

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JANUARY 17, 2023**

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
TUESDAY, JANUARY 17, 2023 AT 11:00 A.M.  
SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY  
LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638**

<b>District Board of Supervisors</b>	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Kelly Evans Ryan Motko Thomas Spence
<b>District Manager</b>	Inframark	Brian Lamb Angie Grunwald
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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.

January 17, 2023  
Board of Supervisors  
Two Rivers North Community Development District

*Dear Board Members:*

The Regular Meeting of the Two Rivers North Community Development District will be held on **January 17, 2023 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 Maintenance Indemnification Agreement
  - B. Acceptance of Board of Supervisor Resignation, Seat 1 – Jeffery Hills.....Tab 01
  - C. Appointment of Supervisor to Open Board Seat
  - D. Consideration of Resolution 2023-01; Redesignating Officers.....Tab 02
  - E. General Matters of the District
- 5. CONSENT AGENDA ITEMS**
  - A. Consideration of Regular Board of Supervisors Public Hearing & Meeting August 16, 2022.....Tab 03
  - B. Consideration of Operations and Maintenance Expenditures August 2022.....Tab 04
  - C. Consideration of Operations and Maintenance Expenditures October 2022.....Tab 05
  - D. Consideration of Operations and Maintenance Expenditures November 2022.....Tab 06
  - E. Review of Financial Statements for Month Ending November 30, 2022.....Tab 07
- 6. BOARD MEMBERS COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. 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,



January 11, 2023  
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

**Balm Grove CDD**  
**Belmond Reserve CDD**  
**Berry Bay CDD**  
**Park East CDD**  
**Simmons Village North CDD**  
**South Creek CDD**  
**Creek Preserve CDD**  
**North Park Isle CDD**  
**Shell Point CDD**  
**Sherwood Manor CDD**  
**Spencer Creek CDD**  
**Timber Creek CDD**  
**Ventana CDD**  
**Two Rivers North CDD**  
**Two Rivers West CDD**  
**Two Rivers East CDD**  
**Buckhead Trails CDD**  
**Buckhead Trails II CDD**  
**Sawgrass Village CDD**  
**Coral Lakes CDD**

Sincerely,

DocuSigned by:

*Jeffery S. Hills*

00ED0F50AC82413...

*Jeffery Hills*

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING  
FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF JANUARY, 2023.**

**ATTEST:**

**TWO RIVERS NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

# TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

August 16, 2022, Minutes of the Regular Meeting

## MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Two Rivers North Community Development District was held on **Tuesday, August 16, 2022, at 11:00 a.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

### 1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Two Rivers North Community Development District to order on **Tuesday, August 16, 2022, at 11:00 a.m.**

#### Board Members Present and Constituting a Quorum:

Jeffery S. Hills	Chairman
Nick Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor

#### Staff Members Present:

Brian Lamb	District Manager, Inframark
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There were no members of the general public in attendance.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

### 3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

### 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

#### A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Lamb made a presentation to the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-37; Adopting Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-37.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Lamb made a presentation to the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-38; Levying O&M Assessments**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-38.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**6. RETURN AND PROCEED TO THE REGULAR MEETING**

Mr. Lamb directed the Board to proceed to the regular meeting.

**7. VENDOR AND STAFF REPORTS**

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

There were no staff reports at this time.

**8. BUSINESS ITEMS**

- A. Consideration of Resolution 2022-39; Setting FY 2023 Meeting Schedule**



Mr. Lamb went over the resolution with the Board and set monthly schedule in accordance with the Board.

MOTION TO:	Approve Resolution 2022-39.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

#### **B. General Matters of the District**

There were no general matters of the District at this time.

#### **9. CONSENT AGENDA ITEMS**

- A. Consideration of Regular Board of Supervisors Meeting July 19, 2022**
- B. Consideration of Operations and Maintenance Expenditures July 2022**
- C. Review of Financial Statements for Month Ending July 31, 2022**

The Board reviewed the agenda items.

MOTION TO:	Approve Consent Agenda Items. A-C.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

#### **10. SUPERVISOR REQUESTS AND COMMENTS**

There were no supervisor requests or comments.

#### **11. AUDIENCE COMMENTS**

There were no audience comments.

**12. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Variable Contract</b>				
Supervisor: Jeff Hills	JH 081622	\$ 200.00		Supervisor Fee - 08/16/22
Supervisor: Kelly Evans	KE 081622	200.00		Supervisor Fee - 08/16/22
Supervisor: Nicholas Dister	ND 081622	200.00		Supervisor Fee - 08/16/22
<b>Variable Contract Sub-Total</b>		<b>\$ 600.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Straley Robin Vericker	21976	\$ 705.00		Professional Service - Thru 08/15/22
Tampa Bay Times	320365 072022	996.50		O&M Assessment - 07/20/22
Tampa Bay Times	320365 072722	126.80	<b>\$ 1,123.30</b>	Budget Hearing - 07/27/22
<b>Regular Services Sub-Total</b>		<b>\$ 1,828.30</b>		
<b>Additional Services</b>				
Supervisor: Ryan Motko	RM 081622	\$ 200.00		Supervisor Fee - 08/16/22
<b>Additional Services Sub-Total</b>		<b>\$ 200.00</b>		
<b>TOTAL:</b>		<b>\$ 2,628.30</b>		

Approved (with any necessary revisions noted):

