

# Two Rivers North Community Development District

## Board of Supervisors

Nicholas Dister, Chair  
Carlos de la Ossa, Vice-Chair  
Ryan Zook, Assistant Secretary  
Thomas Spence, Assistant Secretary  
Kelly Evans, Assistant Secretary

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

## Regular Meeting Agenda

Tuesday, June 20, 2023, at 11:00 a.m.

The Regular Meeting of the **Two Rivers North Community Development District** will be held on **June 20, 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 (305) 224 1968**

**Meeting ID: 863 9686 1686**

**Passcode: 117533**

<https://us06web.zoom.us/j/86396861686?pwd=WjdORVluaVVxUGRXUXFaU1prTjVqQT09>

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

### REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

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

#### 3. VENDOR AND STAFF REPORTS

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

#### 4. BUSINESS ITEMS

- A. Acceptance of CDD WREC Agreement for Two Rivers North Phase 2 – A1 and A2..... Tab 01
- B. General Matters of the District

#### 5. CONSENT AGENDA ITEMS

- A. Consideration of Regular Board of Supervisors Meeting May 16, 2023,..... Tab 02
- B. Consideration of Operations and Maintenance Expenditures April 2023..... Tab 03
- C. Consideration of Operations and Maintenance Expenditures May 2023..... Tab 04
- D. Review of Financial Statements for Month Ended May 31, 2023, ..... Tab 05

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. 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,



### District Office

Inframark Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

### Meeting Location:

SpringHill Suites by Marriott Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O' Lakes, FL 34638

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**May 16, 2023, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meetings of the Board of Supervisors for the Two Rivers North Community Development District was held on **Tuesday, May 16, 2023, 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**

Angie Grunwald called the Regular Meetings of the Board of Supervisors of the Two Rivers North Community Development District to order on **Tuesday, May 16, 2023, at 11:10 a.m.**

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

Carlos De La Ossa	Vice-Chairman
Kelly Evans	Supervisor
Thomas Spence	Supervisor

**Staff Members Present:**

Angie Grunwald                      District Manager, Inframark

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. VENDOR AND STAFF REPORTS**

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

There were no vendor or staff reports currently.

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2023-03; Approving the Proposed Fiscal Year 2024 Budget & Setting Public Hearing**

The Board reviewed and approved Resolution 2023-03.

MOTION TO:	Approve Resolution 2023-03 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

47 **B. Announcement of Qualified Electors**

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49 Ms. Grunwald announced there were no qualified electors currently for Two Rivers North CDD.

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51 **C. Update on Amenity Center Contract**

52  
53 Mrs. Grunwald stated that the District counsel working on finalizing the contract.

54  
55 **D. General Matters of the District**

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57 There were no additional general matters of the district currently.

58  
59 **5. CONSENT AGENDA ITEMS**

60 **A. Consideration of Regular Board of Supervisors Meeting March 21, 2023**

61 **B. Consideration of Continued Regular Board of Supervisors Meeting May 1, 2023**

62 **C. Consideration of Operations and Maintenance Expenditures March 2023**

63 **D. Review of Financial Statements for Month Ended March 31, 2023**

64  
65 The Board reviewed and approved Consent Agenda items A through D.

66  
67 MOTION TO: Approve Consent Agenda Items A through D as  
68 stated.  
69 MADE BY: Supervisor de la Ossa  
70 SECONDED BY: Supervisor Evans  
71 DISCUSSION: None further  
72 RESULT: Called to Vote: Motion PASSED  
73 3/0 - Motion Passed Unanimously

74  
75 **6. SUPERVISOR REQUESTS AND COMMENTS**

76  
77 There were no supervisor requests or comments.

