TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING JUNE 21, 2022

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

TUESDAY, JUNE 21, 2022 AT 11:00 A.M. SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638

District Board of Supervisors Chair Jeffery Hills

Vice-ChairNicholas DisterSupervisorKelly EvansSupervisorRyan MotkoSupervisorThomas Spence

District Manager Inframark Brian Lamb

District Attorney Straley Robin Vericker John Vericker

District Engineer Stantec, Inc Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at 11:00 a.m.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Two Rivers North Community Development District

Dear Board Members:

The Regular Meeting of the Two Rivers North Community Development District will be held on June 21, 2022 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330 Access Code: 4863181

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT ON AGENDA ITEMS
- 3. VENDOR AND STAFF REPORTS
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 4. BUSINESS ITEMS
 - A. Consideration of Resolution 2022-36; Supplemental Assessment Final Terms of 2022 Bonds......Tab 01
 - B. General Matters of the District
- 5. CONSENT AGENDA ITEMS
 - A. Consideration of Regular Board of Supervisors Meeting May 17, 2022......Tab 02
 - B. Consideration of Operations and Maintenance Expenditures April 2022......Tab 03

6. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer
- 7. BOARD MEMBERS COMMENTS
- 8. PUBLIC COMMENTS
- 9. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

RESOLUTION 2022-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2022 SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022 SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE SUPPLEMENTAL ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (the "District") previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the District Engineer dated December 17, 2021 (the "Engineer's Report");

WHEREAS, the Board of Supervisors of the District (the "Board") issued its \$18,495,000 Special Assessment Revenue Bonds, Series 2022 (the "Series 2022 Bonds") to finance the 2022 Assessment Area (the "2022 Project");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022 Bonds, which are on file with the District Manager, (the "Bond Documents") and to confirm the issuance of the Series 2022 Bonds;

WHEREAS, the Series 2022 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated December 17, 2021 and adopted pursuant to Resolution No. 2022-27 (the "Assessment Resolution"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2022 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report dated April 26, 2022 (the "Supplemental Assessment Report"), and attached hereto as Exhibit A; and the Supplemental Report of the District Engineer dated March 15, 2022 (the "Supplemental Engineer's Report") attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

- 1. <u>Authority for this resolution</u>. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
- 2. **Findings**. The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer's Report is hereby approved and ratified.

- c. The 2022 Project will serve a proper, essential, and valid public purpose.
- d. The 2022 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2022 Project to be financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
- e. The Series 2022 Bonds will finance the construction and acquisition of a portion of the 2022 Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
- 4. <u>Assessment Lien for the Series 2022 Bonds</u>. The special assessments for the Series 2022 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
- 5. <u>Severability</u>. If any section or part of a section of this Resolution is declared invalid or unconstitutional, 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 other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 6. <u>Conflicts</u>. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 7. <u>Effective date</u>. This Resolution shall become effective upon its adoption.

Approved and adopted this 21st day of June, 2022.

Attest:	Two Rivers North Community Development District		
Name:	Name:		
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors		

Exhibit A – First Supplemental Special Assessment Methodology Report dated April 26, 2022 Exhibit B– Supplemental Report of the District Engineer dated March 15, 2022

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

Report Date:

April 26th, 2022

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I. INTRODUCTION

This First Supplemental Assessment Methodology Report (the "First Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated December 17, 2021 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2022 Project of the District's Capital Infrastructure Program.

II. DEFINED TERMS

- "2022 Project" The portion of the CIP relating to master public infrastructure for the area identified within the Engineer's Report.
- "Assessable Property:" All private property within the District that receives a special benefit from the CIP.
- "Capital Improvement Program" (CIP) The public infrastructure development program as outlined by the Master Engineer Report dated December 17th, 2021.
- "Development Plan" The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.
- "District" Two Rivers North Community Development District, encompasses 429.178 +/- acres, Pasco County Florida.
- "Engineer's Report" Supplemental Report of the District Engineer, dated March 15, 2022.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.
- "Owner" EPG-Two Rivers North, LLC.
- "Platted Units" Private property subdivided as a portion of gross acreage by virtue of the platting process.
- "Product Type" Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.
- "Unplatted Parcels" Gross acreage intended for subdivision and platting pursuant to the Development Plan.
- "Unit(s)" A planned or developed residential lot assigned a Product Type classification by the District Engineer.
- "Master Report" or "Report" The Master Assessment Methodology Report, dated December 17, 2021 as provided to support benefit and maximum assessments on private developable property within the District.



III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2022 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2022 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the 2022 Project allocable to Assessable Property within the District. It is the District's 2022 Project that will create the public infrastructure which enables the assessable properties within the District to be developed and improved. Without these public improvements, which include off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the District as a result of the benefit received from the 2022 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2022 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2022 Project which will provide special benefit to the assessable parcels within the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 429.178 +/- acres and is located in Pasco County, Florida, within Sections 29 and 30, Township 26 South, Range 21 East. The primary owner of the Assessable Properties is EPG-Two Rivers, LLC (the "Owner"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates multiple phases consisting of 923 single family lots. The public improvements as described in the Engineer's Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities. The off-site improvements cost will be proportionally shared with Two Rivers West CDD via interlocal agreement based on proportional densities of planned units and EAUs



for each CDD. This report may be modified if additional Districts enjoin by interlocal agreement for further proportional share.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Owner are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the 2022 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2022 Project. The 2022 Project includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2022 Project is estimated to be \$30,866,196 and approximately \$15,122630 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2022 Project contains a "system of improvements" for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S.



170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2022 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2022 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Owner and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2022 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the



District for levy and collection. The allocation of benefits and maximum assessments associated with the 2022 Project are demonstrated on Table 3 through Table 4. The Owner may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within the District. With regard to the Assessable Property the special assessments are assigned to all assessable property within the District on a gross acreage basis until such time as the developable acreage is platted or sold. The platted parcels will then be reviewed as to use and product types. As of the date of this report, no lots have been platted, however approximately 66.044 acres have been sold to Lennar and 63.073 acres have been sold to D.R. Horton. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District are assumed to receive benefit from the 2022 Project and all of the Assessable Property would be assessed to repay the Bonds. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to certain undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the District receives from the 2022 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2022 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 923 lots associated with the 2022 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions described below would be applicable.



The third condition is the "completed development state." In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 1,015.00 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the 2022 Project through the issuance of the Bonds secured ultimately by benefiting properties within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted developable land within the District, or any parcel therein which has been assigned a specific amount of special assessment, may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District or any sale of unplatted land. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the



densities required to adequately service Bond debt. The Owner and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2022 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Owner. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM							
PRODUCT LOT SIZE AREA ONE UNIT EAU (2) EAUs							
Single Family	40	555	100	555.00			
Single Family	50	368	1.25	460.00			
TOTAL		923		1,015.00			

 $^{^{(1)}}$ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.



⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS

DESCRIPTION		2022 PROJECT COSTS		
Water Management & Control		\$	10,736,156	
Offsite Utilities			9,632,115	
Offsite Roadway			1,242,885	
Professional Servces & Fees			958,650	
Undergrounding of Services			522,328	
Amenity/Hardscape/Landscape			7,774,062	
TOTAL			30,866,196	
	Funded by Series 2022 Bonds		15,122,630	
	Funded by Additional Bonds/Private Sources		15,743,566	

OFF-SITE PROPORTIONAL SHARE ASSIGNMENT DETAIL

DESCRIPTION	TOTAL SHARED COST
Offsite Utilities	9,632,115
Offsite Roadway	1,242,885
TOTAL	10,875,000

_	Planned EAUs	Percentage Allocation	Responsibility	
Two Rivers North CDD	1015.00	26.38%	\$2,868,923	
Two Rivers West CDD	2832.48	73.62%	\$8,006,077	
	3847.48	100.00%	\$10,875,000	



TABLE 3

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

FINANCING INFORMATION - SERIES 2022 LONG TERM BONDS	
Average Coupon Rate	5.1%

Term (Years) 30

Principal Amortization Installments 30

ISSUE SIZE \$18,

General Construction Fund		\$3,251,881
Offsite Project Subaccount		\$2,868,825
Amenity Project Subaccount		\$1,500,000
Landscaping & Hardscaping Sub	paccount	\$2,250,000
Pond Excavation Subaccount		\$5,251,924
BAN Principal	\$8,400,000	
BAN Interest		\$80,500
BAN Debt Service Reserve Fund		(\$100,000)
BAN CIP Unused - Amenity		(\$1,460,822)
BAN CIP Unused - General		(\$1,625,915)
BAN CIP Unused - Offsite		(\$3,084,757)
Capitalized Interest (Months) ⁽¹⁾	0	\$0
Debt Service Reserve Fund	50%	\$608,939
Underwriter's Discount	2.0%	\$369,900

ANNUAL ASSESSMENT

Cost of Issuance

Annual Debt Service (Principal plus	Interest)	\$1,218,000
Collection Costs and Discounts @	6.0%	\$77,745

TOTAL ANNUAL ASSESSMENT \$1,295,745

⁽¹⁾ Based on 0 months capitalized interest.