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

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

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

JH 081622

**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

KE 081622

**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

ND081622

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21976

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

51400  
3107

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/17/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	\$106.50
7/18/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
7/19/2022	JMV	REVIEW COMMUNICATION FROM B. LAMB; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$106.50
7/21/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.6	\$213.00
7/22/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
8/3/2022	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING AND LEVYING 2022/2023 O&M BUDGET AND DEVELOPER FUNDING AGREEMENT.	0.2	\$33.00
8/15/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
Total Professional Services			2.2	\$705.00



August 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21976

Page: 2

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Total Services	\$705.00
Total Disbursements	\$0.00
Total Current Charges	\$705.00
Previous Balance	\$2,362.48
<b>PAY THIS AMOUNT</b>	<b>\$3,067.48</b>

*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	
07/20/22	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	320365
Total Amount Due		Ad Number
\$996.50		0000236664

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/20/22	07/20/22	0000236664	Times	Legals CLS	O&M Assessments	1	3x13.00 IN	\$994.50
07/20/22	07/20/22	0000236664	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	3x13.00 IN	\$0.00 \$2.00

*Handwritten:*  
1/31  
4/5/22  
5/12/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

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07/20/2022	Deirdre Bonett	320365
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\$996.50		0000236664

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TWO RIVERS NORTH CDD

C/O Meritus

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

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: O&M Assessments** was published in said newspaper by print in the issues of **7/20/22** 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.

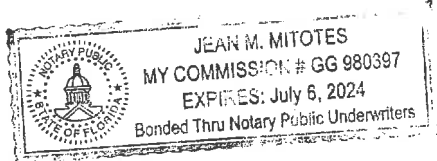
  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **07/20/2022**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



## Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers North Community Development District

The Board of Supervisors (the "Board") of the Two Rivers North Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 16, 2022, at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://www.tworiversnorthcdd.com>, or may be obtained by contacting the District Manager's office via email at [Brian.Lamb@inframark.com](mailto:Brian.Lamb@inframark.com) or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Size	FAU Value	Unit Count	Total FAUs	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment
Single Family 40'	1,000	555	555.00	\$0.00	\$468.14	\$468.14
Single Family 50'	1,250	368	460.00	\$0.00	\$585.18	\$585.18
Vacant Acreage	0.500	0	0.00	\$0.00	0	\$0.00
<b>Subtotal</b>		<b>923</b>	<b>1,015.00</b>			

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Lamb  
District Manager





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	
07/27/22	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	320365
Total Amount Due		Ad Number
\$126.80		0000236680

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000236680	Times	Legals CLS	Budget Hearing	1	2x53 L	\$124.80
07/27/22	07/27/22	0000236680	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x53 L	\$0.00 \$2.00

4801  
5130  
12

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received  
AUG 01 2022

REMIT TO:

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

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

**Tampa Bay Times**  
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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: Budget Hearing** was published in said newspaper by print in the issues of **7/27/22** 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 nor 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.

Signature Affiant

Sworn to and subscribed before me this **07/27/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

**Notice of Public Hearing and Board of Supervisors  
 Meeting of the Two Rivers North Community  
 Development District**

The Board of Supervisors (the "Board") of the Two Rivers North Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 16, 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.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <http://www.tworiversnorthcdd.com>, or may be obtained by contacting the District Manager's office via email at [Brian.Lamb@inframark.com](mailto:Brian.Lamb@inframark.com) or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

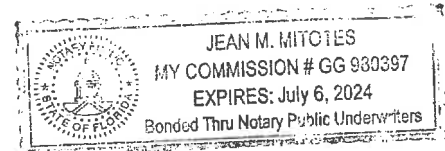
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Lamb  
 District Manager

Run Date: July 27, 2022

0000236680



**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

Rm 081622

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark LLC	78002	\$3,144.36		District Invoice – May 2022
Inframark LLC	79465	\$3,136.61		District Invoice – June 2022
Inframark LLC	82090	\$4,868.07		District Invoice – July 2022
Inframark LLC	82153	\$576.40		District Invoice – July 2022
<b>Monthly Contract Sub-Total</b>		<b>\$11,725.44</b>		

<b>Variable Contract</b>				
Jeffery S. Hills	JH081622	\$200.00		Supervisor Fees – 08/16/2022
Kelly Ann Evans	KE081622	\$200.00		Supervisor Fees – 08/16/2022
Kelly Ann Evans	KE062122	\$200.00	\$400.00	Supervisor Fees – 06/21/2022
Nicholas J. Dister	ND051722	\$200.00		Supervisor Fees – 05/17/2022
Nicholas J. Dister	ND081622	\$200.00	\$400.00	Supervisor Fees – 08/16/2022
Ryan Motko	RM051722	\$200.00		Supervisor Fees – 05/17/2022
Ryan Motko	RM062122	\$200.00		Supervisor Fees – 06/21/2022
Ryan Motko	RM081622	\$200.00	\$600.00	Supervisor Fees – 08/16/2022
Thomas R. Spence	TS051722	\$200.00		Supervisor Fees – 05/17/2022
Thomas R. Spence	TS062122	\$200.00	\$400.00	Supervisor Fees – 06/21/2022
<b>Variable Contract Sub-Total</b>		<b>\$2,000.00</b>		

