

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 19, 2024

AGENDA



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Two Rivers East Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Mike Rainer, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, March 19, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **March 19, 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 Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams Meeting: [Click here to join the meeting](#)

Meeting ID: 267 742 808 723 Passcode: TERCK7 Phone # 1-646-838-1601 Pin: 943 616 264#

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. BUSINESS ITEMS

- A. Consideration of Resolution 2024-02; Ratification of Amended Notice of Establishment – Parcel Expansion
- B. Ratification of Pasco County Property Appraiser Interlocal Agreement Regarding Special Assessments

4. CONSENT AGENDA

- A. Approval of Minutes of the February 20, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures February 2024
- C. Acceptance of the Financials and Approval of the Check Register for February 2024

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

District Office

Inframark
2005 Pan Am Circle
Florida 33607

Meeting Location:

SpringHill Suites
16615 Crosspointe Run Tampa,
Land O' Lakes, FL 34638

RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
AUTHORIZING AND RATIFYING THE RECORDED AMENDED
NOTICE OF ESTABLISHMENT FOR THE TWO RIVERS EAST
COMMUNITY DEVELOPMENT DISTRICT**

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

WHEREAS, the District boundaries were revised by the Pasco County Board of County Commissioners by Ordinance 24-09, which became effective on January 25, 2024; and

WHEREAS, the District is required to file an Amended Notice of Establishment, pursuant to section 190.0485, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) in accordance with Florida Statutes authorizes the recording of such notice.

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

Section 1. District Counsel, in accordance with section 190.0485, Florida Statutes, hereby authorizes and ratifies the recorded Amended Notice of Establishment of the Two Rivers East Community Development District (hereinafter the “Notice”), within the property records of Pasco County, Florida.

Section 2. The Notice shall contain at a minimum the legal description of the District and a copy of the disclosure statement as specified in section 190.048, Florida Statutes.

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

PASSED AND ADOPTED ON MARCH 19, 2024.

Attest:

**Two Rivers East Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

This Instrument Prepared By and Return To:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

**AMENDED NOTICE OF ESTABLISHMENT OF THE
TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**

The Two Rivers East Community Development District (the “District”) previously recorded a Notice of Establishment on October 3, 2022, at O.R. Book 10699, Pages 1379-1393, in the public records of Pasco County, Florida. In accordance with Section 190.0485, Florida Statutes, notice is hereby given of the amendment to the Notice of Establishment to reflect the revised boundaries of the Two Rivers East Community Development District pursuant to the Board of County Commissioners of Pasco County, Florida Ordinance No. 24-09 (the “**Ordinance**”) effective as of January 25, 2024. The District encompasses property located in Pasco County, Florida, consisting of approximately 665.125 acres, more or less, as more particularly described in the legal description attached hereto as **Exhibit “A”**. The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes and the full text of the Ordinance, or by contacting the Department of Economic Opportunity in accordance with Florida Statutes.

THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on the 1st day of February, 2024, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Pasco County, Florida.

Signed, sealed and delivered in our presence:

TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT

By: Barbara L Williams

Name: Barbara L. Williams
Address: 1510 W Cleveland Street
Tampa, Florida 33606

John M. Vericker
John M. Vericker
District Counsel
Straley Robin Vericker

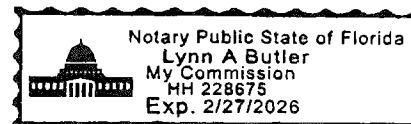
By: Lynn A. Butler

Name: Lynn A. Butler
Address: 1510 W Cleveland Street
Tampa, Florida 33606

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, this February 1, 2024, by John M. Vericker, of Straley Robin Vericker, as District Counsel for the Two Rivers East Community Development District. ☒ He is personally known to me or ☐ produced _____ (type of identification) as identification.