78  
79 **7. ADJOURNMENT**

80  
81 MOTION TO: Adjourn the Continued Regular Meeting.  
82 MADE BY: Supervisor de la Ossa  
83 SECONDED BY: Supervisor Evans  
84 DISCUSSION: None further  
85 RESULT: Called to Vote: Motion PASSED  
86 3/0 - Motion Passed Unanimously

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*\*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**

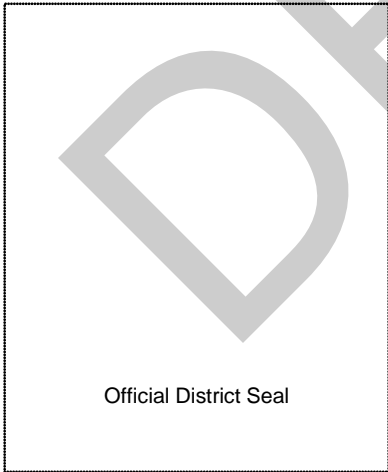
\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

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

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

<p><b>TWO RIVERS NORTH CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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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>				
Stantec	2064943	\$190.00		DISTRICT ENGINEER SERVICES THRU - 03/24/23
<b>Regular Services Subtotal</b>		<b>\$190.00</b>		
<b>Additional Services</b>		\$0.00		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$190.00</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Chariman    Vice Chariman    Assistant Secretary

<b>Invoice Number</b>	2064943
<b>Invoice Date</b>	April 10, 2023
<b>Purchase Order</b>	215616738
<b>Customer Number</b>	175059
<b>Project Number</b>	215616738

**Bill To**

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

**Please Remit To**

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

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<b>Project</b>	<b>Two Rivers North CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>March 24, 2023</b>
	Current Invoice Total (USD)	190.00		

Process requisitions

**Top Task**                      **2023**                      **2023 FY General Consulting**

**Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nurse, Vanessa M	1.25	152.00	190.00
<b>Subtotal Professional Services</b>	1.25		190.00

Top Task Subtotal	2023 FY General Consulting	190.00
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<b>Total Fees &amp; Disbursements</b>	190.00
<b>INVOICE TOTAL (USD)</b>	<b>190.00</b>

**Due upon receipt or in accordance with terms of the contract**

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Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222    [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\*

Thank you.

<p><b>TWO RIVERS NORTH CDD</b>  <b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	93751	\$3,857.32		DISTRICT INVOICE APRIL 2023
<b>Monthly Contract Subtotal</b>		<b>\$3,857.32</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 050123	\$200.00		SUPERVISOR FEE 05/01/23
KELLY ANN EVANS	KE 050123	\$200.00		SUPERVISOR FEE 05/01/23
STRALEY ROBIN VERICKER	23061	\$2,255.20		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
THOMAS R. SPENCE	TS 050123	\$200.00		SUPERVISOR FEE 05/01/23
<b>Variable Contract Subtotal</b>		<b>\$2,855.20</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
PASCO COUNTY PROPERTY	PCPA 050223	\$150.00		ANNUAL FEES DUE TRIM NOTICE
<b>Regular Services Subtotal</b>		<b>\$150.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$6,862.52</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):



<b>TWO RIVERS NORTH CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chariman    Vice Chariman    Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#93751

**DATE**

4/28/2023

**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**

5/28/2023

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
B/W Copies	103	Ea	0.15		15.45
Postage	5	Ea	0.60		3.00
Eric Davidson: 2-16-2023 SPRINGHILL SUITES LAND : Meeting Expense \$130.54	1	Ea	130.54		130.54
<b>Subtotal</b>					<b>3,857.32</b>

<b>Subtotal</b>	\$3,857.32
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,857.32

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.

**TWO RIVERS NORTH CDD**

MEETING DATE: May 01, 2023

<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 Zook		Accept	\$200
Kelly Evans	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

Cd10 050123

**TWO RIVERS NORTH CDD**

**MEETING DATE: May 01, 2023**

<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 Zook		Accept	\$200
Kelly Evans	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

KE 050123

# 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

May 03, 2023

Client: 001561

Matter: 000001

Invoice #: 23061

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/16/2023	VKB	REVIEW AND REPLY TO EMAILS RE: COMMENTS ON NEWSPAPER AD FOR RFP FOR PARCEL A1 AND A2 PROJECTS; FINALIZE NEWSPAPER AD.	0.2	\$75.00
3/17/2023	VKB	FINALIZE DRAFT OF RFP PACKAGE FOR PARCEL A1 AND A2 PROJECTS; DRAFT EMAIL RE: SAME.	3.9	\$1,462.50
3/19/2023	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
3/21/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
3/21/2023	VKB	REVIEW AND REPLY TO EMAILS RE: AFFIDAVIT FOR NEWSPAPER AD FOR RFP FOR CONSTRUCTION PROJECTS.	0.3	\$112.50
3/24/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$140.00
4/4/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/10/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$112.50
4/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
Total Professional Services			6.7	\$2,252.50

