

**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 RunTampa,  
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**

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Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

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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.**

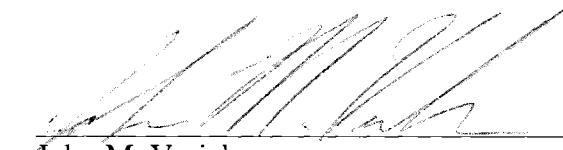
IN WITNESS WHEREOF, this Notice has been executed on the 1st day of February, 2024, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Pasco County, Florida.

Signed, sealed and delivered in our presence:

By: Barbara L. Williams

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

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT



John M. Vericker  
 District Counsel  
 Straley Robin Vericker

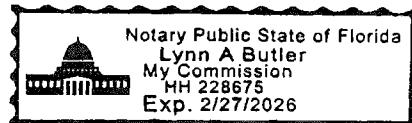
By: Lynn A. Butler

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 1<sup>st</sup> 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**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Amended Notice of Establishment was ratified. 3-0
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**B. Consideration of Pasco County Interlocal Agreement Regarding Special Assessments**

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
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**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**

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

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Angie Grunwald  
Assistant Secretary

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Chairperson

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK	110101	\$4,125.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK	110678	\$1.92	\$4,126.92	DISTRICT SERVICES FEBRUARY 2024
<b>Monthly Contract Subtotal</b>		<b>\$4,126.92</b>		
<b>Variable Contract</b>				
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
<b>Variable Contract Subtotal</b>		<b>\$4,207.50</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
MIKE FASANO TAX COLLECTOR	TAX 02202024	\$700.00		NON REFUNDABLE ADMINISTRATIVE FEE
<b>Regular Services Subtotal</b>		<b>\$700.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$9,034.42</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
 Signature:

Title (Check one):

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

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

Chairman  Vice Chairman  Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**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
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
<b>Subtotal</b>					<b>4,125.00</b>

<b>Subtotal</b>	\$4,125.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
#110678

**DATE**  
2/27/2024

**CUSTOMER ID**  
C3191

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
3/28/2024

**Services provided for the Month of: February 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.64		1.92
<b>Subtotal</b>					<b>1.92</b>

<b>Subtotal</b>	\$1.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1.92

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

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*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**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

February 07, 2024  
Client: 001581  
Matter: 000001  
Invoice #: 24098

Page: 2

## 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
<i>Less Payments</i>	(\$3,855.00)
<b>PAY THIS AMOUNT</b>	<b>\$10,677.50</b>

**Please Include Invoice Number on all Correspondence**

**Outstanding Invoices**

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Services</b>	<b>Disbursements</b>	<b>Interest</b>	<b>Tax</b>	<b>Total</b>
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
<b>Total Remaining Balance Due</b>						<b>\$10,677.50</b>

**AGED ACCOUNTS RECEIVABLE**

<b>0-30 Days</b>	<b>31-60 Days</b>	<b>61-90 Days</b>	<b>Over 90 Days</b>
\$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	DEBT SERVICE	CAPITAL	GENERAL	TOTAL
	FUND	FUND	PROJECTS	LONG-TERM	
<b>ASSETS</b>					
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
<b>TOTAL ASSETS</b>	<b>\$ 10,929</b>	<b>\$ 2,250,386</b>	<b>\$ 12,147,467</b>	<b>\$ 26,260,000</b>	<b>\$ 40,668,782</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 33,138	\$ -	\$ -	\$ -	\$ 33,138
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
<b>TOTAL LIABILITIES</b>	<b>33,138</b>	<b>817</b>	<b>-</b>	<b>26,260,000</b>	<b>26,293,955</b>

**TWO RIVERS EAST**

**Balance Sheet**

As of February 29, 2024

*(In Whole Numbers)*

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

**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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ -	\$ 36,918	\$ 36,918	0.00%
Developer Contribution	118,425	8,979	(109,446)	7.58%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>45,897</b>	<b>(72,528)</b>	<b>38.76%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>105,225</b>	<b>46,296</b>	<b>58,929</b>	<b>44.00%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	2,750	450	85.94%
<b>Total Other Physical Environment</b>	<b>3,200</b>	<b>2,750</b>	<b>450</b>	<b>85.94%</b>

**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
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>49,046</b>	<b>69,379</b>	<b>41.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,149)	(3,149)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(19,060)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (22,209)</b>		

**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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 47,884	\$ 47,884	0.00%
Special Assmnts- CDD Collected	1,736,212	320,775	(1,415,437)	18.48%
<b>TOTAL REVENUES</b>	<b>1,736,212</b>	<b>368,659</b>	<b>(1,367,553)</b>	<b>21.23%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	355,000	-	355,000	0.00%
Interest Expense	1,381,212	630,100	751,112	45.62%
<b>Total Debt Service</b>	<b>1,736,212</b>	<b>630,100</b>	<b>1,106,112</b>	<b>36.29%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,736,212</b>	<b>630,100</b>	<b>1,106,112</b>	<b>36.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(261,441)	(261,441)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,511,010</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,249,569</b>		

**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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 392,979	\$ 392,979	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>392,979</b>	<b>392,979</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<u>Administration</u>				
District Manager	-	38,500	(38,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>38,500</b>	<b>(38,500)</b>	<b>0.00%</b>
<u>Construction In Progress</u>				
Construction in Progress	-	7,338,154	(7,338,154)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>7,338,154</b>	<b>(7,338,154)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>7,376,654</b>	<b>(7,376,654)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,983,675)	(6,983,675)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>19,131,142</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 12,147,467</u></b>		

# TWO RIVERS EAST

## Bank Reconciliation

**Bank Account No.** 9075 **TRUIST - GF Operating**  
**Statement No.** 02-24  
**Statement Date** 2/29/2024

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

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
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
<b>Total Checks</b>				4,041.42	4,041.42	0.00
<b>Outstanding Checks</b>						
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
<b>Total Outstanding Checks</b>				12,490.99		12,490.99