Lynn A. Butler
NOTARY PUBLIC, STATE OF FLORIDA



(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit "A"

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT (AFTER EXPANSION)

DESCRIPTION: A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A);

thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency; thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

EXPANSION PARCEL A (MULTI-FAMILY EAST PHASE 2)

DESCRIPTION: A parcel of land lying in Sections 27 and 28, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 28, run thence along the West boundary of the Northeast 1/4 of said Section 28, S.00°04'30"E., 2019.59 feet to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 526.77 feet; thence S.12°59'27"E., 295.05 feet to a point on a curve; thence along a curve lying 295.05 feet Southerly of and parallel with said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), the following two (2) courses: 1) Easterly, 1060.51 feet along the arc of a curve to the right having a radius of 2854.00 feet and a central angle of 21°17'25" (chord bearing N.87°39'16"E., 1054.42 feet) to the **POINT OF BEGINNING**; 2) continue Easterly, 1308.28 feet along the arc of said curve to the right having the same radius of 2854.00 feet and a central angle of 26°15'52" (chord bearing S.68°34'05"E., 1296.86 feet) to a point on the Westerly boundary of Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along said Westerly boundary of Florida Department of Transportation Parcel 105G, the following three (3) courses: 1) S.19°13'56"W., 331.61 feet; 2) S.44°36'24"W., 224.43 feet; 3) S.20°48'34"W., 198.65 feet to the Southwest corner of said Florida Department of Transportation Parcel 105G, said point also being a point on the Northerly boundary of Two Rivers East Community Development District, as recorded in Official Records Book 10699, Page 1379, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Two Rivers East Community Development District, the following three (3) courses: 1) S.79°00'00"W., 114.32 feet; 2) N.55°00'00"W., 872.74 feet; 3) N.83°30'00"W., 91.67 feet; thence N.09°27'51"E., 441.63 feet; thence N.80°32'09"W., 58.00 feet; thence N.09°27'51"E., 200.87 feet to the **POINT OF BEGINNING**.

Containing 19.940 acres, more or less.

ALTOGETHER containing 665.125 acres, more or less.

AMI-EPG-TR-015

P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST

CDD\Expansion Parcel A\TWO-RIVERS-EAST-CDD-DS AFTER EXPANSION.doc

WFS May 4, 2021

VBR (Revised) June 25, 2021

VBR (Revised) July 01, 2021

VBR (Revised) December 21, 2021

VBR (Added Exp Parcel A) October 12, 2022

***INTERLOCAL AGREEMENT BETWEEN TWO RIVERS EAST
AND THE PASCO COUNTY PROPERTY APPRAISER
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS***

THIS INTERLOCAL AGREEMENT made and entered into in duplicate this 23rd day of February AD 2024 by and through its Board of Directors, hereinafter referred to as “District,” and Mike Wells in his official capacity as Property Appraiser of Pasco County, Florida, hereinafter referred to as the “Property Appraiser.” For the purposes of this agreement non-ad valorem assessments and special assessments are hereinafter referred to as “non-ad valorem assessments.”

WITNESSETH

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes; and,

WHEREAS, chapter 197, Florida Statutes, requires that the District enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred implementing the uniform method; and,

WHEREAS, chapter 197, Florida Statutes, provides that the District shall compensate the Property Appraiser for necessary administrative costs, and,

WHEREAS, the District and the Property Appraiser agreed to include the non-ad valorem assessments on the Notice of Proposed Property Taxes (also known as the Truth-in-Millage notice or TRIM) and,

WHEREAS, a separate agreement between the District and the Pasco County Tax Collector must be entered into that expresses the responsibility of the Pasco County Tax Collector and the District regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable.

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The District will impose non-ad valorem assessments using the uniform method of levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes.