\$184,525

TABLE 4

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

ALLOCATION METHODOLOGY - SERIES 2022 LONG TERM BONDS (1)								
PRODUCT TYPE PER UNIT								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	TOTAL PRINCIPAL	ANNUAL ASSMT.	TOTAL PRINCIPAL	ANNUAL ASSMT.
Single Family 40'	1.00	555.00	54.68%	555	\$10,113,030	\$708,511	\$18,222	\$1,276.60
Single Family 50'	1.25	460.00	45.32%	368	\$8,381,970	\$587,234	\$22,777	\$1,595.74
TOTAL		1,015.00	100%	923	18,495,000	1,295,745		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 0 months Capitalized Interest.



⁽²⁾ Includes principal, interest, discounts and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$18,495,000.00 payable in 30 annual installments of principal of \$9,433.30 per gross acre. The maximum par debt is \$143,242.18 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the 2022 Project will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

		ASSESSMENT ROLL			
	TOTAL ASSESSMENT:	\$18,495,000.00	<u>)</u>		
	ANNUAL ASSESSMENT:	\$1,218,000.00		(30 Installments)	
	TOTAL GE	ROSS ASSESSABLE ACRES +/-:	129.12		
	TOTAL ASSESSMENT PE	R ASSESSABLE GROSS ACRE:	\$143,242.18		
	ANNUAL ASSESSMENT PE	R GROSS ASSESSABLE ACRE:	\$9,433.30	(30 Installments)	
				PER PARCEL	ASSESSMENTS
Landowner Name, Pasco County 1	Folio ID & Address		Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
D.R. Horton Inc. See Exhibit B, Legal Description 12602 Telecom Drive Tampa, FL 33637			63.073	\$9,034,713.75	\$594,986.83
Lennar Homes LLC See Exhibit B, Legal Descriptiion 4600 W. Cypress Street, Suite 200 Tampa, FL 33607)		66.044	\$9,460,286.25	\$623,013.17
	Assessed Totals:		129.117	\$18,495,000.00	\$1,218,000.00
Two Rivers North CDD ⁽¹⁾ See Exhibit B, Legal Description 2005 Pan Am Circle, Suite 30 Tampa, FL 33607			295.53	\$0.00	\$0.00
EPG Two Rivers QOZP LLC ⁽¹⁾ Folio 29-26-21-0000-00100-0000 III S. Armenia Avenue, Suite 201 Tampa, FL 33609			4.53	\$0.00	\$0.00
(1) Acres owned by Two Rivers No QOZP LLC will not be assessed.	orth CDD and EPG Two Rivers	\$			
Notation: Assessments shown are net of c	Totals: ollection costs.		429.178		



EXHIBIT B LEGAL DESCRIPTION

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, run thence along the North boundary of the Northeast 1/4 of sald Section 29, S.89°37'53"W., 38.00 feet to the POINT OF BEGINNING; thence along a line lying 38.00 feet West of and parallel with the East boundary of said Northeast 1/4 of Section 29, S.00°24'08"E., 215.28 feet; thence S.60°00'00"W., 510.77 feet; thence S.23°00'00"E., 1254.68 feet to a point on the aforesald East boundary of the Northeast 1/4 of Section 29; thence along sald East boundary of the Northeast 1/4 of Section 29, S.00°24'08"E., 744,20 feet to a point on the Northerly 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 Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), the following three (3) courses: 1) S,77°00'33"W., 2551.85 feet to a point of curvature; 2) Westerly, 4085,97 feet along the arc of a curve to the right having a radius of 5604.58 feet and a central angle of 41°46'16" (chord bearing N.82°06'19"W., 3996.08 feet) to a point of tangency; 3) N.61°13'11"W., 50.66 feet; thence N.19°00'00"W., 2135.63 feet, thence N.00°25'39"E., 330.00 feet to a point on the North boundary of the Northeast 1/4 of the aforesald Section 30, thence along said. North boundary of the Northeast 1/4 of Section 30, S.89°34'21"E., 1815.40 feet to the Northwest corner of the aforesald Section 29; thence along the North boundary of the Northwest 1/4 of said Section 29, N.89°37'34"E., 2674,67 feet to the North 1/4 corner of sald Section 29, thence along the aforesald North boundary of the Northeast 1/4 of Section 29, N.89°37'53"E., 2637.43 feet to the POINT OF BEGINNING.

Containing 429 . 178 acres, more or less,

BASIS OF BEARINGS

The North boundary of the Northeast 1/4 of Section 29, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°37'53"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND

- 1. (R) Indicates radial line
- 2. (NR) Indicates non-radial line
- RB Reference Bearing
- O.R. Official Records Book
- 5. F.D.O.T. Florida Department of Transportation

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT





Two Rivers North Community Development District

Supplemental Report of the District Engineer



Prepared for:
Board of Supervisors
Two Rivers North Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

March 15, 2022

1.0 INTRODUCTION

The Two Rivers North Community Development District ("the District") encompasses approximately 429.178 acres in Pasco County, Florida. The District is located within Sections 29 and 30, Township 26 South, Range 21 East and contains vacant land with State Road 56 located along the southern boundary, various subdivisions along the northern boundary, and other vacant land to the west and east.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Pasco County Ordinance 21-40 effective on December 9, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being constructed by the District with the 2022 Series Bonds. This Supplemental Report supplements the Master Report of the District Engineer dated December 17, 2021.

See Appendix B for the Site Plan.

3.0 THE OWNER AND DEVELOPMENT

The District is the owner of the lands containing the community stormwater management facilities and will be responsible for the excavation and pond grading of this master public improvement. As well, the District will be responsible for the construction of the off-site improvements. The subdivision improvements and infrastructure will not be constructed by the District. The subdivision Pods are owned by D.R. Horton and Lennar to build a total of 923 single family residential units, including 555 – 40° wide lots and 368 – 50° wide lots.

The possible master public improvements and community facilities include, but are not limited to: 1) overall water management and control, 2) off-site water supply, sewer and wastewater management, and roadway intersection turn lane improvements, 3) parks and recreation, and 4) landscaping/hardscaping/irrigation. The off-site master improvements include roadway turn lanes, 12" and 16" water main extensions, 8", 12", 16", and 24" reclaimed water main extensions, and 4", 6", and 12" force main extensions.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

Supplemental Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022 March 15, 2022 Page 3 of 5

4.1 MASTER WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

The primary objectives of the water management and control for the District are:

- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways and drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property. No bond funds will be used on transporting, filling, compacting, or grading of private property.

Water management and control systems will be designed in accordance with SWFWMD and Pasco County technical standards. The District is anticipated to own and maintain these facilities, including storm sewer systems located along District owned subdivision roads constructed by the home builders. The District will not own and maintain storm sewer systems located along non-District owned roads.

4.2 MASTER OFF-SITE WATER SUPPLY

The District is located within the Pasco County Utilities service area which will provide water supply for potable water service and fire protection to the property. The off-site improvements include 12" and 16" water main extensions.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

4.3 MASTER SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Utilities service area which will provide sewer and wastewater management service to the District. The off-site improvements include 8", 12", 16", and 24" reclaimed water main extensions, and 4", 6", and 12" force main extensions.

All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

4.4 MASTER DISTRICT ROADS

The District's Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. Off-site improvements include turn lanes at roadway intersections.

Off-site improvements will be designed in accordance with the Florida Department of Transportation and Pasco County technical standards and will be owned and maintained by the State, the County, or other applicable governmental agency.

4.5 PARKS AND RECREATION

Two amenity facilities are planned within the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 UNDERGROUNDING OF ELECTRIC POWER

Withlacoochee River Electric Cooperative, Inc. provides electrical power to the community. Fees are associated with converting the service from overhead to underground.