**DISBURSEMENTS**

<b>Date</b>	<b>Description of Disbursements</b>	<b>Amount</b>
4/15/2023	Photocopies	\$2.70
	Total Disbursements	\$2.70
	Total Services	\$2,252.50
	Total Disbursements	\$2.70
	Total Current Charges	\$2,255.20
	Previous Balance	\$830.50
	<i>Less Payments</i>	<i>(\$369.00)</i>
	<b>PAY THIS AMOUNT</b>	<b>\$2,716.70</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22968	March 30, 2023	\$461.50	\$0.00	\$0.00	\$0.00	\$2,716.70
<b>Total Remaining Balance Due</b>						<b>\$2,716.70</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,255.20	\$461.50	\$0.00	\$0.00

**TWO RIVERS NORTH CDD**

MEETING DATE: May 01, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister		Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Zook		Accept	\$200
Kelly Evans	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

TS 050123





**Mike Wells**  
**Property Appraiser**  
 Proudly Serving Pasco County, Florida

Ms. Alexandra Wolfe and Eric Davidson  
 Meritus Districts

May 2, 2023

PCPA 050223

Dear Ms. Wolfe and Mr. Davidson:

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, Watergrass, Hilltop Point, Two Rivers North, Two Rivers West, and Cobblestone Community Development Districts.

Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district) \* June 1, 2023
- Preliminary Certification and Certificate deadline date July 21, 2023
- Final Certification and Certificate deadline date September 22, 2023

**Please note:** All CDD payments must be postmarked by **June 1<sup>st</sup>** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1<sup>st</sup> 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.

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](mailto:gpavek@pascopa.com).

Respectfully,

Mike Wells  
 Pasco County Property Appraiser  
 352-521-4437  
[mwells@pascopa.com](mailto:mwells@pascopa.com)  
 MW/gp

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

WEST PASCO GOVERNMENT CENTER  
 NEW PORT RICHEY  
 TELEPHONE: 727-847-8151  
 FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER  
 14236 6TH STREET, SUITE 101  
 DADE CITY, FL 33523-3408  
 TELEPHONE: 352-521-4433  
 FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER  
 LAND O' LAKES 17  
 TELEPHONE: 813-929-2780  
 FAX: 813-929-2784