2. The District agrees to reimburse the Property Appraiser for necessary administrative costs pursuant to section 197.3632 (2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, programming, and postage. For the 2024 budget year, the parties hereto agree that the District will fund the Property Appraiser's general budget in the amount of Seven Hundred Fifty Dollars (\$750.00), for administrative costs associated with the establishment of the non-ad valorem assessment district and for amending non-ad valorem district boundaries. Thereafter there will be an annual fee of One Hundred Fifty Dollars (\$150.00) for the annual inclusion on the Notice of Proposed Property taxes as defined in this agreement. Such administrative costs include but are not limited to, costs incurred for providing information to the District for the development of the non-ad valorem assessment roll pursuant to chapter 197, Florida statutes; for including information regarding the non-ad valorem assessment on the Notice of Proposed Property taxes; for providing the District with a copy of the non-ad valorem assessment roll upon request by the District so that it may be certified to the Property Appraiser in accordance with the time frame pursuant to the Florida Statutes or schedules as promulgated by the Property Appraiser. The District will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non-terminating party 30 days written notice prior to the effective date of determination. In the event that the District does not reimburse the Property Appraiser for the cost incurred as provided herein, the Property Appraiser may terminate this agreement upon (10) days written notice of his election to terminate pursuant to this section.

- a. In the event that either party terminates this agreement, the Property Appraiser shall be reimbursed a pro rata amount to adequately compensate his office for that portion of work or services performed prior to termination date.
- b. In the event funds to reimburse to the Property Appraiser for cost incurred for completion of the above referenced services become unavailable, the District may terminate this agreement upon no less than 24 hours' notice, written and delivered to the Property Appraiser.
- c. The District shall be the final authority as to the availability of funds. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a signed proof of delivery.

Notice to the District shall be sent to: Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Notice to the Property Appraiser shall be sent to: Mike Wells
Pasco County Property Appraiser
PO Box 401
Dade City, FL 33525-0401

A copy of any notice sent hereunder shall be sent to: Mike Fasano, Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

4. Waiver of breach of any provision of this agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this agreement.

5. Fees for the establishment of a non-ad valorem assessment district shall be delivered, with the signed agreement on or before *March 1, 2024. Subsequent annual fees will be due on or before March 1st of each year. All sums due from the District to the Property Appraiser will bear interest at the rate of 12 percent (12%) per annum, if delinquent, in accordance with section 218.74, Florida Statutes.

6. The term of this agreement shall commence on *January 1, 2024, and shall automatically renew thereafter for subsequent periods not to exceed one (1) year each, so long as the District is current on the payments required pursuant to Paragraph 5 of this agreement, unless terminated pursuant to Paragraph 3 of this agreement.

7. The parties shall abide by all Statutes, rules, and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances promulgated by the District not inconsistent with, or contrary to, the provision of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes.

8. The District shall be responsible for imposing non-ad valorem assessment pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

9. The District further agrees that it will strictly follow and will be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser, the District shall determine and identify the names and addresses of the property owners, the descriptions, parcel numbers, and the amount of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at that District's expense and pursuant to the District's responsibility to develop and provide to the Property Appraiser, on electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser, on the Property Appraiser's database, shall maintain the District's non-ad valorem assessment information.

d. The District shall meet the Property Appraiser's imposed deadlines and timetables as administered and determined by the Property Appraiser.

10. The Property Appraiser shall merge the non-ad valorem assessment information with the ad valorem information in such a way that property owners will receive a notice of non-ad valorem assessments on the notice of proposed property taxes in manner that will comply with section 197.3632, Florida Statutes.

11. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation and shall be entitled to reimbursement from the District for reasonable attorney fees and costs associated with such representation. Furthermore, the District shall indemnify the Property Appraiser against any claim, cause of action, or suit arising out of, or in connection with any claimed negligence action or inaction on the part of the District.

12. This agreement may not be assigned by either party without prior written consent from the non-assigning party.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

TWO RIVERS EAST CDD

BY: _____

Printed Name: _____

PASCO COUNTY PROPERTY APPRAISER

By: _____

Printed Name: _____

*Notwithstanding the date in Paragraph 5 and Paragraph 6, this Agreement shall be effective upon execution by both parties and payment of administrative fees as stated in Paragraph 2.

