

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 18, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Two Rivers East Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, February 18, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **February 18, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

Meeting ID: 297 982 188 241 Passcode: Yz3RiT

Dial-in by phone +1 646-838-1601 Pin: 769 240 715#

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
 - A. Acceptance of Supervisor Rainer's Resignation
 - B. Consideration of Resolution 2025-04, Adopting Parking and Towing Policies
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the January 21, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures January 2025
 - C. Acceptance of the Financials and Approval of the Check Register for January 2025
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 6. BOARD MEMBERS COMMENTS**
- 7. ADJOURNMENT**

The next Meeting is scheduled for Tuesday, March 18, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICIES REGARDING DISTRICT ROAD PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains the District-owned roads (the “**District Roads**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Roads may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Pasco County, Florida, to tow unauthorized vehicles from District Roads;

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Road Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Road Parking and Towing Policies.** The Board hereby adopts the District Road Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the Road Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Roads in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.

5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 18th day of February, 2025

Attest:

**Two Rivers East
Community Development District**

Name: _____
Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A”

Two Rivers East Community Development District Road Parking and Towing Policy

The Two Rivers East Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District roads throughout the District boundary (the “**District Roads**”).

The term District Roads includes all District-owned roads located within the District’s boundary. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There should be no parking of vessels on any District Roads.
2. There shall be no parking of vehicles on District Roads except during permitted hours in accordance with this Policy. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
3. The District does not provide any security or monitoring for the District Roads and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
4. No overnight (between 12:00 am and 6:00 am) parking is permitted.
5. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
6. Unauthorized parking may result in being towed or reported to the local authorities for trespassing
7. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Roads in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.

3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District Roads.
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District parking areas in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel.
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

These policies were adopted by Resolution No. 2025-____ on February 18, 2025.

Fourth Order of Business

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

1 The regular meeting of the Board of Supervisors of Two Rivers East Community
2 Development District was held on Tuesday, January 21, 2025, and called to order at 11:25 a.m.
3 at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe
4 Run, Land O' Lakes, Florida 34638.

5
6 Present and constituting a quorum were:

7
8 Carlos de la Ossa Chairperson
9 Nicholas Dister Vice Chairperson (*via phone*)
10 Thomas Spence Assistant Secretary
11 Ryan Motko Assistant Secretary

12
13 Also present were:

14
15 Jayna Cooper District Manager
16 John Vericker District Counsel
17 Tyson Waag District Engineer (*via phone*)

18
19 *The following is a summary of the discussions and actions taken.*

20
21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**
22 Ms. Cooper called the meeting to order, and a quorum was established.

23
24 **SECOND ORDER OF BUSINESS** **Public Comments**
25 There being none, the next order of business followed.

26
27 **THIRD ORDER OF BUSINESS** **Business Items**
28 There being none, the next order of business followed.

29
30 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
31 **A. Approval of Minutes of the December 17, 2024 Meeting**
32 **B. Consideration of Operation and Maintenance Expenditures December 2024**
33 **C. Acceptance of the Financials and Approval of the Check Register for December**
34 **2024**

35
36 On MOTION by Mr. de la Ossa seconded by Mr. Spence, with
37 all in favor, the Consent Agenda was approved. 4-0

38
39 **FIFTH ORDER OF BUSINESS** **Staff Reports**
40 **A. District Counsel**
41 **B. District Engineer**
42 **C. District Manager**
43 There being no reports, the next order of business followed.
44

45 **SIXTH ORDER OF BUSINESS** **Board Members Comments**

46 There being none, the next order of business followed.

47

48 **SEVENTH ORDER OF BUSINESS** **Adjournment**

49 There being no further business,

50

51 On MOTION by Mr. de la Ossa seconded by Mr. Motko, with
52 all in favor, the meeting was adjourned at 11:26 am. 4-0

53

54

55

56

57 _____
Jayna Cooper

58 District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS EAST Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
CARLOS DE LA OSSA	1/21/2025	CO 012125	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	1/21/2025	ND 012125	\$200.00	\$200.00	SUPERVISOR FEES
RYAN MOTKO	1/21/2025	RM 012125	\$200.00	\$200.00	SUPERVISOR FEES
THOMAS R. SPENCE	1/21/2025	TS 012125	\$200.00	\$200.00	SUPERVIROS FEES
Variable Contract Subtotal			\$800.00	\$800.00	
Regular Services					
BUSINESS OBSERVER, INC.	10/25/2024	24-01961P	\$153.12	\$153.12	LEGAL AD
INFRAMARK LLC	12/20/2024	139912	\$22.34	\$22.34	JUNE 2024 WEBSITE ADMN
STANTEC CONSULTING SERVICES	12/13/2024	2331884	\$1,211.00	\$1,211.00	PROF SVCS
STRALEY ROBIN VERICKER	1/9/2025	25796	\$812.50	\$812.50	PROF SVCS THRU DEC 2024
Regular Services Subtotal			\$2,198.96	\$2,198.96	
TOTAL			\$2,998.96	\$2,998.96	