4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County, Florida Department of Transportation and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting,

Two Rivers North CDD



Supplemental Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022 March 15, 2022 Page 5 of 5

construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County and Florida Department of Transportation infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

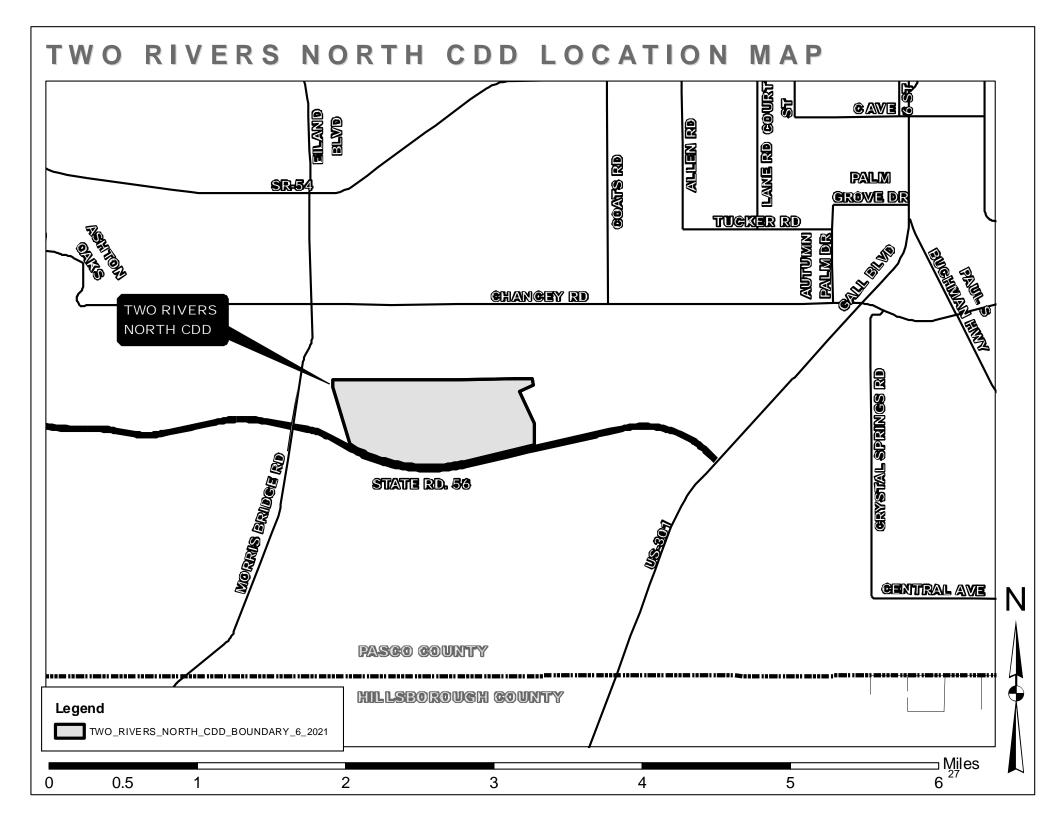
Items of construction cost in this report are based on contractor bids and our review of the site plan. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in the Pasco County.

Tønja L. Stewart, P.E.

Florida License No. 47704

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, run thence along the North boundary of the Northeast 1/4 of said Section 29, S.89°37'53"W., 38.00 feet to the **POINT OF BEGINNING**; thence along a line lying 38.00 feet West of and parallel with the East boundary of said Northeast 1/4 of Section 29, S.00°24'08"E., 215.28 feet; thence S.60°00'00"W., 510.77 feet; thence S.23°00'00"E., 1254.68 feet to a point on the aforesaid East boundary of the Northeast 1/4 of Section 29; thence along said East boundary of the Northeast 1/4 of Section 29, S.00°24'08"E., 744.20 feet to a point on the Northerly 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 Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), the following three (3) courses: 1) S.77°00'33"W., 2551.85 feet to a point of curvature; 2) Westerly, 4085.97 feet along the arc of a curve to the right having a radius of 5604.58 feet and a central angle of 41°46'16" (chord bearing N.82°06'19"W., 3996.08 feet) to a point of tangency; 3) N.61°13'11"W., 50.66 feet; thence N.19°00'00"W., 2135.63 feet; thence N.00°25'39"E., 330.00 feet to a point on the North boundary of the Northeast 1/4 of the aforesaid Section 30; thence along said North boundary of the Northeast 1/4 of Section 30, S.89°34'21"E., 1815.40 feet to the Northwest corner of the aforesaid Section 29; thence along the North boundary of the Northwest 1/4 of said Section 29, N.89°37'34"E., 2674.67 feet to the North 1/4 corner of said Section 29; thence along the aforesaid North boundary of the Northeast 1/4 of Section 29, N.89°37'53"E., 2637.43 feet to the POINT OF BEGINNING.

Containing 429.178 acres, more or less.

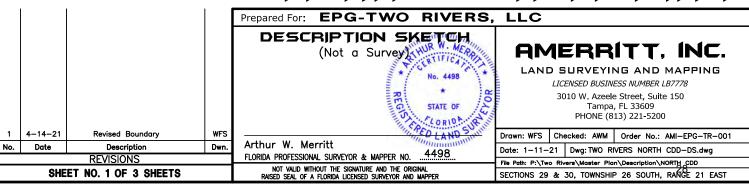
BASIS OF BEARINGS

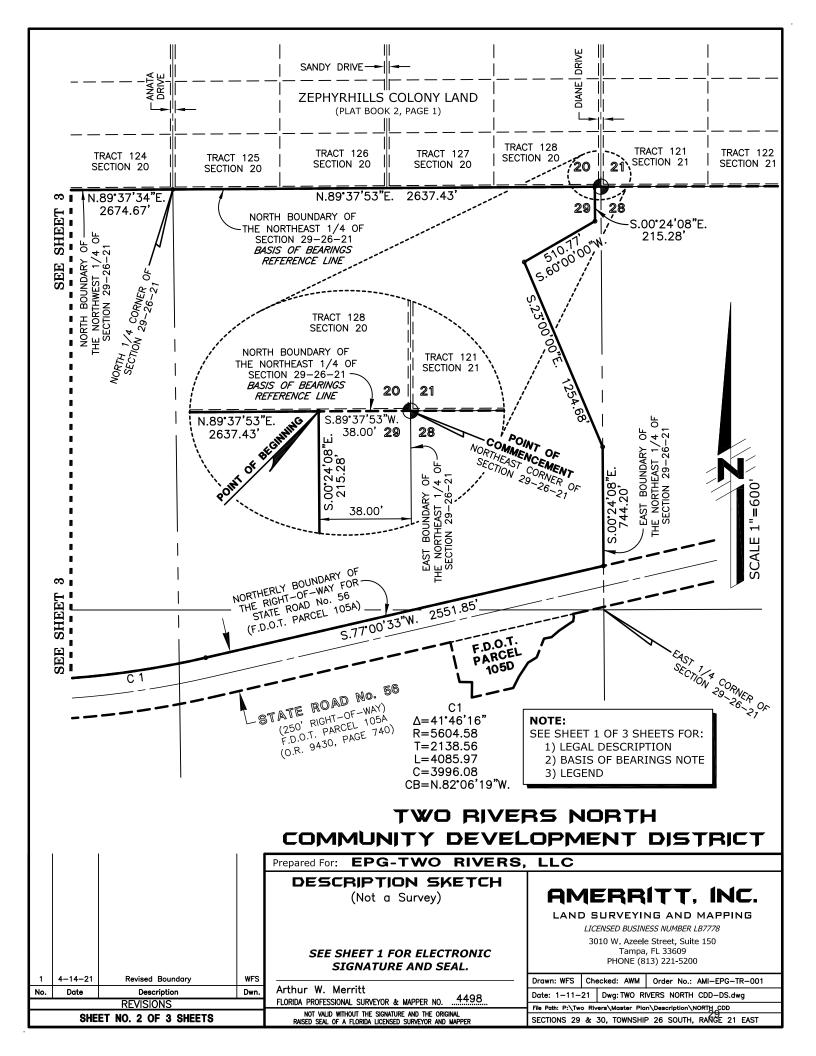
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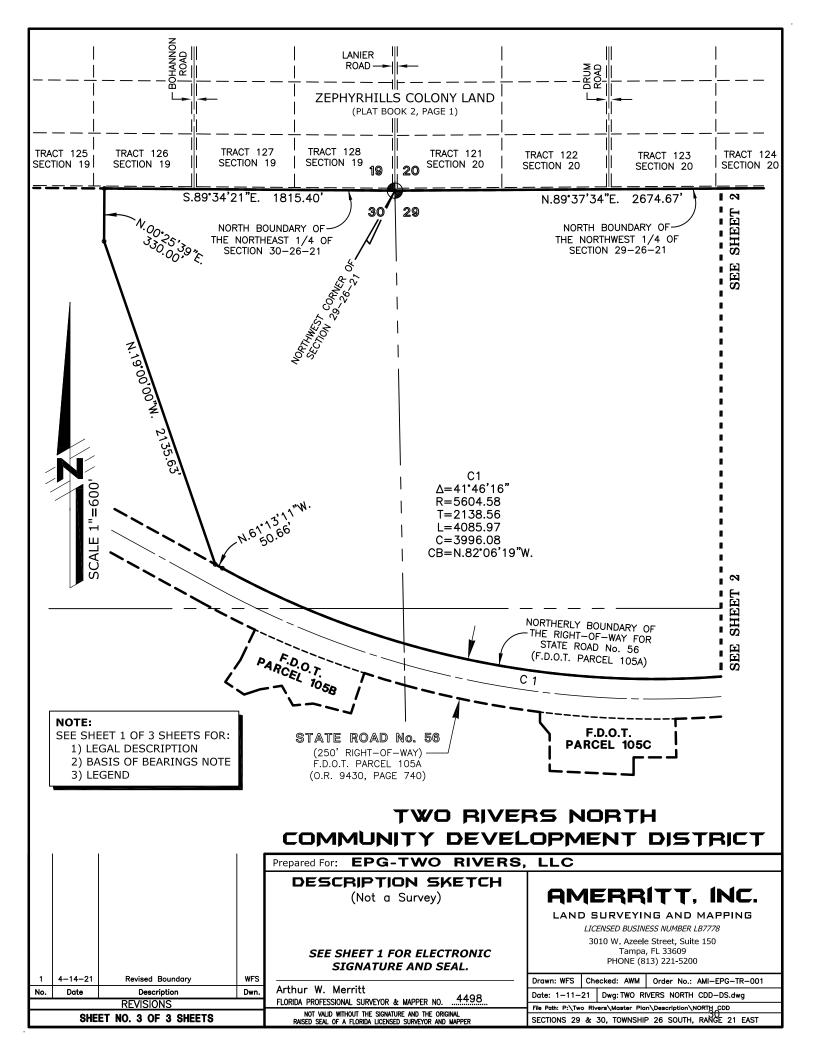
LEGEND:

- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
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- 5. F.D.O.T. Florida Department of Transportation

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

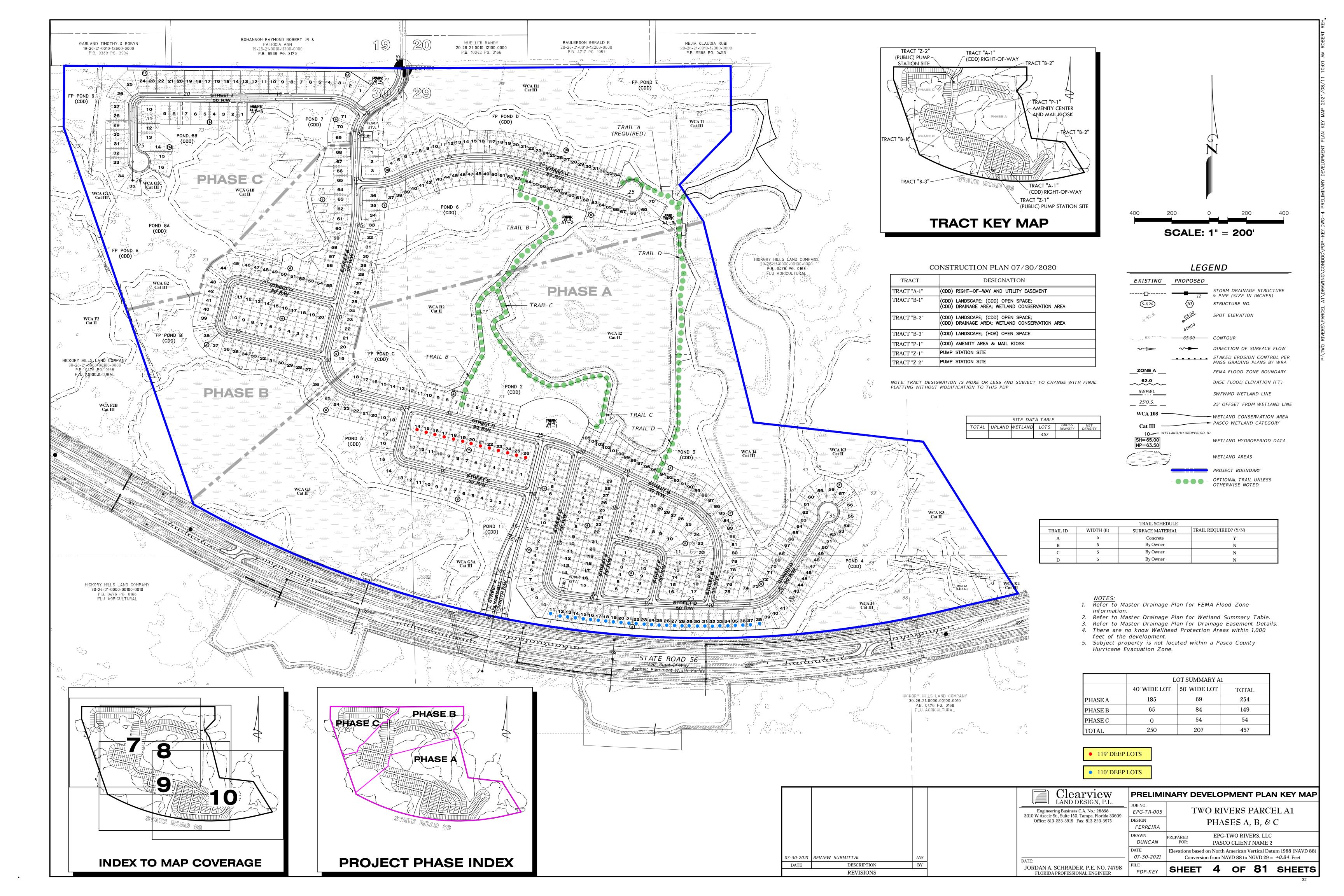


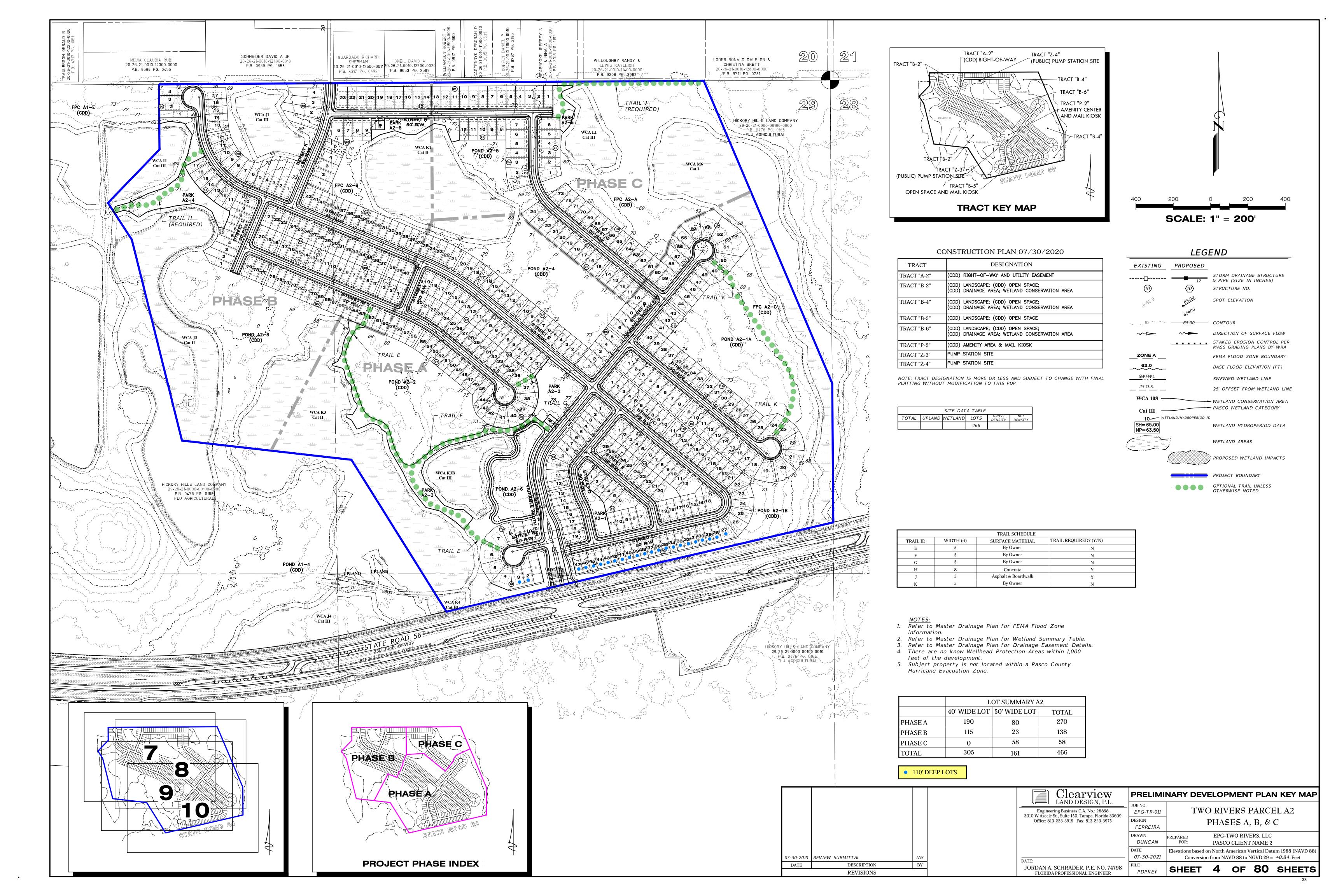






Appendix B SITE PLAN





Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES MARCH 15, 2022

	<u>Description</u>		Master
Units			923
SUBDIVISION CONSTRUCTION:			
	Water Management and Control [1]		10,736,156
	Offsite Utilities [2]		9,632,115
	Offsite Roadway [2]	\$	1,242,885
PROFESSIONAL SERVICES AND FEES:			
	Materials Testing	خ	92,250
	CMT Offsite	\$ \$	12,400
	Construction Administration Services	\$	427,000
	Construction Staking Services	\$	273,000
	As-Built Survey Services	\$	107,000
	Record Drawing Preparation	\$	47,000
	Necora Brawing Freparation	7	47,000
UNDERGROUNDING OF SERVICES:			
	WREC Electrical Undergrounding of Feeder Electric Service	\$	522,328
AMENITY/HARDSCAPE/LANDSCAPE:			
	Amenities [3]		4,671,899
	Landscaping/Irrigation/Hardscape [4]	\$	3,102,163
		٠ يم	20.000.400
		\$:	30,866,196
[1] \$5,251,924 of this cost has been reserved for the Water Management and Control in the Pond			
Excavation subaccount.			
Excavation subaccount.			
[2] \$2,868,825 of these costs have been reserved for the off-site improvements in the Offsite			
Subaccount. Pursuant to an interlocal agreement with Two Rivers West Community Development			
District ("TRW CDD"), TRW CDD is obligated to pay for 73.62% of the cost of the offsite			
improvements. TRW CDD issued its Special Assessment Bond Anticipation Note, Series 2022 on			
January 24, 2022 to provide for, among other things, its share of the above off-site improvements.			
TRW CDD is expected to issue special assessment bonds in the second or third quarter of 2022 to			
redeem the TRW BAN and provide a	additional funds for the development of TRW CDD.		
[3] \$1,500,000 of these costs have been reserved for these Amenities in the Amenity subaccount.			
[4] \$2,250,000 of these costs have been reserved for this Landscaping/Irrigation/Hardscaping in the			
Landscaping/Irrigation/Hardscaping subaccount.			
	, 		
, 3, 3, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,			

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

May 17, 2022, Minutes of the Regular Meeting 1 2 3 **Minutes of the Regular Meeting** 4 5 The Regular Meetings of the Board of Supervisors for the Two Rivers North Community Development District was held on Tuesday, May 17, 2022, at 11:00 a.m. at Springhill Suites by 6 7 Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 8 34638. 9 10 11 1. CALL TO ORDER 12 13 Brian Lamb called the Regular Meetings of the Board of Supervisors of the Two Rivers North 14 Community Development District to order on Tuesday, May 17, 2022, at 11:00 a.m. 15 16 **Board Members Present and Constituting a Quorum:** 17 Nick Dister Supervisor Supervisor 18 Ryan Motko 19 Thomas Spence Supervisor 20 21 **Staff Members Present:** 22 Brian Lamb District Manager, Inframark 23 John M. Vericker District Counsel, Straley Robin Vericker 24 Sarah Parrow Bond / Disclosure Counsel 25 26 There were no members of the general public in attendance. 27 28 29 2. PUBLIC COMMENT ON AGENDA ITEMS 30 31 There were no public comments on agenda items. 32 33 34 3. VENDOR AND STAFF REPORTS 35 A. District Counsel 36 **B.** District Engineer 37 C. District Manager 38 39 There were no staff reports at this time. 40