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

The regular meeting of the Board of Supervisors of the Two Rivers East Community Development District was held on February 20, 2024, at 11:16 at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638

Present and constituting a quorum were:

| | |
|-------------------|---------------------|
| Carlos de la Ossa | Chairman |
| Nick Dister | Vice Chairman |
| Ryan Motko | Assistant Secretary |

Also, present were:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Ms. Grunwald called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Ratification of Amended Notice of Establishment

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|---|
| On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Amended Notice of Establishment was ratified. 3-0 |
|---|

B. Consideration of Pasco County Interlocal Agreement Regarding Special Assessments

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| On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Pasco County Interlocal Agreement Regarding Special Assessments was approved. 3-0 |
|---|

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the January 16, 2024 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures January 16, 2024

February 20, 2024,

Two Rivers East

C. Acceptance of the Financials and Approval of the Check Register for January 2024

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|--|
| On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Consent Agenda was approved. 3-0 |
|--|

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

| |
|---|
| On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor the meeting was adjourned. 3-0 |
|---|

Angie Grunwald
Assistant Secretary

Chairperson

| |
|---|
| TWO RIVERS EAST Summary of Operations and Maintenance Invoices |
|---|

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|-------------------|--------------|--|
| Monthly Contract | | | | |
| INFRAMARK | 110101 | \$4,125.00 | | DISTRICT INVOICE FEBRUARY 2024 |
| INFRAMARK | 110678 | \$1.92 | \$4,126.92 | DISTRICT SERVICES FEBRUARY 2024 |
| Monthly Contract Subtotal | | \$4,126.92 | | |
| Variable Contract | | | | |
| CARLOS DE LA OSSA | CDLO 022024 | \$200.00 | | SUPERVISOR FEE - 02/20/24 |
| NICHOLAS J. DISTER | ND 022024 | \$200.00 | | SUPERVISOR FEE - 02/20/24 |
| RYAN MOTKO | RM 022024 | \$200.00 | | SUPERVISOR FEE - 02/20/24 |
| STRALEY ROBIN VERICKER | 24098 | \$3,607.50 | | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24 |
| Variable Contract Subtotal | | \$4,207.50 | | |
| Utilities | | | | |
| Utilities Subtotal | | \$0.00 | | |
| Regular Services | | | | |
| MIKE FASANO TAX COLLECTOR | TAX 02202024 | \$700.00 | | NON REFUNDABLE ADMINISTRATIVE FEE |
| Regular Services Subtotal | | \$700.00 | | |
| Additional Services | | | | |
| Additional Services Subtotal | | \$0.00 | | |
| TOTAL | | \$9,034.42 | | |

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

| |
|--|
| <p>TWO RIVERS EAST</p> <p>Summary of Operations and Maintenance Invoices</p> |
|--|

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|------------------------|--------|--------------|----------------------|
| | | | | |

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Two Rivers East Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2024

INVOICE#
#110101

CUSTOMER ID
C3191

PO#

INVOICE

DATE
2/6/2024

NET TERMS
Net 30

DUE DATE
3/7/2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|--------------------------------|-----|-----|----------|--------|-----------------|
| Accounting Services | 1 | Ea | 750.00 | | 750.00 |
| Administration | 1 | Ea | 375.00 | | 375.00 |
| District Management | 1 | Ea | 2,083.33 | | 2,083.33 |
| Financial & Revenue Collection | 1 | Ea | 100.00 | | 100.00 |
| Recording Secretary | 1 | Ea | 200.00 | | 200.00 |
| Rental & Leases | 1 | Ea | 50.00 | | 50.00 |
| Technology/Data Storage | 1 | Ea | 50.00 | | 50.00 |
| Website Maintenance / Admin | 1 | Ea | 100.00 | | 100.00 |
| Dissemination Services | 1 | Ea | 416.67 | | 416.67 |
| Subtotal | | | | | 4,125.00 |

| | |
|------------------|------------|
| Subtotal | \$4,125.00 |
| Tax | \$0.00 |
| Total Due | \$4,125.00 |

