park Square Homes
B1-B2 24	24	2467 Wise River Lane, Zephyrhills	11/6/2024	2022		+		12680			Park Square Homes
B1-B2 27	27	2726 Wise River Lane, Zephyrhills	11/6/2024	2022		+-		12689		12600	Park Square Homes
B1-B2 27	27	2718 Wise River Lane, Zephyrhills	11/6/2024	2022		+		12689		13660	rark Square Homes
BI-B2 230	230	2302 Lone Tree Bend, Zephyrhills	11/6/2024	2022		+		12689		12689	Park Square Homes
	2288	2288 Lone Tree Bend, Zephyrhills	11/6/2024	2022	\$ 2,1	2,122.49 \$	189.04	12689		12689	Park Square Homes
	23(2306 Wise River Lane, Zephyrhills	11/6/2024	2022	s, 1,8	1,800.25 \$	189.04	12689	\$ 1.611.21	12689	Park Square Homes
	231	2318 Wise River Lane, Zephyrhills	11/6/2024	2022	8,1	,800.25 \$	189,04	12689	\$ 1,611.21	12689	Park Sourare Homes
	245	2454 Wise River Lane, Zephyrhills	11/6/2024	2022		1,800.25 \$	189.04	12689	\$ 1,611.21	12689	Park Square Homes
	223	2238 Wise River Lane, Zephyrhills	11/6/2024	2022		1,800.25 \$	189.04	12689	\$ 1,611.21	12689	Park Square Homes
	225	2250 Wise River Lane, Zephyrhills	11/6/2024	2022		1,800.25 \$	189.04	12689	\$ 1,611.21	12689	Park Square Homes
	577	2256 Wise River Lane, Zephyrhills	11/6/2024	2022		,800.25 \$	189.04	12689	\$ 1,611.21	12689	Park Square Homes
BI-B2 224	224	2247 Wise River Lane, Zephyrhills	11/6/2024	2022	8,1	,800.26	189.05	12689	161121	12689	Dark Course Domes
	22	2239 Wise River Lane, Zephyrhills	11/6/2024	2022	\$ 1.8	800.26		17689		1900	ran oquate nomes
B1-B2 22	22	2295 Wise River Lane, Zephyrhills	11/6/2024	2022		+		1360		12089	Fark Square Homes
BI-B2 23	23	2325 Wise River Lane, Zephyrhills	11/6/2024	2022	69	800 26	189.05	17680	1,011.21	12/689	Park Square Homes
B1-B2 2	2.	2213 Wise River Lane, Zephyrhills	11/6/2024	2022		+	189.05	12689	12.110,1	13689	Park Square Homes
BI-B2 2	2	2301 Wise River Lane, Zephyrhills	11/6/2024	2022	8,1	800.26	189.05	12689		12689	Park Square Homes
		TOTAL STATE OF THE			6	-	The state of the s			10071	rain square rionies

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

Date:

12/2/2024

Trustee:

Brett Sawyer / US Bank

From:

Re:

TWO RIVERS WEST CDD Revenue Deposit

Please deposit funds as follows:

Check #

Check Date

Amount

40,602.47

Total Deposit to TWO RIVERS WEST CDD Series 2022 Revenue Account

(270366000): \$ 40,602.47

Check #

Check Date

Amount

Total Deposit to TWO RIVERS WEST CDD Series 2023 Revenue Account

(217479000): \$

TOTAL

40,602.47

CHECK REQUEST FORM Two Rivers West

Date: 12/9/2024 Invoice#: 12092024-01 Vendor#: V00008 **Vendor Name:** Two Rivers West Pay From: Truist Acct# 5637 Description: Series 2022 - FY 25 Off Roll DS Code to: 200.103200.1000 Amount: \$1,612.99 12/9/2024 Requested By: Teresa Farlow

Two Rivers West district check request

Today's Date	12/9/2024
Check Amount	<u>\$1,612.99</u>
Payable To	Two Rivers West CDD
Check Description	Off-Roll Debt Service Assessments Series 2022
Special Instructions	
	Authorizatio mentation: invoices, receipts, etc.)
DM Fund <u>001</u>	
G/L 20702	
Object Code Chk # Date	