TWO RIVERS EAST CDD

MEETING DATE: January 21, 2025

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

DMS Staff Signature *Jayna Cooper*

TWO RIVERS EAST CDD

MEETING DATE: January 21, 2025

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

DMS Staff Signature *Jayna Cooper*

TWO RIVERS EAST CDD

MEETING DATE: January 21, 2025

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

DMS Staff Signature *Jayna Cooper*

TWO RIVERS EAST CDD

MEETING DATE: January 21, 2025

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

DMS Staff Signature *Jayna Cooper*

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-01961P

Date 10/25/2024

Attn:
Two Rivers East - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 24-01961P Notice of Landowners' Meeting for Two Rivers East CDD RE: Meeting on Tuesday November 19, 2024 for Two Rivers East Published: 10/25/2024, 11/1/2024	\$153.12
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$153.12

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Landowners' Meeting and Election of the Two Rivers East Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers East Community Development District (the "District"), in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

Date: Tuesday, November 19, 2024

Time: 11:00 a.m.

Place: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34648

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jayna Cooper, District Manager

Oct. 25; Nov. 1, 2024

24-01961P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	139912
CUSTOMER ID	C3191
PO#	

DATE	12/20/2024
NET TERMS	Net 30
DUE DATE	1/19/2025

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: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson - 10/14/24 - DNH*GODADDY#3346187226 : domain renewal \$22.34	1	Ea	22.34		22.34
Subtotal					22.34

Subtotal	\$22.34
Tax	\$0.00
Total Due	\$22.34

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

Invoice Number 2331884
Invoice Date December 13, 2024
Purchase Order 215617171
Customer Number 189316
Project Number 215617171

Bill To

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

Please Remit To

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

Project	Two Rivers East CDD			
	Project Manager	Sahebkar, Hamid	For Period Ending	December 10, 2024
	Current Invoice Total (USD)	1,211.00		

Top Task	2025	2025 FY General Consulting		
<u>Professional Services</u>				
Category/Employee			Current Hours	Rate
				Current Amount
		Nurse, Vanessa M	7.00	160.00
		Waag, R Tyson (Tyson)	0.50	182.00
		Subtotal Professional Services	<u>7.50</u>	<u>1,211.00</u>
Top Task Subtotal	2025 FY General Consulting			1,211.00
		Total Fees & Disbursements		<u>1,211.00</u>
		INVOICE TOTAL (USD)		1,211.00

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-11-19	215617171	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-20	215617171	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-25	215617171	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-12-02	215617171	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PREPARED NEW OWNERSHIP MAP	
2024-12-02	215617171	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-12-03	215617171	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PREPARED NEW OWNERSHIP MAP	
2024-12-05	215617171	2025	Direct - Regular	NURSE, VANESSA M	2.50	160.00	400.00	PREPARED NEW OWNERSHIP MAP	
2024-12-06	215617171	2025	Direct - Regular	NURSE, VANESSA M	2.00	160.00	320.00	PREPARED NEW OWNERSHIP MAP	
2024-11-19	215617171	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REQUISITIONS	
Total Project 215617171					7.50		\$1,211.00		

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

January 09, 2025
Client: 001581
Matter: 000001
Invoice #: 25796

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2024	KCH	PREPARE NOTICE TO CURE DISTRICT MANAGEMENT DEFICIENCIES DEMAND LETTER.	1.0	\$325.00
12/16/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
12/17/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$337.50
Total Professional Services			2.3	\$812.50

January 09, 2025
Client: 001581
Matter: 000001
Invoice #: 25796

Page: 2

Total Services	\$812.50	
Total Disbursements	\$0.00	
Total Current Charges		\$812.50
Previous Balance		\$6,065.70
<i>Less Payments</i>		<i>(\$5,528.20)</i>
PAY THIS AMOUNT		\$1,350.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25715	December 11, 2024	\$537.50	\$0.00	\$0.00	\$0.00	\$1,350.00
Total Remaining Balance Due						\$1,350.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,350.00	\$0.00	\$0.00	\$0.00

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025
(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	\$ 241,164	\$ -	\$ -	\$ -	\$ 241,164
Due From Developer	19,060	-	-	-	19,060
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	153	-	153
Acquisition & Construction Account	-	-	306,428	-	306,428
Reserve Fund	-	1,850,247	-	-	1,850,247
Revenue Fund	-	1,427,766	-	-	1,427,766
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 260,224	\$ 3,278,013	\$ 307,398	\$ 26,260,000	\$ 30,105,635
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	-
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
TOTAL LIABILITIES	-	817	-	26,260,000	26,260,817
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	3,277,196	-	-	3,277,196
Capital Projects	-	-	307,398	-	307,398
Unassigned:	260,224	-	-	-	260,224
TOTAL FUND BALANCES	260,224	3,277,196	307,398	-	3,844,818
TOTAL LIABILITIES & FUND BALANCES	\$ 260,224	\$ 3,278,013	\$ 307,398	\$ 26,260,000	\$ 30,105,635