49 4. BUSINESS ITEMS 50 A. Consideration of Resolution 2022-35; Approving Proposed FY 2023 Budget & 51 **Setting Public Hearing** 52 **FY 2023 Proposed Operating Budget** i. 53 54 The Board reviewed and discussed the resolution regarding the proposed Budget. 55 56 Mr. Lamb mentioned that the Budget will be finalized in August. 57 58 MOTION TO: Approve the Resolution 2022-35. 59 MADE BY: Supervisor Dister 60 SECONDED BY: Supervisor Motko 61 DISCUSSION: None further 62 **RESULT:** Called to Vote: Motion PASSED 63 3/0 - Motion Passed Unanimously 64 65 **B.** Announcement of Qualified Electors 66 67 There are no qualified electors residing at this time. 68 69 C. Discussion on District Engineering Services 70 71 The Board discussed the proposal from Standtec and Lighthouse Engineering. The Board will rank the two services and then authorize the staff to negotiate an agreement. 72 73 MOTION TO: 74 Approve the Resolution 2022-35. 75 MADE BY: Supervisor Dister 76 SECONDED BY: Supervisor Spence 77 DISCUSSION: To authorize staff to negotiate a form of engineer 78 service agreement. 79 **RESULT:** Called to Vote: Motion PASSED 80 3/0 - Motion Passed Unanimously 81 82 D. General Matters of the District 83 84 There were no general matters of the District at this time. 85 86 87 88

89 90

91		SENT AGENDA ITI	
92 93 94 95 96 97 98 99	B. C. D. E. F. G	 Consideration of L Consideration of P Consideration of P Consideration of R Consideration of C Review of Financia 	pecial Organizational Meeting Minutes December 17, 20 andowners Election Meeting Minutes January 18, 2022 bublic Hearing & Regular Meeting January 18, 2022 bublic Hearing & Regular Meeting February 15, 2022 degular Board of Supervisors Meeting March 15, 2022 Decrations and Maintenance Expenditures March 2022 al Statements for Month Ending March 31, 2022
100 101	The Board re	viewed the agenda ite	ms.
102 103 104 105 106 107		MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Approve Consent Agenda Items. Supervisor Motko Supervisor Dister None further Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously
108 109 110 111 112 113 114 115 116	There were n	ERVISOR REQUES o supervisor requests DIENCE COMMENT	
117 118 119 120 121		o audience comments DURNMENT	
122 123 124 125 126 127		MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Adjourn. Supervisor Dister Supervisor Spence None further Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously
128 129 130 131 132			

*These minutes were done in summary for	mat
These minutes were uone in summary jor.	mai.
considered at the meeting is advised the	any decision made by the Board with respect to a at person may need to ensure that a verbatim reco
	meeting by vote of the Board of Supervisors at a
Signature	Signature
orginature .	
Printed Name	Printed Name
Title:	Title:
□ Secretary	□ Chairman
□ Assistant Secretary	□ Vice Chairman
	Recorded by Records Administrator
	Signature
	Date

Two Rivers North CDD Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	
Vendor	Number	Amount	Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Kaeser & Blair	20330068	\$ 107.32		Printing Services - Checks - 4/12/2022
Regular Services Sub-Total		\$ 107.32		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 107.32		
A	1 1)			
Approved (with any necessary revision	is notea):			
Signature		Printed Name		
Title (check one):				
[] Chairman [] Vice Chairman [] Assist	tant Secretary			



4236 Grissom Drive Batavia, Ohio 45103 (800) 607-8824 FAX (800) 322-6000 credit@kaeser-blair.com

88178

INVOICE

INVOICE NO.20330068

DATE: 4/12/22

. .