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#110678

DATE

2/27/2024

CUSTOMER ID

C3191

NET TERMS

Net 30

PO#**DUE DATE**

3/28/2024

BILL TO

Two Rivers East Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------|-----|-----|------|--------|-------------|
| Postage | 3 | Ea | 0.64 | | 1.92 |
| Subtotal | | | | | 1.92 |

Subtotal \$1.92

Tax \$0.00

Total Due \$1.92

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.

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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.

TWO RIVERS EAST CDD

MEETING DATE: February 20 2024

CDLO 022024

| 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 Angie Grunwald

TWO RIVERS EAST CDD

MEETING DATE: February 20 2024

ND 022024

| 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 Angie Grunwald

TWO RIVERS EAST CDD

RM 022024

MEETING DATE: February 20 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 Angie Grunwald

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Two Rivers East Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

February 07, 2024

Client: 001581

Matter: 000001

Invoice #: 24098

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|------------|--------|--|-------|----------|
| 12/12/2023 | JMV | TELEPHONE CALL FROM D. DE LA OSSA RE: CDD COMMON AREA CONVEYANCE; REVIEW PROPERTY RECORDS. | 0.4 | \$150.00 |
| 12/13/2023 | JMV | PREPARE CDD COMMON AREA DEED. | 1.0 | \$375.00 |
| 12/13/2023 | WAS | COMMUNICATIONS REGARDING PLAT DEDICATION FOR PARCEL F1. | 0.4 | \$130.00 |
| 12/14/2023 | WAS | REVIEW PLAT DEDICATIONS FOR PARCEL F1. | 0.5 | \$162.50 |
| 12/15/2023 | WAS | REVIEW DRAFT PLAT AND DEDICATIONS FOR PARCEL F1; REVIEW DRAFT PLAT AND DEDICATIONS FOR PARCEL B4. | 3.0 | \$975.00 |
| 12/18/2023 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.4 | \$150.00 |
| 12/19/2023 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.4 | \$150.00 |
| 12/20/2023 | JMV | REVIEW COMMUNICATION FROM C. DE LA OSSA; REVIEW MORTGAGE RELEASE AND COMMON AREA DEED. | 0.3 | \$112.50 |
| 1/10/2024 | JMV | REVIEW COMMUNICATION FROM T. STEWART; REVIEW DRAFT PLAT LANGUAGE; DRAFT EMAIL TO T. STEWART AND T. SPENCE. | 0.9 | \$337.50 |
| 1/15/2024 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.4 | \$150.00 |
| 1/15/2024 | MB | REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE CORRESPONDENCE FROM DISTRICT BOARD OF SUPERVISOR CHAIR; ANALYZE FILE CORRESPONDENCE. | 0.4 | \$130.00 |

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|--|------------|--------------|
| 1/16/2024 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.4 | \$150.00 |
| 1/16/2024 | MB | ATTENDANCE AT DISTRICT BOARD MEETING. | 0.1 | \$32.50 |
| 1/22/2024 | LB | PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023. | 0.3 | \$52.50 |
| 1/24/2024 | WAS | RESEARCH REQUIREMENTS AND OPTIONS FOR STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS. | 0.7 | \$227.50 |
| 1/26/2024 | LB | PREPARE CORRESPONDENCE TO BOARD CLERK REQUESTING COPY OF ORDINANCE EXPANDING THE DISTRICT. | 0.2 | \$35.00 |
| 1/28/2024 | JMV | PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD DISSEMINATION AGENT. | 0.3 | \$112.50 |
| 1/29/2024 | LB | RECEIPT OF ORDINANCE EXPANDING THE BOUNDARIES; PREPARE CORRESPONDENCE TO J. GASKINS FILING ORDINANCE WITH FLORIDA COMMERCE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE ORDINANCE. | 0.4 | \$70.00 |
| 1/31/2024 | LB | PREPARE DRAFT AMENDED NOTICE OF ESTABLISHMENT. | 0.6 | \$105.00 |
| Total Professional Services | | | 11.1 | \$3,607.50 |
| Total Services | | | \$3,607.50 | |
| Total Disbursements | | | \$0.00 | |
| Total Current Charges | | | | \$3,607.50 |
| Previous Balance | | | | \$10,925.00 |
| Less Payments | | | | (\$3,855.00) |
| PAY THIS AMOUNT | | | | \$10,677.50 |