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 52,977	\$ 52,977	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	305,625	286,463	(19,162)	93.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	3,580	5,920	37.68%
District Engineer	9,500	1,719	7,781	18.09%
Administrative Services	4,500	1,125	3,375	25.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	7,292	17,708	29.17%
Accounting Services	9,000	2,250	6,750	25.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	150	450	25.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	3,500	153	3,347	4.37%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	300	900	25.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	322	878	26.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	114,200	23,366	90,834	20.46%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	-	125,000	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	-	3,025	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
Total Other Physical Environment	181,425	-	181,425	0.00%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2025
 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	1,500	8,500	15.00%
Total Contingency	10,000	1,500	8,500	15.00%
TOTAL EXPENDITURES	305,625	24,866	280,759	8.14%
Excess (deficiency) of revenues				
Over (under) expenditures	-	261,597	261,597	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,373)		
FUND BALANCE, ENDING		\$ 260,224		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2025
 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	\$ -	\$ 30,160	\$ 30,160	0.00%
Special Assmnts- CDD Collected	1,845,900	1,867,978	22,078	101.20%
TOTAL REVENUES	1,845,900	1,898,138	52,238	102.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	1,475,900	742,459	733,441	50.31%
Total Debt Service	1,845,900	742,459	1,103,441	40.22%
TOTAL EXPENDITURES	1,845,900	742,459	1,103,441	40.22%
Excess (deficiency) of revenues Over (under) expenditures	-	1,155,679	1,155,679	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,121,517		
FUND BALANCE, ENDING		<u>\$ 3,277,196</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2025
 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	\$ -	\$ 19,752	\$ 19,752	0.00%
TOTAL REVENUES	-	19,752	19,752	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	619,490	(619,490)	0.00%
Total Construction In Progress	-	619,490	(619,490)	0.00%
TOTAL EXPENDITURES	-	619,490	(619,490)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(599,738)	(599,738)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 307,398		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	241,164.19	Statement Balance	244,363.15
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	244,363.15
Subtotal	241,164.19	Outstanding Checks	-3,198.96
Negative Adjustments	0.00	Ending Balance	241,164.19
Ending G/L Balance	241,164.19		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/31/2025		JE000185	Special Assmnts-CDD Collected	Assess. GTIS ET000220 O&M Inv. TRE112924OM-C	52,976.89	52,976.89	0.00
Total Deposits					52,976.89	52,976.89	0.00
Checks							
							0.00
12/19/2024	Payment	1137	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00026	-1,500.00	-1,500.00	0.00
12/19/2024	Payment	1138	GRAU AND ASSOCIATES	Check for Vendor V00017	-5,600.00	-5,600.00	0.00
01/06/2025	Payment	1146	TWO RIVERS EAST	Payment of Invoice 000272	-395,530.38	-395,530.38	0.00
01/06/2025	Payment	1147	STRALEY ROBIN VERICKER	Check for Vendor V00005	-537.50	-537.50	0.00
01/14/2025	Payment	1148	INFRAMARK LLC	Payment of Invoice 000271	-4,125.00	-4,125.00	0.00
01/28/2025	Payment	1151	CARLOS DE LA OSSA	Payment of Invoice 000279	-200.00	-200.00	0.00
Total Checks					-407,492.88	-407,492.88	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/17/2024	Payment	1133	RYAN MOTKO	Check for Vendor V00009			-200.00
12/19/2024	Payment	1142	RYAN MOTKO	Check for Vendor V00009			-200.00
01/28/2025	Payment	1150	BUSINESS OBSERVER, INC.	Payment of Invoice 000276			-153.12
01/28/2025	Payment	1152	INFRAMARK LLC	Payment of Invoice 000274			-22.34
01/28/2025	Payment	1153	NICHOLAS J. DISTER	Payment of Invoice 000281			-200.00
01/28/2025	Payment	1154	RYAN MOTKO STANTEC	Payment of Invoice 000280			-200.00
01/28/2025	Payment	1155	CONSULTING SERVICES	Payment of Invoice 000275			-1,211.00

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 01-25

Statement Date

01/31/2025

01/28/2025	Payment	1156	STRALEY ROBIN VERICKER	Payment of Invoice 000278	-812.50
01/28/2025	Payment	1157	THOMAS R. SPENCE	Payment of Invoice 000277	-200.00
Total Outstanding Checks					-3,198.96

Outstanding Deposits

Total Outstanding Deposits