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

CUSTOMER NUMBER 003103358

BILL TO:

TWO RIVERS NORTH CDD ATTN:Teresa x-340 Farlow 2005 PAN AM CIRCLE #300 TAMPA, FL 33607

DEALER NUMBER SHIP TO:

Two Rivers North CDD ATTN:Teresa x-340 Farlow 2005 Pan Am Circle #300 Tampa, Fl 33607

YOUR PO NUMBER	DATE SHIPPED	SHIP VIA	TERMS
TWO RIVERS NORTH CHECKS	4/07/22	OTHER	NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at paykaeser.com

3771 Solutions Center Chicago, IL 60677-3007

| SUBTOTAL | 89.00 | ** SALES TAX | .00 | | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00 | .00

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.

BLAIR INCORPORATED

003103358

88178

REMITTANCE

INVOICE NO. 20330068 DATE: 4/12/22

Total Due: Amount Paid	107.32

IF PAYING BY CREDIT CARD, CHECK THIS BOX AND SEE THE BACK OF THIS FORM.

Please add the credit card CVV if submitting with remittance

TWO RIVERS NORTH CDD ATTN:Teresa x-340 Farlow 2005 PAN AM CIRCLE #300 TAMPA, FL 33607

Two Rivers North CDD Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	
Vendor	Number	Amount	Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Supervisor: Nicholas Dister	ND 051722	\$ 200.00		Supervisor Fee - 05/17/2022
Supervisor: Ryan Motko	RM 051722	200.00		Supervisor Fee - 05/17/2022
Supervisor: Thomas Spence	TS 051722	200.00		Supervisor Fee - 05/17/2022
Variable Contract Sub-Total		\$ 600.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Mike Wells, Pasco County Property	MW 042922	\$ 750.00		Property Appraiser Services 4/29/2022
Appraiser				
Straley Robin Vericker	21379	136.15		Professional Services thru 04/15/2022
Tampa Bay Times	320365 042422	149.00		Advertising Services thru 04/24/2022
Tampa Bay Times	320365 042422 2	142.00		Advertising Services thru 04/24/2022
Tampa Bay Times	320365 050422	107.60	\$ 398.60	Advertising Services thru 05/04/2022
Regular Services Sub-Total		\$ 1,284.75		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,884.75		

Approved (with any necessary revisions noted):

Two Rivers North CDD Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	
Vendor	Number	Amount	Total	Comments/Description

Signature Printed Name

Title (check one):

[] Chairman [] Vice Chairman [] Assistant Secretary

TWO RIVERS NORTH CDD

MEETING DATE: <u>May 17, 2022</u>

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	4	Accept	\$200
Thomas Spence	<i>y</i>	Accept	\$200
Ryan Motko	1	Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature **Brian Lamb**

ND051722

TWO RIVERS NORTH CDD

MEETING DATE: May 17, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	A	Accept	\$200
Thomas Spence	1	Accept	\$200
Ryan Motko	7	Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature **Brian Lamb**

2mus1722

TWO RIVERS NORTH CDD

MEETING DATE: May 17, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	A	Accept	\$200
Thomas Spence	1	Accept	\$200
Ryan Motko	1	Accept	\$200
Steve Luce		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature **Brian Lamb**

TS 051722



51300 14902

April 29, 2022

Ms. Alexandra Wolfe Meritus Districts

Two Rivers north \$ 75000

Dear Ms. Wolfe:

Per the email sent on April 1, 2022, below are the changes to the non-Ad Valorem process for this year: **DR408A Form (attached):** Our previous procedure included a "Preliminary" and "Final" version of this form created by our office. Each were submitted to our office by the TRIM and Final deadlines. Going forward, only the "Unmodified" DR408A form (attached) will be required before the final submission deadline.

Taxing Authority and Meeting Time text: This information was provided on the previous DR408A "Preliminary" certificate. Going forward, this information will be provided to us via email before the TRIM deadline.

Increases in assessments from TRIM to Final: Previously, our office would reject any increase. Going forward, our office will allow an increase. Each taxing authority is required to verify compliance with Florida Statutes regarding the non-Ad Valorem assessments.

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, and Watergrass Community Development Districts.

Hilltop Point was recently brought to my attention as a possible new Community Development District. Will you be using a uniform method of collection for this new district? If so, we require a copy of the signed board resolution before it can be approved and added to the tax roll as a late file.

Non-Ad Valorem Calendar

Annual Fees Due (\$150 each district) *

June 1, 2022

• Preliminary Certification and Certificate deadline date

July 22, 2022

• Final Certification and Certificate deadline date

September 15, 2022

Please note: All CDD payments must be postmarked by **June 1**st in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

*Note: This notification will serve as your invoice for payment.

**Note: First-year \$750.00, thereafter \$150.00

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells

Pasco County Property Appraiser

352-521-4437

mwells@pascopa.com

MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 * Facsimile (813) 223-5043 Federal Tax Id. - 20-1778458

Two Rivers North Community Development District 2005 Pan Am Circle, Suite 300

2000 I all All Olicic, Out

Tampa, FL 33607

April 25, 2022

Client: Matter: 001561

Invoice #:

21379

Page:

1

RE: General

For Professional Services Rendered Through April 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/14/2022	DCC	REVIEW PROPOSED BUDGET RESOLUTION.	0.2	\$61.00
4/14/2022	MS	PREPARE RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING.	0.4	\$66.00
		Total Professional Services	0.6	\$127.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2022	Photocopies	\$9.15
	Total Disbursemen	ts \$9.15

April 25, 2022

Client: Matter: 001561 000001

Invoice #:

21379

Page:

2

Total Services

Total Disbursements

Total Current Charges

Previous Balance
Less Payments

PAY THIS AMOUNT

\$127.00

\$9.15

\$136.15

\$9,671.75

(\$7,128.00)

\$2,679.90

Please Include Invoice Number on all Correspondence

Tampa Bay Times tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name TWO RIVERS NORTH CDD		
04/24/22	TWO RIVERS			
Billing Date	Sale	s Rep	Customer Account	
04/24/2022	Deirdre Bonett		320365	
Total Amount Due			Ad Number	
\$149.00			0000222903	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/24/22	04/24/22	0000222903	Times	Legals CLS	RFQ for Auditing Services	1	2x43 L	\$147.00
04/24/22	04/24/22	0000222903	Tampabay.com	Legals CLS	RFQ for Auditing Services AffidavitMaterial	1	2x43 L	\$0.00 \$2.00
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Tampa Bay Times tampebay.com

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

ADVERTISING INVOICE

Thank you for your business.

 Advertising Run Dates
 Advertiser Name

 04/24/22
 TWO RIVERS NORTH CDD

 Billing Date
 Sales Rep
 Customer Account

 04/24/2022
 Deirdre Bonett
 320365

 Total Amount Due
 Ad Number

 \$149.00
 0000222903

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REMIT TO:

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

TWO RIVERS NORTH CDD C/O Meritus 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607 0000222903-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **RFQ for Auditing Services** was published in said newspaper by print in the issues of: 4/24/22 or by publication on the newspaper's website, if authorized, on

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

aid newspaper.	
\mathcal{B}	
Signature Affiant	
Sworn is and subscribed before me this .04/24/2022	
Signature of Juary Public	
Personally known X	or produced identification
Type of identification produced	

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES Pasco County, Florida

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at inception date December 9, 2021 and ending September 30, 2024, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

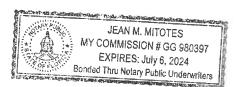
Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 873-7300, in an envelope marked on the outside, "Auditing Services Two Rivers North Community Development District." Proposals must be received by Tuesday, May 10, 2022 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Two Rivers North CDD Brian Lamb District Manager

Run Date: 04/24/2022

0000222903



Tampa Bay Times tampabay.com

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

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name		
04/24/22	TWO RIVERS NORTH CDD		
Billing Date	Billing Date Sale:		Customer Account
04/24/2022	Deirdre Bonett		320365
Total Amount Due			Ad Number
\$142.00			0000222913

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/24/22	04/24/22	0000222913	Times	Legals CLS	RFQ for Engineering Services	1	2x41 L	\$140.00
04/24/22	04/24/22	0000222913	Tampabay.com	Legals CLS	RFQ for Engineering Services AffidavitMaterial	1	2x41 L	\$0.00 \$2.00
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Tampa Bay Times tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS NORTH CDD C/O Meritus 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Adv	vertiser Name		
04/24/22	TWO RIVERS NORTH CD	TWO RIVERS NORTH CDD		
Billing Date	Sales Rep	Customer Account		
04/24/2022	Deirdre Bonett	320365		
Total Amour	t Due	Ad Number		
\$142.00		0000222913		

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REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 0000222913-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **RFQ for Engineering Services** was published in said newspaper by print in the issues of: 4/24/22 or by publication on the newspaper's website, if authorized, on

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

Di-	3	
Signature Affiant		
Sworn to and subscribed	before me this .04/24/2	2022
Signature of Netary Pul	blic	
Personally known	X	or produced identification
Type of identification pro	oduced	

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

The TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, located in Pasco County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

Water management system and facilities.