<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		

<b>Regular Services</b>				
Department of Economic Opportunity	87506	\$175.00		Dues & Fees
Egis Insurance Advisors	17236	\$5,000.00		Policy Renewal
Straley Robin Vericker	21536	\$574.43		Professional Services thru – 05/15/2022
Straley Robin Vericker	21707	\$881.05		Professional Services thru – 06/15/2022
Straley Robin Vericker	21837	\$907.00		Professional Services thru – 07/15/2022
Straley Robin Vericker	21976	\$705.00		Professional Services thru – 08/15/2022



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	22112	\$487.30	\$3,554.78	Professional Services thru – 09/15/2022
Times Publishing Company	320365 100922	\$208.50		
<b>Regular Services Sub-Total</b>		<b>\$8,938.28</b>		

<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>TOTAL:</b>		<b>\$22,663.72</b>		
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#78002

**DATE**  
5/26/2022

**BILL TO**

Two Rivers North CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**  
C2410

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	9	Ea	1.38	12.42
Website Maintenance - Website Maintenance	1	Ea	83.33	83.33
Recording Svcs - Recording Secretary	1	Ea	166.67	166.67
Recording Svcs - Administrative Services	1	Ea	312.50	312.50
Accounting Services - Accounting Services	1	Ea	833.33	833.33
District Management Services - District Management	1	Ea	1,736.11	1,736.11
<b>Subtotal</b>				3,144.36

<b>Subtotal</b>	\$3,144.36
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,144.36

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#79465

**DATE**

6/30/2022

**BILL TO**

Two Rivers North CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2410

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/30/2022

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	1	Ea	0.53		0.53
B/W Copies- May	3	Ea	1.38		4.14
Website Maintenance	1	Ea	83.33		83.33
Recording Secretary	1	Ea	166.67		166.67
Administrative Services	1	Ea	312.50		312.50
Accounting Services	1	Ea	833.33		833.33
District Management	1	Ea	1,736.11		1,736.11
<b>Subtotal</b>					3,136.61

**Subtotal**

\$3,136.61

**Tax**

\$0.00

**Total Due**

\$3,136.61

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#82090

**DATE**  
8/31/2022

**CUSTOMER ID**  
C2410

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
9/30/2022

**BILL TO**

Two Rivers North CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
January - June True Up District Management Services - District Management	1	Ea	2,930.56		2,930.56
Administration	1	Ea	354.17		354.17
Recording Secretary	1	Ea	233.33		233.33
Accounting	1	Ea	666.67		666.67
Financial Revenue Collections	1	Ea	400.00		400.00
Rental & Leases	1	Ea	66.67		66.67
Website Administration	1	Ea	116.67		116.67
Technology/Data Storage	1	Ea	100.00		100.00
<b>Subtotal</b>					4,868.07

**Subtotal** \$4,868.07

**Tax** \$0.00

**Total Due** \$4,868.07

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

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

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

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

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

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

<b>Two Rivers North- Phase 1</b>	<b>Yearly</b>	<b>Monthly</b>	<b>Feb-May</b>		<b>Already billed- Phase 1</b>	<b>Amount to bill- Phase 1</b>
Management	14,000.00	1,166.67	4	4,666.67	1,736.11	2,930.56
Administration	2,000.00	166.67		666.67	312.50	354.17
Recording Secretary	1,200.00	100.00		400.00	166.67	233.33
Accounting	4,500.00	375.00		1,500.00	833.33	666.67
Financial Revenue Collections	1,200.00	100.00		400.00		400.00
Rental & Leases	200.00	16.67		66.67	-	66.67
Website Administration	600.00	50.00		200.00	83.33	116.67
Technology/Data Storage	300.00	25.00		100.00	-	100.00
	24,000.00	2,000.00	4.00	8,000.00	3,131.94	<b>4,868.06</b>

<b>Two Rivers North- Phase 2</b>	<b>Yearly</b>	<b>Monthly</b>	<b>June-July</b>		<b>Already billed</b>	<b>Amount to bill- Phase 2</b>
Management	25,000.00	2,083.33	2	4,166.67	3,819.44	347.23
Administration	4,500.00	375.00		750.00	687.50	62.50
Recording Secretary	2,400.00	200.00		400.00	366.67	33.33
Accounting	9,000.00	750.00		1,500.00	1,583.33	(83.33)
Financial Revenue Collections	1,200.00	100.00		200.00	100.00	100.00
Rental & Leases	600.00	50.00		100.00	50.00	50.00
Website Administration	1,200.00	100.00		200.00	183.33	16.67
Technology/Data Storage	600.00	50.00		100.00	50.00	50.00
	44,500.00	3,708.33	2.00	7,416.67	6,840.27	<b>576.40</b>

**Already billed- ALL PHASES**  
**9,972.21**

<b>Amount to bill- ALL PHASES</b>
3,277.78
416.67
266.66
583.34
500.00
116.67
133.34
150.00
<b>5,444.46</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

Two Rivers North CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**INVOICE#**

#82153

**CUSTOMER ID**

C2410

**PO#****DATE**

8/31/2022

**NET TERMS**

Net 30

**DUE DATE**

9/30/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
January - June True Up Phase 2 District Management Services - District Management	1	Ea	347.23		347.23
Administration	1	Ea	62.50		62.50
Recording Secretary	1	Ea	33.33		33.33
Accounting	1	Ea	-83.33		-83.33
Financial Revenue Collections	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Website Administration	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	50.00		50.00
<b>Subtotal</b>					576.40