# Two Rivers North Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2023

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 May 31, 2023  
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b>ASSETS</b>						
Cash - Operating Account	\$ 8,638	\$ -	\$ -	\$ -	\$ -	\$ 8,638
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	3,336,030	-	-	3,336,030
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	4,946	-	-	-	4,946
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>\$ 8,638</b>	<b>\$ 613,885</b>	<b>\$ 3,336,068</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ 32,809,590</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 37,585	\$ -	\$ -	\$ -	\$ -	\$ 37,585
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	-	38	-	-	-	38
<b>TOTAL LIABILITIES</b>	<b>37,585</b>	<b>38</b>	<b>-</b>	<b>-</b>	<b>18,414,500</b>	<b>18,452,123</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	613,847	-	-	-	613,847
Capital Projects	-	-	3,336,068	-	-	3,336,068
Unassigned:	(28,947)	-	-	10,436,499	-	10,407,552
<b>TOTAL FUND BALANCES</b>	<b>(28,947)</b>	<b>613,847</b>	<b>3,336,068</b>	<b>10,436,499</b>	<b>-</b>	<b>14,357,467</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 8,638</b>	<b>\$ 613,885</b>	<b>\$ 3,336,068</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ 32,809,590</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2023  
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%
Developer Contribution	-	60,014	60,014	0.00%
<b>TOTAL REVENUES</b>	<b>475,667</b>	<b>60,014</b>	<b>(415,653)</b>	<b>12.62%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	1,800	(1,800)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	350	150	70.00%
ProfServ-Recording Secretary	2,000	1,400	600	70.00%
ProfServ-Tax Collector	2,625	1,549	1,076	59.01%
District Counsel	9,500	2,558	6,942	26.93%
District Engineer	9,500	1,621	7,879	17.06%
Administrative Services	3,750	2,625	1,125	70.00%
District Manager	20,834	14,583	6,251	70.00%
Accounting Services	19,000	5,250	13,750	27.63%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	2,900	1,500	1,400	51.72%
Postage, Phone, Faxes, Copies	500	48	452	9.60%
Rentals & Leases	500	350	150	70.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,598	374	3,224	10.39%
Bank Fees	25	190	(165)	760.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	700	1,300	35.00%
Miscellaneous Expenses	250	281	(31)	112.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	(162)	337	-92.57%
<b>Total Administration</b>	<b>94,457</b>	<b>37,267</b>	<b>57,190</b>	<b>39.45%</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 May 31, 2023  
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	2,750	450	85.94%
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>2,750</b>	<b>213,310</b>	<b>1.27%</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 May 31, 2023  
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>475,667</b>	<b>40,017</b>	<b>435,650</b>	<b>8.41%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,997	19,997	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(48,944)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (28,947)</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2023  
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	\$ -	\$ 14,718	\$ 14,718	0.00%
Special Assmnts- CDD Collected	-	1,160,221	1,160,221	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,174,939</b>	<b>1,174,939</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	1,177,656	(236,622)	125.14%
<b>Total Debt Service</b>	<b>1,216,034</b>	<b>1,177,656</b>	<b>38,378</b>	<b>96.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,216,034</b>	<b>1,177,656</b>	<b>38,378</b>	<b>96.84%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,216,034)	(2,717)	1,213,317	0.22%
<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	<u>\$ -</u>	<u>\$ (2,717)</u>	<u>\$ (2,717)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>616,564</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 613,847</u></b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2023  
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	\$ -	\$ 87,603	\$ 87,603	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>87,603</b>	<b>87,603</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,449,127	(1,449,127)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,449,127</b>	<b>(1,449,127)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,449,127</b>	<b>(1,449,127)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,361,524)	(1,361,524)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>4,697,592</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,336,068</u></b>		



**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2023  
General Fixed Assets 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%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>10,436,499</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 10,436,499</u></b>		

# TWO RIVERS NORTH CDD

## Bank Reconciliation

Bank Account No. 5652 TRUIST- GF Operating  
 Statement No. 05-23  
 Statement Date 5/31/2023

<b>G/L Balance (LCY)</b>	8,638.08	<b>Statement Balance</b>	1,023.98
<b>G/L Balance</b>	8,638.08	<b>Outstanding Deposits</b>	7,614.10
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	8,638.08	<b>Subtotal</b>	8,638.08
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	8,638.08	<b>Ending Balance</b>	8,638.08
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
4/20/2023	Payment	1033	NICHOLAS J. DISTER	400.00	400.00	0.00
4/20/2023	Payment	1034	RYAN MOTKO	600.00	600.00	0.00
4/20/2023	Payment	1035	THOMAS R. SPENCE	400.00	400.00	0.00
4/27/2023	Payment	1036	MIKE FASANO TAX COLLECTOR	985.70	985.70	0.00
5/11/2023	Payment	1037	Stantec	190.00	190.00	0.00
5/19/2023	Payment	1038	PASCO COUNTY PROPERTY	150.00	150.00	0.00
5/22/2023		JE000127	Bank Fees - Service Charge	23.05	23.05	0.00
Total Checks				2,748.75	2,748.75	0.00
<b>Deposits</b>						
5/15/2023		JE000107	CK#52594#### - Tax Collector Refund	G/L 473.32	473.32	0.00
Total Deposits				473.32	473.32	0.00
<b>Outstanding Deposits</b>						
5/30/2023		JE000110	CK#2032731##### - Dev Funding	G/L 7,614.10	0.00	7,614.10
<b>Total Outstanding Deposits.....</b>				<b>7,614.10</b>		<b>7,614.10</b>