Water and sewer system and facilities.

- Roads, landscaping and street lighting.
 Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statues.
- Affiliated projects to include engineering contract management and inspection services during construction.

The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

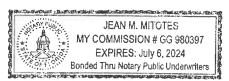
The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statues. All applicants interested must submit eight (8) copies each of Standard Form 330 and a letter of interest by 12:00 p.m. on Tuesday, May 10, 2022 to the attention of the District Manager, Two Rivers North Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions, please contact Meritus Districts at 813-873-7300.

Brian Lamb District Manager

}ss

Run Date: 04/24/2022

0000222913



Tampa Bay Times

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

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name		
05/ 4/22	TWO RIVERS N	TWO RIVERS NORTH CDD		
Billing Date	Sales R	lep	Customer Account	
05/04/2022	Deirdre Bonett		320365	
Total Amount Due			Ad Number	
\$107.60			0000223841	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/04/22	05/04/22	0000223841	Times	Legals CLS	Audit Committee Meeting	1	2x45 L	\$105.60
05/04/22	05/04/22	0000223841	Tampabay.com	Legals CLS	Audit Committee Meeting AffidavitMaterial	1	2x45 L	\$0.00 \$2.00
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Tampa Bay Times tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS NORTH CDD C/O Meritus 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Advertiser Name		
05/ 4/22	TWO RIVERS NORTH CDD		
Billing Date	Sales Rep	Customer Account	
05/04/2022	Deirdre Bonett	320365	
Total Amount Du	e	Ad Number	
\$107.60		0000223841	

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Two Rivers North Community Development District

Financial Statements (Unaudited)

Period Ending May 31, 2022



Inframark LLC

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

Balance Sheet As of 5/31/2022 (In Whole Numbers)

_	General Fund	Total
Assets		
Cash - Operating Account	179	179
Revenue Account - Series 2022 (2000)	0	13
Principal and Interest Account Series 2022 (2001)	0	0
Revenue Account - Series 2022 (2002)	0	99,989
Prepayment Subaccount Series 2022 (2003)	0	0
Acq. & Cons-Amenity Project Subacct Series 2022 (2004)	0	1,460,996
Acq. & Cons-Offsite Project Subacct Series 2022 (2005)	0	3,085,123
Acquisition & Construction Acct Series 2022 (2006)	0	1,626,108
Costs of Issurance Account Series 2022 (2007)	0	20,002
Total Assets	179	6,292,409
Liabilities		
Accounts Payable _	7,997	7,997
Total Liabilities	7,997	7,997
Fund Equity & Other Credits Contributed Capital	(7,819)	6,284,412
Total Liabilities & Fund Equity	179	6,292,409

Date: 6/10/22 02:42:59 PM Page: 1

Statement of Revenues, Expenditures & Changes in Fund Balance 001 - General Fund From 10/1/2021 Through 5/31/2022 (In Whole Numbers)