**Subtotal** \$576.40

**Tax** \$0.00

**Total Due** \$576.40

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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

<b>Two Rivers North- Phase 1</b>	<b>Yearly</b>	<b>Monthly</b>	<b>Feb-May</b>		<b>Already billed- Phase 1</b>	<b>Amount to bill- Phase 1</b>
Management	14,000.00	1,166.67	4	4,666.67	1,736.11	2,930.56
Administration	2,000.00	166.67		666.67	312.50	354.17
Recording Secretary	1,200.00	100.00		400.00	166.67	233.33
Accounting	4,500.00	375.00		1,500.00	833.33	666.67
Financial Revenue Collections	1,200.00	100.00		400.00		400.00
Rental & Leases	200.00	16.67		66.67	-	66.67
Website Administration	600.00	50.00		200.00	83.33	116.67
Technology/Data Storage	300.00	25.00		100.00	-	100.00
	24,000.00	2,000.00	4.00	8,000.00	3,131.94	4,868.06

<b>Two Rivers North- Phase 2</b>	<b>Yearly</b>	<b>Monthly</b>	<b>June-July</b>		<b>Already billed</b>	<b>Amount to bill- Phase 2</b>
Management	25,000.00	2,083.33	2	4,166.67	3,819.44	347.23
Administration	4,500.00	375.00		750.00	687.50	62.50
Recording Secretary	2,400.00	200.00		400.00	366.67	33.33
Accounting	9,000.00	750.00		1,500.00	1,583.33	(83.33)
Financial Revenue Collections	1,200.00	100.00		200.00	100.00	100.00
Rental & Leases	600.00	50.00		100.00	50.00	50.00
Website Administration	1,200.00	100.00		200.00	183.33	16.67
Technology/Data Storage	600.00	50.00		100.00	50.00	50.00
	44,500.00	3,708.33	2.00	7,416.67	6,840.27	576.40

**Already billed- ALL PHASES**  
**9,972.21**

<b>Amount to bill- ALL PHASES</b>
3,277.78
416.67
266.66
583.34
500.00
116.67
133.34
150.00
<b>5,444.46</b>

**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

JH 081622



**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

KE 081622

## TWO RIVERS NORTH CDD

MEETING DATE: June 21, 2022




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

 DMS Staff Signature Brian Lamb

KE 062122

## TWO RIVERS NORTH CDD

MEETING DATE: May 17, 2022





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

DMS Staff Signature Brian Lamb

ND051722

**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko		Accept	\$200
Kelly Evans		Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

ND081622

**TWO RIVERS NORTH CDD**

MEETING DATE: May 17, 2022

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

DMS Staff Signature Brian Lamb

Rmos1722

## TWO RIVERS NORTH CDD

MEETING DATE: June 21, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

 DMS Staff Signature Brian Lamb

Rm 062122

**TWO RIVERS NORTH CDD**

MEETING DATE: August 16, 2022




<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills	✓	Accept	\$200

DMS Staff Signature Brian Lamb

Rm 081622

**TWO RIVERS NORTH CDD**

**MEETING DATE: May 17, 2022**

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

DMS Staff Signature Brian Lamb

TS 051722



## TWO RIVERS NORTH CDD

MEETING DATE: June 21, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

(P) DMS Staff Signature Brian Lamb

IMS

TS062122

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87506			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Two Rivers North Community Development District**  
 Mr. Brian Lamb  
 Meritus  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

2. Telephone: (813) 873-7300  
 3. Fax: (813) 873-7070  
 4. Email: brian.lamb@merituscorp.com *inframark.com*  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: Not on file - please provide.  
 8. County(ies): Pasco  
 9. Function(s): Community Development  
 10. Boundary Map on File: 12/13/2021  
 11. Creation Document on File: 12/13/2021  
 12. Date Established: 12/09/2021  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: Pasco County  
 15. Creation Document(s): County Ordinance 21-40  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments  
 19. Most Recent Update: 12/13/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *[Signature]* Date 10/6/22

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
  3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Two Rivers North CDD  
c/o Meritus  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

# INVOICE

<b>Customer</b>	Two Rivers North CDD
<b>Acct #</b>	1279
<b>Date</b>	09/23/2022
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17236
100122959	

Thank You

Please detach and return with payment



Customer: Two Rivers North CDD

Invoice	Effective	Transaction	Description	Amount
17236	10/01/2022	New business	Policy #100122959 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - New business Due Date: 9/23/2022  <i>gen. \$2750</i> <i>pub. \$2250</i>	5,000.00
				<b>Total</b>
				\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	sclimer@egisadvisors.com	09/23/2022
Atlanta, GA 30374-8555		

# 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  
Tampa, FL 33607

May 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21536

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

1511  
3107  
5140

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	MS	FINALIZE AND PROCESS RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING TO DISTRICT MANAGER.	0.1	\$16.50
4/27/2022	JMV	REVIEW DOCUMENTS.	1.4	\$497.00
Total Professional Services			1.5	\$513.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
5/2/2022	FEDEX- Federal Express- FedEx Services	\$25.73
5/4/2022	FEDEX- Federal Express- FedEx Services	\$22.45
5/15/2022	Photocopies	\$12.75
Total Disbursements		\$60.93