Please Include Invoice Number on all Correspondence

Outstanding Invoices

| Invoice Number | Invoice Date | Services | Disbursements | Interest | Tax | Total |
|-----------------------------|-------------------|------------|---------------|----------|--------|-------------|
| 23792 | November 02, 2023 | \$1,880.00 | \$0.00 | \$0.00 | \$0.00 | \$5,487.50 |
| 24022 | December 20, 2023 | \$5,190.00 | \$0.00 | \$0.00 | \$0.00 | \$8,797.50 |
| Total Remaining Balance Due | | | | | | \$10,677.50 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days | 31-60 Days | 61-90 Days | Over 90 Days |
|------------|------------|------------|--------------|
| \$3,607.50 | \$5,190.00 | \$0.00 | \$1,880.00 |

Invoice TAX 02202024

Amount \$700.00

February 20, 2024

Ida-Christina Skerrit
Revenue and Collections Specialist
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

Re: Agreements for Harvest Ridge, Hillcrest Preserve, West Hillcrest, and Two Rivers East
CDD's, Resolutions 2023-30, 2023-27, 2023-29 x 2

Dear Ms. Skerrit:

This will acknowledge receipt of the District's above referenced resolutions dated June 20, 2023, August 15, 2023, June 27, 2023 and December 20, 2022, respectively.

Chapter 197.3632(2) F.S. provides that a written agreement be executed by the Tax Collector and local governing board as a prerequisite to the collection of a non-ad valorem assessment. Our policy requires payment of a non-refundable administrative fee in the amount of \$700.00 each with the submission of the contracts.

Attached are original contracts. Please execute two copies of each and return to me together with your check in the amount of \$2800.00. I will execute and return originals to you. We must receive the contracts and payment no later than March 1, 2024, in order to collect the assessments on the 2024 tax roll.

Thank you for your cooperation.

Best wishes,

Mike Fasano
Tax Collector

MF/jlo
Enclosure

cc: Tim Couet, Chief Deputy Tax Collector
Abby Noyes, Director of Finance
Jody Grove, Director of IT
Michele Musser, Tax Manager

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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

TWO RIVERS EAST**Balance Sheet**

As of February 29, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND | DEBT SERVICE FUND | CAPITAL PROJECTS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|------------------------------------|------------------|----------------------|-----------------------------|-----------------------------------|----------------------|
| <u>ASSETS</u> | | | | | |
| Cash - Operating Account | \$ 10,929 | \$ - | \$ - | \$ - | \$ 10,929 |
| Due From Other Funds | - | - | 817 | - | 817 |
| Investments: | | | | | |
| Acq. & Const. (Offsite Project) | - | - | 103,626 | - | 103,626 |
| Acquisition & Construction Account | - | - | 12,043,024 | - | 12,043,024 |
| Interest Account | - | 14,061 | - | - | 14,061 |
| Reserve Fund | - | 1,873,121 | - | - | 1,873,121 |
| Revenue Fund | - | 363,204 | - | - | 363,204 |
| Amount Avail In Debt Services | - | - | - | 2,480,347 | 2,480,347 |
| Amount To Be Provided | - | - | - | 23,779,653 | 23,779,653 |
| TOTAL ASSETS | \$ 10,929 | \$ 2,250,386 | \$ 12,147,467 | \$ 26,260,000 | \$ 40,668,782 |
| <u>LIABILITIES</u> | | | | | |
| Accounts Payable | \$ 33,138 | \$ - | \$ - | \$ - | \$ 33,138 |
| Bonds Payable - Series 2023 | - | - | - | 26,260,000 | 26,260,000 |
| Due To Other Funds | - | 817 | - | - | 817 |
| TOTAL LIABILITIES | 33,138 | 817 | - | 26,260,000 | 26,293,955 |