Date:

12/9/2024

To:

Teresa Eric

From: RE:

Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

0

Check

501042543

Date

Amount

12/4/2024

222.31

Total Deposit from Closings: \$

222.31

Chk Date 12/4/2024

Lot #

Address

2658 Wise River Lane, Zephyrhills

FY 25 O&M Assessment

Total

\$ 222.31

Total

222.31

\$

Two Rivers West Community Development District

					in deci . F					
Phase/Parcel Address C		0	Check Date	Series	Assessment	O&M S	O&M Check#	Series DS S	DS Check#	Builder
B1-B2 PH1.2A 2658 Wise River Lane, Zephyrhills	2658 Wise River Lane, Zephyrhills		12/4/2024	2022	\$ 1,835.30 \$	\$ 222.31	501042543	\$ 1,612.99	501042543	0
					- s					
The state of the s										
The state of the s										
					\$1.835.30	12 6665		61 613 80		

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending December 31, 2024

Prepared by:

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

Balance Sheet

As of December 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	6	GENERAL FUND	ERIES 2022 BT SERVICE FUND	(PRO	,	SERIES DEBT SE	RVICE	SERIES 2024 DEBT SERVIC FUND		SERIES 2022 CAPITAL PROJECTS FUND	SERIES 20: (PROJECT CAPITAL PROJECT FUND	Γ)	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	CAI PRO	ES 2024 PITAL DJECTS UND	LONG	ERAL -TERM FUND	TOTAL
ASSETS																		
Cash - Operating Account	\$	133,659	\$ _	\$	-	\$	_	\$	- \$	-	\$	-	\$ -	\$	-	\$	_	\$ 133,659
Cash in Transit		-	6,533		-		-		-	-		-	-		-		-	6,533
Due From Developer		17,655	-		-		-		-	-		-	-		-		-	17,655
Due From Other Funds		3,837	_		_	4	16,561		-	2,191,477		-	48,100		1,169		_	2,661,144
Investments:																		
Acq. & Const. (Offsite Project)		-	_		-		-		-	-	2,0	002	-		-		-	2,002
Acquisition & Construction Account		-	-		-		-		-	-		-	62,010	5	5,264,229		-	5,326,239
Interest Account		-	-		-		-	1,16	9	-	652,2	283	-		-		-	653,452
Redemption Fund		-	2,230,741		-		-		-	-		-	-		-		-	2,230,741
Reserve Fund		-	-	1,	439,688	8	30,975	1,282,79	1	-		-	-		-		-	3,553,454
Revenue Fund		-	-		799,802	3	22,773	16,77	6	-		-	-		-		-	1,139,351
Amount Avail In Debt Services		-	-		-		-		-	-		-	-		-	13	612,178	13,612,178
Amount To Be Provided		-	-		-		-		-	-		-	-		-	17	407,822	17,407,822
TOTAL ASSETS	\$	155,151	\$ 2,237,274	\$ 2,	239,490	\$ 1,5	70,309	\$ 1,300,73	6 \$	2,191,477	\$ 654,2	285	\$ 110,110	\$ 5	5,265,398	\$ 31	020,000	\$ 46,744,230
<u>LIABILITIES</u>																		
Accounts Payable	\$	104,359	\$ -	\$	-	\$	-	\$	- \$	-	\$	-	\$ -	\$	-	\$	-	\$ 104,359
Deferred Revenue		17,655	-		-		-		-	-		-	-		-		-	17,655
Bonds Payable - Series 2023		-	-		-		-		-	-		-	-		-	11,	270,000	11,270,000
Due To Other Funds		-	2,608,802		42,681		-	1,16	9	-	8,4	192	-		-		-	2,661,144
Revenue Bonds Payable-LT		-	-		-		-		-	-		-	-		-	19	750,000	19,750,000
TOTAL LIABILITIES		122,014	2,608,802		42,681		-	1,16	9	-	8,4	192	-		-	31	020,000	33,803,158
FUND BALANCES																		
Restricted for:																		
Debt Service		-	-	2,	196,809	1,5	70,309	1,299,56	7	-		-	-		-		-	5,066,685
Capital Projects		-	-		-		-		-	2,191,477	645,7	793	110,110	5	5,265,398		-	8,212,778
Unassigned:		33,137	(371,528)		-		-		-	-		-	-		-		-	(338,391)
TOTAL FUND BALANCES		33,137	(371,528)	2,	196,809	1,5	70,309	1,299,56	7	2,191,477	645,7	793	110,110	5	5,265,398			12,941,072
TOTAL LIABILITIES & FUND BALANCES	\$	155,151	\$ 2,237,274	\$ 2,	239,490	\$ 1,5	70,309	\$ 1,300,73	6 \$	2,191,477	\$ 654,2	285	\$ 110,110	\$ 5	5,265,398	\$ 31	020,000	\$ 46,744,230