Revenues	_	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Special Assessments - Service Charges Operations & Maintenance Assmits - 475,667	Povonuos				
Operations & Maintenance Assmits - Off Tax Roll 475,667 750 (474,917) (100%) Contributions & Donations From Private Sources Developer Fundings 0 15,000 15,000 0 % Total Revenues 475,667 15,750 (459,917) (97)% Expenditures 8 8 8 8 8 8 9 8 6 15,000 15,000 15,000 0 % 78 % 10 0 2,200 15,000 78 % 78 % 8 8 9 8 8 9 8 8 9 8 8 9 8 8 9 8 8 9 8 8 9 8 8 9 9 9 10 18 19 9 9 10 18 19 9 9 9 10 18 9 9 9 10 10 9 9 10 9 9 10 9 9 10 9					
Private Sources Developer Fundings	Operations & Maintenance Assmts -	475,667	750	(474,917)	(100)%
Expenditures					
Expenditures	Developer Fundings	0	15,000	15,000	0 %
Legislative Supervisor Fees 10,000 2,200 7,800 78 %	Total Revenues	475,667	15,750	(459,917)	(97)%
Legislative Supervisor Fees 10,000 2,200 7,800 78 %	Expenditures				
Supervisor Fees 10,000 2,200 7,800 78 %	·				
Financial & Administrative Administrativn Services 3,750 313 3,438 92 % District Manager 20,833 1,736 19,097 92 % District Engineer 9,500 0 0 9,500 100 % Recording Secretary 2,000 167 1,833 92 % Organizational Meeting/Initial Set Up 4,000 0 4,000 100 % Construction Accounting 4,500 0 4,500 100 % Dissemination Services 2,083 0 2,083 100 % Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7) (7)% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 (575) (329)% Miscellaneous Fees 250 0 250 (575) (329)% Miscellaneous Fees 250 0 750 (575) (329)% Maintenance ADA Website Set Up/Compliance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Garbage/Solid Waste Services Garbage Recreation Center 2,800 0 75,000 100 % Stormwater Control Aquatic Maintenance 1,750 0 0 17,500 100 % Stormwater Control Aquatic Maintenance 500 0 0 1,7500 100 % Stormwater Control General Liability Services 1,750 0 0 17,500 100 %	_	10,000	2,200	7,800	78 %
District Manager 20,833 1,736 19,097 92 % District Engineer 9,500 0 9,500 100 % Recording Secretary 2,000 167 1,833 92 % Organizational Meeting/Initial Set Up 4,000 0 4,000 100 % Construction Accounting 4,500 0 4,500 100 % Construction Accounting 4,500 0 4,500 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Gental Set Up/Compliance 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 10 2,500 1	•				
District Engineer 9,500 0 9,500 10 % Recording Secretary 2,000 167 1,833 92 % Organizational Meeting/Initial Set Up 4,000 0 4,000 100 % Construction Accounting 4,500 0 4,500 100 % Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7)% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,96 (496) (141% Bank Fees 200 89 111 56 % <t< td=""><td>Administration Services</td><td>3,750</td><td>313</td><td>3,438</td><td>92 %</td></t<>	Administration Services	3,750	313	3,438	92 %
Recording Secretary 2,000 167 1,833 92 % Organizational Meeting/Initial Set Up 4,000 0 4,000 100 % Construction Accounting 4,500 0 4,500 100 % Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7) Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% <td>District Manager</td> <td>20,833</td> <td>1,736</td> <td>19,097</td> <td>92 %</td>	District Manager	20,833	1,736	19,097	92 %
Recording Secretary 2,000 167 1,833 92 % Organizational Meeting/Initial Set Up 4,000 0 4,500 100 % Construction Accounting 4,500 0 4,500 100 % Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7) (7) Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 10 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575)	District Engineer	9,500	0	9,500	100 %
Organizational Meeting/Initial Set Up 4,000 0 4,000 100 % Construction Accounting 4,500 0 4,500 100 % Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7)% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 %		2,000	167	1,833	92 %
Construction Accounting 4,500 0 4,500 10 % Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentials and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7)% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % <t< td=""><td></td><td>4,000</td><td>0</td><td>4,000</td><td>100 %</td></t<>		4,000	0	4,000	100 %
Dissemination Services 2,083 0 2,083 100 % Financial & Revenue Collections 2,625 0 2,625 100 % Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7)% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Lega		4,500	0		100 %
Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility	-		0		100 %
Rentals and Leases 500 0 500 100 % Office Supplies 100 107 (7) (7% Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility	Financial & Revenue Collections	2,625	0	2,625	100 %
Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % Waintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 1,800 2,900 (1,100) (61)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 12,000	Rentals and Leases		0	500	100 %
Technology Services 500 0 500 100 % Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 75,000 100 %	Office Supplies	100	107	(7)	(7)%
Accounting Services 10,000 833 9,167 92 % Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 12,000 0 75,000 100 % Electric Utility Services - Streetlights 75,000 0 75,000 100 % Garbage/Solid Waste Services 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500		500	0	` '	
Postage, Phone, Faxes & Copies 500 12 488 98 % Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & Miscellaneous Fees 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 12,000 100 % Garbage Recreation Center 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 <td< td=""><td></td><td>10,000</td><td>833</td><td>9,167</td><td>92 %</td></td<>		10,000	833	9,167	92 %
Public Officials Insurance 2,500 0 2,500 100 % Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & Website Development & Website Set Up/Compliance 1,800 2,900 (1,100) (61)% Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 12,000 100 % Garbage/Solid Waste Services 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Stormwater Control			12	488	
Legal Advertising 3,500 3,996 (496) (14)% Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & Maintenance 2,000 83 1,917 96 % ADA Website Set Up/Compliance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 9,500 10,382 (882) (9)% Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 75,000 100 % Garbage/Solid Waste Services 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Stormwater Control 4,500 0 17,500 100 % Aquatic Maintenance 17,500 <t< td=""><td>9</td><td>2,500</td><td>0</td><td>2,500</td><td>100 %</td></t<>	9	2,500	0	2,500	100 %
Bank Fees 200 89 111 56 % Dues, Licenses and Fees 175 750 (575) (329)% Miscellaneous Fees 250 0 250 100 % Website Development & Website Development & 2,000 83 1,917 96 % Maintenance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 12,000 100 % Garbage/Solid Waste Services 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Stormwater Control 4,500 0 17,500 100 % Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement	Legal Advertising		3,996	(496)	(14)%
Miscellaneous Fees 250 0 250 100 % Website Development & Maintenance 2,000 83 1,917 96 % ADA Website Set Up/Compliance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 5 100 %				, ,	
Miscellaneous Fees 250 0 250 100 % Website Development & Maintenance 2,000 83 1,917 96 % ADA Website Set Up/Compliance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 5 100 %					
Maintenance ADA Website Set Up/Compliance 1,800 2,900 (1,100) (61)% Legal Counsel 9,500 10,382 (882) (9)% Electric Utility Services 500 10,382 (882) (9)% Electric Utility Services 51,000 0 75,000 100 % Electric Utility Services - Streetlights 75,000 0 12,000 100 % Garbage/Solid Waste Services 2,800 0 2,800 100 % Garbage Recreation Center 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Stormwater Control 4,500 0 4,500 100 % Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 6eneral Liability Insurance 3,200 0 3,200 100 %		250	0	, ,	
District Counsel 9,500 10,382 (882) (9)%	·	2,000	83	1,917	96 %
District Counsel 9,500 10,382 (882) (9)%	ADA Website Set Up/Compliance	1,800	2,900	(1,100)	(61)%
Electric Utility Services Streetlights 75,000 0 75,000 100 %	Legal Counsel				
Electric Utility Services Streetlights 75,000 0 75,000 100 %	District Counsel	9,500	10,382	(882)	(9)%
Electric Utility Services - Streetlights 75,000 0 75,000 100 % Electric Utility Services - All Others 12,000 0 12,000 100 % Garbage/Solid Waste Services 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Stormwater Control 4,500 0 4,500 100 % Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 3,200 0 3,200 100 %	Electric Utility Services				
Electric Utility Services - All Others 12,000 0 12,000 100 % Garbage/Solid Waste Services 3,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Water Utility Services 4,500 0 4,500 100 % Stormwater Control 3,200 0 17,500 100 % Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 0 3,200 100 % General Liability Insurance 3,200 0 3,200 100 %		75,000	0	75,000	100 %
Garbage/Solid Waste Services 2,800 0 2,800 100 % Water-Sewer Combination Services 4,500 0 4,500 100 % Water Utility Services 4,500 0 4,500 100 % Stormwater Control 3,200 0 17,500 100 % Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 0 3,200 100 % General Liability Insurance 3,200 0 3,200 100 %			0		
Garbage Recreation Center 2,800 0 2,800 100 % Water Combination Services Water Utility Services 4,500 0 4,500 100 % Stormwater Control Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment General Liability Insurance 3,200 0 3,200 100 %	3				
Water-Sewer Combination Services Water Utility Services 4,500 0 4,500 100 % Stormwater Control Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 0 3,200 100 % General Liability Insurance 3,200 0 3,200 100 %	_	2,800	0	2,800	100 %
Stormwater Control Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 0 3,200 100 % General Liability Insurance 3,200 0 3,200 100 %	=				
Stormwater Control Aquatic Maintenance 17,500 0 17,500 100 % Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment 0 3,200 100 % General Liability Insurance 3,200 0 3,200 100 %	Water Utility Services	4,500	0	4,500	100 %
Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment General Liability Insurance 3,200 0 3,200 100 %					
Aquatic Plant Replacement 500 0 500 100 % Other Physical Environment General Liability Insurance 3,200 0 3,200 100 %	Aguatic Maintenance	17,500	0	17,500	100 %
Other Physical Environment General Liability Insurance 3,200 0 3,200 100 %					
General Liability Insurance 3,200 0 3,200 100 %					
		3,200	0	3,200	100 %
	-				

Statement of Revenues, Expenditures & Changes in Fund Balance 001 - General Fund From 10/1/2021 Through 5/31/2022 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Entry & Wall Maintenance	1,500	0	1,500	100 %
Landscape Maintenance	140,000	0	140,000	100 %
Miscellaneous Landscape	5,000	0	5,000	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Landscape Mulch	18,500	0	18,500	100 %
Landscape Annuals	14,000	0	14,000	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance Parks and Recreation	1,500	0	1,500	100 %
Field Services	12,000	0	12,000	100 %
Facility Maintenance	7,500	0	7,500	100 %
Playground Equipment Maintenance	300	0	300	100 %
Pool Service Contract	12,000	0	12,000	100 %
Pool Repairs	2,500	0	2,500	100 %
Pool Permits	350	0	350	100 %
Facility A/C Maintenance	1,000	0	1,000	100 %
Access Control Maintenance	2,000	0	2,000	100 %
Event Services & Supplies	500	0	500	100 %
Telephone / Internet Services	950	0	950	100 %
Facility Janitorial Services	7,500	0	7,500	100 %
Facility Janitorial Supplies	750	0	750	100 %
Dog Waste Station Service and Supplies	1,500	0	1,500	100 %
Contingency				
Miscellaneous Contingency	2,500	0	2,500	100 %
Total Expenditures	475,667	23,569	452,098	95 %
Excess of Revenues Over (Under) Expenditures	0	(7,819)	(7,819)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(7,819)	(7,819)	0 %
Fund Balance - End of Period	0	(7,819)	(7,819)	0 %

Statement of Revenues, Expenditures & Changes in Fund Balance 204 - Debt Service Fund - Series 2022 From 10/1/2021 Through 5/31/2022 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0_	2	2	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	2	2	0 %
Fund Balance - End of Period	0	2	2	0 %

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Statement of Revenues, Expenditures & Changes in Fund Balance 304 - Capital Projects Fund - Series 2022 From 10/1/2021 Through 5/31/2022 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	804	804	0 %
Total Revenues	0	804	804	0 %
Expenditures				
Financial & Administrative				
Underwriters Discount	0	84,000	(84,000)	0 %
Total Expenditures	0	84,000	(84,000)	0 %
Excess of Revenues Over (Under) Expenditures	0	(83,196)	(83,196)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(83,196)	(83,196)	0 %
Fund Balance - End of Period	0	(83,196)	(83,196)	0 %

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Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/2022 Reconciliation Date: 5/31/2022

Status: Locked

Bank Balance	1,328.55
Less Outstanding Checks/Vouchers	1,150.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	178.55
Balance Per Books	178.55
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/2022 Reconciliation Date: 5/31/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1005	4/21/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1006	4/21/2022	System Generated Check/Voucher	200.00	Ryan Motko
1009	5/26/2022	System Generated Check/Voucher	750.00	Pasco County Property Appraiser
Outstanding Checks/V	ouchers		1,150.00	

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/2022 Reconciliation Date: 5/31/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1008	4/21/2022	System Generated Check/Voucher	200.00	Thomas R. Spence
023	5/23/2022	SERVICE CHARGES - PRIOR PERIOD 5.23.22	20.97	
Cleared Checks/Vouch	ners		220.97	

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/2022 Reconciliation Date: 5/31/2022

Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
009	5/10/2022	SERVICE CHARGES - PRIOR PERIOD 3/21/22	0.00	
012	5/23/2022	Off Roll Assessments CK#1007 5.23.2022	750.00	
Cleared Deposits			750.00	