May 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21536

Page: 2

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Total Services	\$513.50	
Total Disbursements	\$60.93	
Total Current Charges		\$574.43
Previous Balance		\$2,679.90
<b>PAY THIS AMOUNT</b>		<b>\$3,254.33</b>

*Please Include Invoice Number on all Correspondence*

# 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  
Tampa, FL 33607

June 27, 2022

Client: 001561

Matter: 000001

Invoice #: 21707

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2022	DCC	REVIEW AGENDA; PREPARE FOR UPCOMING MEETING.	0.2	\$61.00
5/17/2022	DCC	ATTEND MEETING.	0.2	\$61.00
6/1/2022	LB	PREPARE DRAFT SUPPLEMENTAL ASSESSMENT RESOLUTION ADOPTING FINAL TERMS OF THE SERIES 2022 BONDS.	0.8	\$132.00
6/3/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.6	\$213.00
6/6/2022	LB	FINALIZE SUPPLEMENTAL ASSESSMENT RESOLUTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
6/8/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.5	\$177.50
6/8/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING.	0.8	\$132.00
6/9/2022	MS	FINALIZE AND PROCESS PUBLICATION NOTICES FOR 2022/2023 BUDGET.	0.2	\$33.00
6/15/2022	LB	REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD RE ITEMS FOR BOARD MEETING; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	\$33.00
Total Professional Services			3.7	\$875.50

June 27, 2022

Client: 001561

Matter: 000001

Invoice #: 21707

Page: 2

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2022	Photocopies	\$5.55

Total Disbursements	\$5.55
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Total Services	\$875.50
----------------	----------

Total Disbursements	\$5.55
---------------------	--------

Total Current Charges	\$881.05
-----------------------	----------

Previous Balance	\$3,254.33
------------------	------------

<b>PAY THIS AMOUNT</b>	<b>\$4,135.38</b>
------------------------	-------------------

*Please Include Invoice Number on all Correspondence*

# 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  
Tampa, FL 33607

July 21, 2022

Client: 001561

Matter: 000001

Invoice #: 21837

Page: 1

*Handwritten signature: M. Vericker*

RE: General

For Professional Services Rendered Through July 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/21/2022	DCC	REVIEW AGENDA AND ATTEND MEETING.	0.5	\$152.50
6/29/2022	MS	PREPARE BUDGET RESOLUTIONS.	1.0	\$165.00
7/7/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2022 BAN.	0.2	\$33.00
7/7/2022	MS	PREPARE DEVELOPER FUNDING AGREEMENT FOR 2022/2023 BUDGET; REVIEW AND PREPARE BUDGET RESOLUTIONS.	0.6	\$99.00
7/15/2022	DCC	PREPARE ASSIGNMENT AGREEMENTS ASSIGNING TO DISTRICT THE A1 AND A2 POND EXCAVATION CONTRACT AND THE SR 56 IMPROVEMENTS CONTRACT.	1.5	\$457.50
Total Professional Services			3.8	\$907.00



July 21, 2022

Client: 001561

Matter: 000001

Invoice #: 21837

Page: 2

Total Services	\$907.00
Total Disbursements	\$0.00
Total Current Charges	\$907.00
Previous Balance	\$4,135.38
Less Payments	(\$2,679.90)
<b>PAY THIS AMOUNT</b>	<b>\$2,362.48</b>

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Two Rivers North Community Development District

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

August 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21976

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

51400  
3107

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/17/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	\$106.50
7/18/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
7/19/2022	JMV	REVIEW COMMUNICATION FROM B. LAMB; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$106.50
7/21/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.6	\$213.00
7/22/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
8/3/2022	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING AND LEVYING 2022/2023 O&M BUDGET AND DEVELOPER FUNDING AGREEMENT.	0.2	\$33.00
8/15/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
Total Professional Services			2.2	\$705.00

August 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21976

Page: 2

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Total Services	\$705.00	
Total Disbursements	\$0.00	
Total Current Charges		\$705.00
Previous Balance		\$2,362.48
<b>PAY THIS AMOUNT</b>		<b>\$3,067.48</b>

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 05, 2022

Client: 001561

Matter: 000001

Invoice #: 22112

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/23/2022	JMV	REVIEW COMMUNICATION RE: CDD ASSESSMENT AREAS; REVIEW CDD ASSESSMENT RECORDS; DRAFT EMAIL RE: CDD ASSESSMENT RECORDS.	0.5	\$177.50
8/31/2022	DCC	REVIEW PLAT.	0.6	\$183.00
9/7/2022	DCC	REVIEW PLAT FOR PARCEL A1 PHASE CP; PROVIDE COMMENTS.	0.4	\$122.00
Total Professional Services			1.5	\$482.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2022	Photocopies	\$4.80
Total Disbursements		\$4.80

October 05, 2022  
Client: 001561  
Matter: 000001  
Invoice #: 22112

Page: 2

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Total Services	\$482.50	
Total Disbursements	\$4.80	
Total Current Charges		\$487.30
Previous Balance		\$3,067.48
<b>PAY THIS AMOUNT</b>		<b>\$3,554.78</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21536	May 24, 2022	\$513.50	\$60.93	\$0.00	\$0.00	\$1,061.73
21707	June 27, 2022	\$875.50	\$5.55	\$0.00	\$0.00	\$1,368.35
21837	July 21, 2022	\$907.00	\$0.00	\$0.00	\$0.00	\$1,394.30
21976	August 24, 2022	\$705.00	\$0.00	\$0.00	\$0.00	\$1,192.30
<b>Total Remaining Balance Due</b>						<b>\$3,554.78</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$487.30	\$705.00	\$907.00	\$1,455.48



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	
10/ 9/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
10/09/2022	Deirdre Bonett	320365	
Total Amount Due		Ad Number	
\$208.50		0000250335	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/09/22	10/09/22	0000250335	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$206.50
10/09/22	10/09/22	0000250335	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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.