TWO RIVERS EAST

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND | DEBT SERVICE FUND | CAPITAL PROJECTS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|--|------------------|----------------------|-----------------------------|-----------------------------------|----------------------|
| <u>FUND BALANCES</u> | | | | | |
| Restricted for: | | | | | |
| Debt Service | - | 2,249,569 | - | - | 2,249,569 |
| Capital Projects | - | - | 12,147,467 | - | 12,147,467 |
| Unassigned: | (22,209) | - | - | - | (22,209) |
| TOTAL FUND BALANCES | (22,209) | 2,249,569 | 12,147,467 | - | 14,374,827 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 10,929 | \$ 2,250,386 | \$ 12,147,467 | \$ 26,260,000 | \$ 40,668,782 |

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Special Assmnts- CDD Collected | \$ - | \$ 36,918 | \$ 36,918 | 0.00% |
| Developer Contribution | 118,425 | 8,979 | (109,446) | 7.58% |
| TOTAL REVENUES | 118,425 | 45,897 | (72,528) | 38.76% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 3,000 | 3,400 | (400) | 113.33% |
| ProfServ-Dissemination Agent | 4,200 | 2,083 | 2,117 | 49.60% |
| ProfServ-Info Technology | 600 | 250 | 350 | 41.67% |
| ProfServ-Recording Secretary | 2,400 | 1,000 | 1,400 | 41.67% |
| ProfServ-Tax Collector | 1,200 | 100 | 1,100 | 8.33% |
| ProfServ-Trustee Fees | 6,500 | - | 6,500 | 0.00% |
| District Counsel | 9,500 | 13,468 | (3,968) | 141.77% |
| District Engineer | 9,500 | 380 | 9,120 | 4.00% |
| Administrative Services | 4,500 | 1,875 | 2,625 | 41.67% |
| Management & Accounting Services | 9,000 | - | 9,000 | 0.00% |
| District Manager | 25,000 | 10,417 | 14,583 | 41.67% |
| Accounting Services | 9,000 | 4,150 | 4,850 | 46.11% |
| Auditing Services | 6,000 | - | 6,000 | 0.00% |
| Website Compliance | 1,800 | 1,500 | 300 | 83.33% |
| Postage, Phone, Faxes, Copies | 500 | 3 | 497 | 0.60% |
| Rentals & Leases | 600 | 250 | 350 | 41.67% |
| Public Officials Insurance | 2,500 | 2,250 | 250 | 90.00% |
| Legal Advertising | 3,500 | 3,215 | 285 | 91.86% |
| Bank Fees | 200 | - | 200 | 0.00% |
| Meeting Expense | 4,000 | - | 4,000 | 0.00% |
| Website Administration | 1,200 | 500 | 700 | 41.67% |
| Miscellaneous Expenses | 250 | - | 250 | 0.00% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 1,455 | (1,280) | 831.43% |
| Total Administration | 105,225 | 46,296 | 58,929 | 44.00% |
| <u>Other Physical Environment</u> | | | | |
| Insurance - General Liability | 3,200 | 2,750 | 450 | 85.94% |
| Total Other Physical Environment | 3,200 | 2,750 | 450 | 85.94% |