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	YEAR TO DATE	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Special Assmnts- Tax Collector	\$	520,845	\$ -	\$ (520,845)	0.00%
Special Assmnts- CDD Collected	•	-	106,175	106,175	0.00%
Developer Contribution		=	61,798	61,798	0.00%
TOTAL REVENUES		520,845	167,973	(352,872)	32.25%
EXPENDITURES				-	
Administration					
Supervisor Fees		12,000	2,200	9,800	18.33%
ProfServ-Dissemination Agent		19,500	933	18,567	4.78%
ProfServ-Info Technology		600	-	600	0.00%
ProfServ-Recording Secretary		2,400	150	2,250	6.25%
ProfServ-Tax Collector		1,200	-	1,200	0.00%
ProfServ-Trustee Fees		6,500	-	6,500	0.00%
District Counsel		9,500	13,775	(4,275)	145.00%
District Engineer		9,500	2,639	6,861	27.78%
Administrative Services		4,500	1,125	3,375	25.00%
District Manager		25,000	6,326	18,674	25.30%
Accounting Services		9,000	2,767	6,233	30.74%
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	250	350	41.67%
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	39,125	79,474	32.99%
Electric Utility Services					
Utility - Electric		=	34,847	 (34,847)	0.00%
Total Electric Utility Services			34,847	(34,847)	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	3,880	34,120	10.21%
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	23,999	348,247	6.45%
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	102,971	417,874	19.77%
Excess (deficiency) of revenues				
Over (under) expenditures		65,002	65,002	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,865)		
FUND BALANCE, ENDING		\$ 33,137		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	-	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Special Assmnts- CDD Collected	\$	-	\$	42,215	\$ 42,215	0.00%
TOTAL REVENUES		-		42,215	42,215	0.00%
<u>EXPENDITURES</u>						
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		_		(374,576)	 (374,576)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				3,048		
FUND BALANCE, ENDING			\$	(371,528)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 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
REVENUES						
Interest - Investments	\$ -	\$	20,455	\$	20,455	0.00%
Special Assmnts- Tax Collector	1,439,013		-		(1,439,013)	0.00%
Special Assmnts- CDD Collected	-		807,945		807,945	0.00%
TOTAL REVENUES	1,439,013		828,400		(610,613)	57.57%
EXPENDITURES 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			240,350		240,350	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,956,459			
FUND BALANCE, ENDING		\$	2,196,809			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 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	\$ -	\$	14,653	\$ 14,653	0.00%
Special Assmnts- Tax Collector	829,481		-	(829,481)	0.00%
Special Assmnts- CDD Collected	-		207,630	207,630	0.00%
TOTAL REVENUES	829,481		222,283	(607,198)	26.80%
<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)		222,283	 222,284	-22228300.00%
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)	\$	222,283	\$ 222,286	-22228300.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,348,026		
FUND BALANCE, ENDING		\$	1,570,309		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2024 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	Y	EAR TO DATE ACTUAL	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	(210,984)	\$ (210,984)	0.00%
Special Assmnts- CDD Collected	-		76,281	76,281	0.00%
TOTAL REVENUES	-		(134,703)	(134,703)	0.00%
EXPENDITURES 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	-		(595,115)	(595,115)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,894,682		
FUND BALANCE, ENDING		\$	1,299,567		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	- _		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,191,477		
FUND BALANCE, ENDING		\$ 2,191,477		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	7,300	\$	7,300	0.00%
TOTAL REVENUES	-		7,300		7,300	0.00%
EXPENDITURES						
TOTAL EXPENDITURES	-		-		-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-		7,300		7,300	0.00%
, ,			· · · · · · · · · · · · · · · · · · ·	-		
FUND BALANCE, BEGINNING (OCT 1, 2024)			638,493			
FUND BALANCE, ENDING		\$	645,793			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	_ Y	EAR TO DATE	IANCE (\$) '(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	692	\$ 692	0.00%
TOTAL REVENUES	-		692	692	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-		692	692	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			109,418		
FUND BALANCE, ENDING		\$	110,110		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2024 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	ADO	NUAL PTED DGET	YE	AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
					 (011111)	
REVENUES						
Interest - Investments	\$	-	\$	67,528	\$ 67,528	0.00%
TOTAL REVENUES		-		67,528	67,528	0.00%
<u>EXPENDITURES</u>						
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				(462,418)	(462,418)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				5,727,816		
FUND BALANCE, ENDING			\$	5,265,398		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