Advertising Run Dates		Advertiser Name	
10/ 9/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
10/09/2022	Deirdre Bonett	320365	
Total Amount Due		Ad Number	
\$208.50		0000250335	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TWO RIVERS NORTH CDD

C/O Meritus

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Received  
OCT 17 2022

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396





<b>TWO RIVERS NORTH CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>		\$0.00		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		\$0.00		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
MIKE FASANO TAX COLLECTOR	00020-110222	\$426.35		COUNTY TAX COLLECTOR
MIKE FASANO TAX COLLECTOR	00021-110222	\$21.72		COUNTY TAX COLLECTOR
MIKE FASANO TAX COLLECTOR	00330-110222	\$401.28	\$849.35	COUNTY TAX COLLECTOR
<b>Regular Services Subtotal</b>		<b>\$849.35</b>		
<b>Additional Services</b>		\$0.00		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$849.35</b>		

Approved (with any necessary revisions noted):

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

<b>TWO RIVERS NORTH CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

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## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

POR OF COM AT NE COR OF SEC 29 T  
H S89DEG37°53'W 676.88 FT TO POB  
S23DEG00°00'E 1761.52 FT TH S00  
DEG24°08'E 744.20 FT TH S77DEG00  
See Additional Legal on Tax Roll



If Paid By Please Pay	Nov 30, 2022 \$421.96	Dec 31, 2022 \$426.35	Jan 31, 2023 \$430.75	Feb 28, 2023 \$435.14	Mar 31, 2023 \$439.54
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**Call Center M-F 8:30AM - 5:00PM (352)521-4338 ♦ (727)847-8032 ♦ (813)235-6076 Or visit us online at [www.pascotaxes.com](http://www.pascotaxes.com)**

**<><><><><><><><><> Pasco County Tax Collector Office Locations <><><><><><><><><>**

**DADE CITY - GULF HARBORS - LAND O' LAKES - NEW PORT RICHEY - WESLEY CHAPEL**

***Your check is your receipt, or you may visit our website, [www.pascotaxes.com](http://www.pascotaxes.com) to print a receipt.***

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

133 / 30

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## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

Alt Key: 41861511

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POR OF COM AT NE COR OF SEC 29 T  
H S89DEG37°53'W 676.88 FT TO POB  
S23DEG00°00'E 1761.52 FT TH S00  
DEG24°08'E 744.20 FT TH S77DEG00  
See Additional Legal on Tax Roll

1 41861511 2022 7



*"Thank You for allowing us to serve you."*

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
30-26-21-0000-00100-0021		3600

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

POR OF COM AT NE COR OF SEC 29 T  
H S89DEG37°53'W 2675.43 FT TH S8  
9DEG37°34'W 919.66 TO POB S00DEG  
22°26'E 349.46 FT TH S44DEG00°00  
See Additional Legal on Tax Roll



Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.6076	1,428	0	1,428	10.86
SCHOOL OPERATING STATE LAW	727-774-2268	4.0160	1,428	0	1,428	5.73
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	1,428	0	1,428	2.14
COUNTY MUNICIPAL SERVICE FIRE	727-847-8980	1.8036	1,428	0	1,428	2.58
SW FLA WATER MANAGEMENT DISTRI	352-796-7211	0.2260	1,428	0	1,428	0.32
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2545	1,428	0	1,428	0.36
COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0268	1,428	0	1,428	0.04
COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0557	1,428	0	1,428	0.08
COUNTY JAIL BOND 2019	727-847-8980	0.0336	1,428	0	1,428	0.05
COUNTY JAIL BOND 2021	727-847-8980	0.1194	1,428	0	1,428	0.17
COUNTY PARKS & REC BOND 2019	727-847-8980	0.0126	1,428	0	1,428	0.02
COUNTY PARKS & REC BOND 2022	727-847-8980	0.0103	1,428	0	1,428	0.01
COUNTY LIBRARIES BOND 2019	727-847-8980	0.0123	1,428	0	1,428	0.02
COUNTY LIBRARIES BOND 2021	727-847-8980	0.0100	1,428	0	1,428	0.01
<b>Total Millage</b>		15.6884	<b>Total Ad Valorem Taxes</b>			\$22.39

Levyng Authority	Non-Ad Valorem Taxes	Telephone	Amount
TWO RIVERS NORTH		813-873-7300	0.00
<div> <div>Received</div> <div>NOV 02 2022</div> </div>			
<div> <div>Total Non-Ad Valorem Taxes</div> <div>Total Combined Taxes &amp; Assessments</div> </div>			<div> <div>\$ 0.00</div> <div>\$ 22.39</div> </div>