TWO RIVERS EAST**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 2024

General Fund (001)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>Contingency</u> | | | | |
| Misc-Contingency | 10,000 | - | 10,000 | 0.00% |
| Total Contingency | 10,000 | - | 10,000 | 0.00% |
| TOTAL EXPENDITURES | 118,425 | 49,046 | 69,379 | 41.42% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (3,149) | (3,149) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | (19,060) | | |
| FUND BALANCE, ENDING | | \$ (22,209) | | |

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Debt Service Fund (200)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 47,884 | \$ 47,884 | 0.00% |
| Special Assmnts- CDD Collected | 1,736,212 | 320,775 | (1,415,437) | 18.48% |
| TOTAL REVENUES | 1,736,212 | 368,659 | (1,367,553) | 21.23% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 355,000 | - | 355,000 | 0.00% |
| Interest Expense | 1,381,212 | 630,100 | 751,112 | 45.62% |
| Total Debt Service | 1,736,212 | 630,100 | 1,106,112 | 36.29% |
| TOTAL EXPENDITURES | 1,736,212 | 630,100 | 1,106,112 | 36.29% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (261,441) | (261,441) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 2,511,010 | | |
| FUND BALANCE, ENDING | | \$ 2,249,569 | | |

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Capital Projects Fund (300)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 392,979 | \$ 392,979 | 0.00% |
| TOTAL REVENUES | - | 392,979 | 392,979 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| District Manager | - | 38,500 | (38,500) | 0.00% |
| Total Administration | - | 38,500 | (38,500) | 0.00% |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 7,338,154 | (7,338,154) | 0.00% |
| Total Construction In Progress | - | 7,338,154 | (7,338,154) | 0.00% |
| TOTAL EXPENDITURES | - | 7,376,654 | (7,376,654) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (6,983,675) | (6,983,675) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 19,131,142 | | |
| FUND BALANCE, ENDING | | \$ 12,147,467 | | |

TWO RIVERS EAST

Bank Reconciliation

Bank Account No. 9075 TRUIST - GF Operating

Statement No. 02-24

Statement Date 2/29/2024

| | | | |
|----------------------|-----------|----------------------|-----------|
| G/L Balance (LCY) | 10,929.48 | Statement Balance | 23,420.47 |
| G/L Balance | 10,929.48 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 23,420.47 |
| Subtotal | 10,929.48 | Outstanding Checks | 12,490.99 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 10,929.48 | Ending Balance | 10,929.48 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|---------------------------|-----------|----------------|------------|
| Checks | | | | | | |
| 1/18/2024 | Payment | 1050 | INFRAMARK | 3841.42 | 3,841.42 | 0.00 |
| 1/24/2024 | Payment | 1054 | NICHOLAS J. DISTER | 200 | 200.00 | 0.00 |
| Total Checks | | | | 4,041.42 | 4,041.42 | 0.00 |
| Outstanding Checks | | | | | | |
| 1/24/2024 | Payment | 1055 | RYAN MOTKO | 400.00 | 0.00 | 400.00 |
| 2/29/2024 | Payment | 1059 | CARLOS DE LA OSSA | 200.00 | 0.00 | 200.00 |
| 2/29/2024 | Payment | 1060 | INFRAMARK | 5,417.30 | 0.00 | 5,417.30 |
| 2/29/2024 | Payment | 1061 | MIKE FASANO TAX COLLECTOR | 1,279.69 | 0.00 | 1,279.69 |
| 2/29/2024 | Payment | 1062 | NICHOLAS J. DISTER | 200.00 | 0.00 | 200.00 |
| 2/29/2024 | Payment | 1063 | RYAN MOTKO | 200.00 | 0.00 | 200.00 |
| 2/29/2024 | Payment | 1064 | STRALEY ROBIN VERICKER | 1,880.00 | 0.00 | 1,880.00 |
| 2/29/2024 | Payment | 1065 | TAMPA BAY TIMES | 2,914.00 | 0.00 | 2,914.00 |
| Total Outstanding Checks..... | | | | 12,490.99 | | 12,490.99 |