 Statement No.
 12-24
 Statement Date
 12/31/2024

G/L Account No. 101001 Balance	133,658.71	Statement Balance	136,104.71
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	136,104.71
Subtotal	133,658.71	Outstanding Checks	-2,446.00
Negative Adjustments	0.00		122.650.71
Ending G/L Balance	133,658.71	Ending Balance	133,658.71

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						0.00
12 (02 (202 4		BD00010	D '' N DD00010	604.61	604.61	0.00
12/03/2024	Payment	BD00010	Deposit No. BD00010	684.61	684.61	0.00
12/03/2024	Payment	BD00012	Deposit No. BD00012	45,356.55	45,356.55	0.00
12/09/2024	Payment	BD00014	Deposit No. BD00013	1,835.30	1,835.30	0.00
12/11/2024	Payment	BD00014	Deposit No. BD00014	59,022.46	59,022.46	0.00
12/17/2024	Payment	BD00015	Deposit No. BD00015	311.09	311.09	0.00
12/17/2024	Payment	BD00016	Deposit No. BD00016	191.31	191.31	0.00
12/20/2024		JE000523	Developer Contri. EPG Two Rivers LLC	1,286.32	1,286.32	0.00
12/24/2024		JE000524	Developer Cont Homes by West BA	50,511.34	50,511.34	0.00
Total Deposit	ts			159,198.98	159,198.98	0.00
Checks						
						0.00
10/25/2024	Payment	1153	Check for Vendor V00017	-175.00	-175.00	0.00
12/17/2024	Payment	1160	Check for Vendor V00021	-200.00	-200.00	0.00
12/17/2024	Payment	1161	Check for Vendor V00024	-200.00	-200.00	0.00
12/17/2024	Payment	1162	Check for Vendor V00010	-200.00	-200.00	0.00
12/17/2024	Payment	1164	Check for Vendor V00013	-200.00	-200.00	0.00
12/17/2024	Payment	1165	Check for Vendor V00009	-46,914.33	-46,914.33	0.00
12/19/2024	Payment	1166	Check for Vendor V00021	-200.00	-200.00	0.00
12/19/2024	Payment	1167	Check for Vendor V00024	-200.00	-200.00	0.00
12/19/2024	Payment	1168	Check for Vendor V00010	-200.00	-200.00	0.00
12/19/2024	Payment	1170	Check for Vendor V00013	-200.00	-200.00	0.00
12/03/2024	•	JE000562	Bank rec adj JE for utility electric	-21,119.30	-21,119.30	0.00
Total Checks			•	-69,808.63	-69,808.63	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/17/2024	Payment	1163	Check for Vendor V00016	-200.00
12/19/2024	Payment	1169	Check for Vendor V00016	-200.00
12/19/2024	Payment	1172	Check for Vendor V00046	-2,046.00

Bank Account Statement

Two Rivers West CDD

Tuesday, January 7, 2025 Page 2 Z-SPAWAR

Bank Account No. 5637

 Statement No.
 12-24
 Statement Date
 12/31/2024

Total Outstanding Checks -2,446.00

Outstanding Deposits

Total Outstanding Deposits