If Paid By Please Pay	Nov 30, 2022 \$21.49	Dec 31, 2022 \$21.72	Jan 31, 2023 \$21.94	Feb 28, 2023 \$22.17	Mar 31, 2023 \$22.39
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**Call Center M-F 8:30AM - 5:00PM (352)521-4338 ♦ (727)847-8032 ♦ (813)235-6076 Or visit us online at [www.pascotaxes.com](http://www.pascotaxes.com)**

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**DADE CITY - GULF HARBORS - LAND O' LAKES - NEW PORT RICHEY - WESLEY CHAPEL**

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## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
30-26-21-0000-00100-0021		3600

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

If Paid By Please Pay	Nov 30, 2022 \$21.49	Dec 31, 2022 \$21.72	Jan 31, 2023 \$21.94	Feb 28, 2023 \$22.17	Mar 31, 2023 \$22.39
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

Alt Key: 41861563

RERE/O 4-4 4-4

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

POR OF COM AT NE COR OF SEC 29 T  
H S89DEG37?53?W 2675.43 FT TH S8  
9DEG37?34?W 919.66 TO POB S00DEG  
22?26?E 349.46 FT TH S44DEG00?00  
See Additional Legal on Tax Roll

60

1 41861563 2022 4



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# 2022 Real Estate Tax Notice

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
29-26-21-0000-00100-0330		3600

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

COM AT NE COR OF SEC 29 TH S89DE  
G37°53'W 676.88 FT TO POB TH S23  
DEG00°00'E 1761.52 FT TH S00DEG2  
4°08'E 744.20 FT TH S77DEG00°00'  
See Additional Legal on Tax Roll



		Ad Valorem Taxes				
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.6076	25,579	0	25,579	194.59
SCHOOL OPERATING STATE LAW	727-774-2268	4.0160	25,579	0	25,579	102.73
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	25,579	0	25,579	38.37
COUNTY MUNICIPAL SERVICE FIRE	727-847-8980	1.8036	25,579	0	25,579	46.13
SW FLA WATER MANAGEMENT DISTRI	352-796-7211	0.2260	25,579	0	25,579	5.78
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2545	25,579	0	25,579	6.51
COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0268	25,579	0	25,579	0.69
COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0557	25,579	0	25,579	1.42
COUNTY JAIL BOND 2019	727-847-8980	0.0336	25,579	0	25,579	0.86
COUNTY JAIL BOND 2021	727-847-8980	0.1194	25,579	0	25,579	3.05
COUNTY PARKS & REC BOND 2019	727-847-8980	0.0126	25,579	0	25,579	0.32
COUNTY PARKS & REC BOND 2022	727-847-8980	0.0103	25,579	0	25,579	0.26
COUNTY LIBRARIES BOND 2019	727-847-8980	0.0123	25,579	0	25,579	0.31
COUNTY LIBRARIES BOND 2021	727-847-8980	0.0100	25,579	0	25,579	0.26
	<b>Total Millage</b>	15.6884		<b>Total Ad Valorem Taxes</b>		\$401.28

Levy	Levy Description	Rate	Amount
Non-Ad Valorem Taxes			
Telephone			
Two Rivers North			0.00
Total Non-Ad Valorem Taxes			\$ 0.00
Total Combined Taxes & Assessments			\$ 401.28

If Paid By Please Pay	Nov 30, 2022 \$385.23	Dec 31, 2022 \$389.24	Jan 31, 2023 \$393.25	Feb 28, 2023 \$397.27	Mar 31, 2023 \$401.28
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Call Center M-F 8:30AM - 5:00PM (352)521-4338 ♦ (727)847-8032 ♦ (813)235-6076 Or visit us online at [www.pascotaxes.com](http://www.pascotaxes.com)

**==== Pasco County Tax Collector Office Locations =====**

**DADE CITY - GULF HARBORS - LAND O' LAKES - NEW PORT RICHEY - WESLEY CHAPEL**

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134 / 30

**Mike Fasano**  
Pasco County Tax Collector

*"Thank You for allowing us to serve you."*

# 2022 Real Estate Tax Notice

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
29-26-21-0000-00100-0330		3600

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

If Paid By Please Pay	Nov 30, 2022 \$385.23	Dec 31, 2022 \$389.24	Jan 31, 2023 \$393.25	Feb 28, 2023 \$397.27	Mar 31, 2023 \$401.28
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

Alt Key: 41861539

REFE/0 2-4 2-4

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

COM AT NE COR OF SEC 29 TH S89DE  
G37°53'W 676.88 FT TO POB TH S23  
DEG00°00'E 1761.52 FT TH S00DEG2  
4°08'E 744.20 FT TH S77DEG00°00'  
See Additional Legal on Tax Roll

61

1 41861539 2022 5



# **Two Rivers North Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



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

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(In Whole Numbers)*

			SERIES 2022	SERIES 2022	GENERAL	GENERAL	
			DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL			PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	GROUP FUND	ACCOUNT	TOTAL
<b><u>ASSETS</u></b>							
Cash - Operating Account	172	-	-	-	-	-	172
Investments:							
Acq. & Construction - Amenity	-	-	2,437	-	-	-	2,437
Acquisition & Construction Account	-	-	4,698,356	-	-	-	4,698,356
Cost of Issuance Fund	-	17	22	-	-	-	39
Interest Account	-	428,959	-	-	-	-	428,959
Revenue Fund	-	188,611	-	-	-	-	188,611
Fixed Assets							
Construction Work In Process	-	-	-	10,436,499	-	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	-	18,414,500
<b>TOTAL ASSETS</b>	<b>\$ 172</b>	<b>\$ 617,587</b>	<b>\$ 4,700,815</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ -</b>	<b>\$ 34,169,573</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 42,690	\$ -	\$ -	\$ -	\$ -	\$ -	42,690
Bonds Payable	-	-	-	-	18,414,500	-	18,414,500
<b>TOTAL LIABILITIES</b>	<b>42,690</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,414,500</b>	<b>-</b>	<b>18,457,190</b>
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	617,587	-	-	-	-	617,587
Capital Projects	-	-	4,700,815	-	-	-	4,700,815
Unassigned:	(42,518)	-	-	10,436,499	-	-	10,393,981
<b>TOTAL FUND BALANCES</b>	<b>(42,518)</b>	<b>617,587</b>	<b>4,700,815</b>	<b>10,436,499</b>	<b>-</b>	<b>-</b>	<b>15,712,383</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 172</b>	<b>\$ 617,587</b>	<b>\$ 4,700,815</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ -</b>	<b>\$ 34,169,573</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 282,395	\$ -	\$ (282,395)	0.00%
Special Assmnts- CDD Collected	193,272	-	(193,272)	0.00%
<b>TOTAL REVENUES</b>	<b>475,667</b>	<b>-</b>	<b>(475,667)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	50	450	10.00%
ProfServ-Recording Secretary	2,000	200	1,800	10.00%
ProfServ-Tax Collector	2,625	949	1,676	36.15%
District Counsel	9,500	627	8,873	6.60%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	375	3,375	10.00%
District Manager	20,833	2,083	18,750	10.00%
Accounting Services	19,000	750	18,250	3.95%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	2,900	-	2,900	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	500	50	450	10.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,598	209	3,389	5.81%
Bank Fees	25	43	(18)	172.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	100	1,900	5.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>94,456</b>	<b>5,613</b>	<b>88,843</b>	<b>5.94%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	12,000	-	12,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
<b>Total Electric Utility Services</b>	<b>87,000</b>	<b>-</b>	<b>87,000</b>	<b>0.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	2,800	-	2,800	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>2,800</b>	<b>-</b>	<b>2,800</b>	<b>0.00%</b>



**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	4,500	-	4,500	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>4,500</b>	<b>-</b>	<b>4,500</b>	<b>0.00%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	17,500	-	17,500	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
<b>Total Stormwater Control</b>	<b>18,000</b>	<b>-</b>	<b>18,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Contracts - Landscape	14,000	-	14,000	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	22,500	-	22,500	0.00%
R&M-Other Landscape	5,000	-	5,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	136,360	-	136,360	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>216,060</b>	<b>-</b>	<b>216,060</b>	<b>0.00%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
<b>Total Road and Street Facilities</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Contract - Park Facility Janitorial Maintenance	1,500	-	1,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Janitorial Services & Supplies	750	-	750	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Recreation / Park Facility Maintenance	7,500	-	7,500	0.00%
Recreation Equip. Maint.	1,000	-	1,000	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Special Events	500	-	500	0.00%
Access Control	2,000	-	2,000	0.00%
Pool Permits	350	-	350	0.00%
<b>Total Parks and Recreation</b>	<b>48,850</b>	<b>-</b>	<b>48,850</b>	<b>0.00%</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>475,666</b>	<b>5,613</b>	<b>470,053</b>	<b>1.18%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1	(5,613)	(5,614)	-561300.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	1	-	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1</b>	<b>-</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	\$ 1	\$ (5,613)	\$ (5,616)	-561300.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(36,905)</b>	<b>(36,905)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (36,904)</b>	<b>\$ (42,518)</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2022 Debt Service Fund (204)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,006	\$ 1,006	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,006</b>	<b>1,006</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	941,034	-	941,034	0.00%
<b>Total Debt Service</b>	<b>1,216,034</b>	<b>-</b>	<b>1,216,034</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,216,034</b>	<b>-</b>	<b>1,216,034</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,216,034)	1,006	1,217,040	-0.08%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Debt Proceeds	1,216,034	-	(1,216,034)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,216,034</b>	<b>-</b>	<b>(1,216,034)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,006	\$ 1,006	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>616,581</b>	<b>616,581</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 616,581</b>	<b>\$ 617,587</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2022 Capital Projects Fund (304)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,239	\$ 3,239	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3,239</b>	<b>3,239</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,239	3,239	0.00%
Net change in fund balance	\$ -	\$ 3,239	\$ 3,239	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>4,697,576</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 4,700,815</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	<b>10,436,499</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 10,436,499</b>		

## TWO RIVERS NORTH CDD

### Bank Reconciliation

**Bank Account No.** 5652 TRUIST- GF Operating  
**Statement No.** 11-22  
**Statement Date** 11/30/2022

<b>G/L Balance (LCY)</b>	172.36	<b>Statement Balance</b>	172.36
<b>G/L Balance</b>	172.36	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	172.36
<b>Subtotal</b>	172.36	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	172.36	<b>Ending Balance</b>	172.36
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
<b>Checks</b>						
11/9/2022	Payment	1018	DEPT OF ECONOMIC OPPORTUNITY	175	175.00	0.00
11/21/2022		JE000018	bank service fee	20.96	20.96	0.00
Total Checks				195.96	195.96	0.00