

**TWO RIVER NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 17, 2023

AGENDA



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Tuesday, October 17, 2023, at 11:00 a.m.

The Regular Meeting of Two Rivers North Community Development District will be held on **October 17, 2023, at 11:00 a.m. at the Ballantrae Community Clubhouse located at 17611 Mentmore Blvd, Land O' Lakes, FL 34638**. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/95709614632?pwd=WnoyY1ZlaithVkdYbUJnREs4clpIUT09>

Meeting ID: 957 0961 4632 Passcode: 450559

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
3. **VENDOR PRESENTATION – STREETLEAF**.....Tab 01
 - A. Consideration of Solar Power Street Lighting
4. **BUSINESS ITEMS**
 - A. Ratification of Landscaping Agreement..... Tab 02
 - B. Discussion on Fiscal Year 2024 Cash Flow Analysis Tab 03
5. **CONSENT AGENDA**
 - A. Approval of Minutes of the September 19, 2023; Regular Meeting..... Tab 04
 - B. Consideration of Operation and Maintenance Expenditures September 2023 Tab 05
 - C. Acceptance of the Financials and Approval of the Check Register for Sept 2023 Tab 06
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 07
 - i. Aquatics Report
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

*The next regularly scheduled meeting is November 21, 2023, at 11:00 a.m.

District Office
Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:
Ballantrae Clubhouse
17611 Mentmore Blvd
Land O' Lakes, FL 3463 2



Lighting Design

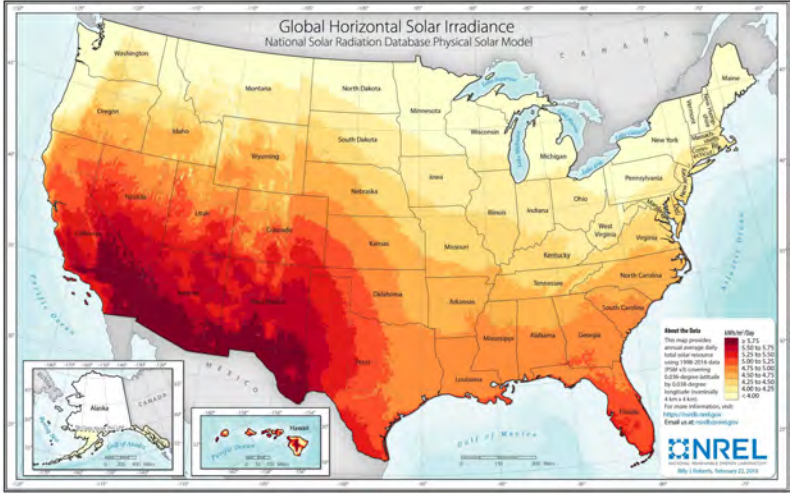
TECHNICAL PROPOSAL

DR HORTON:
TWO RIVERS

SALES REPRESENTATIVE / LIAM RYAN
liam@streetleaf.com / 813.800.LEAF



SOLAR CALCULATION BASED OFF OF STUDY



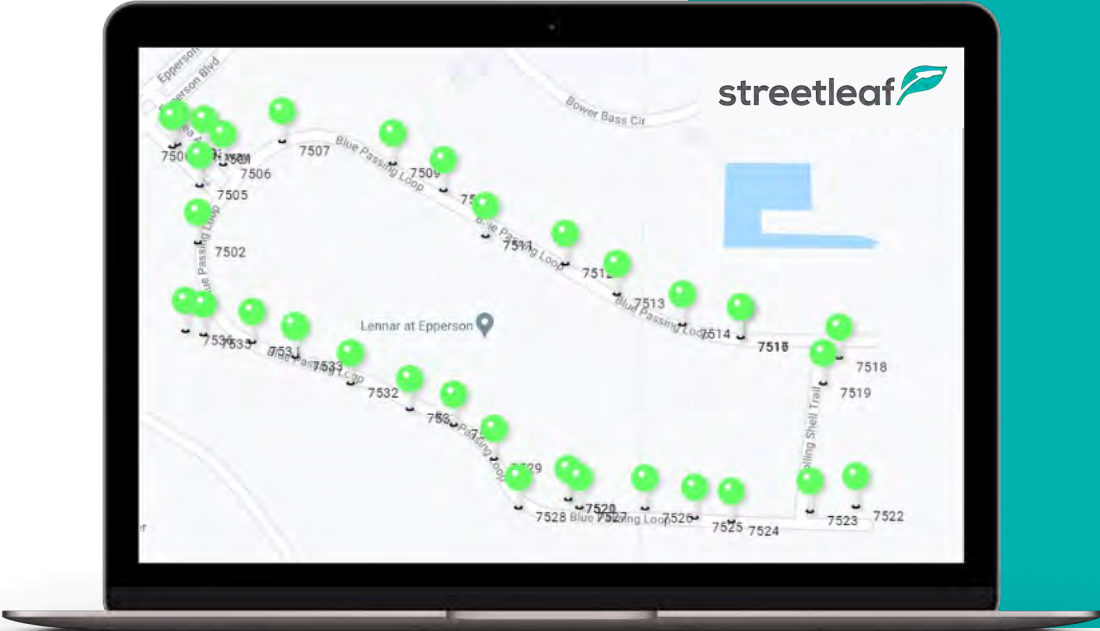
Zephyrhills, FL has an average monthly Global Horizontal Irradiance (GHI) of 5.14 kWh/m²/per day and lowest average GHI of 3.16 in December.

Streetleaf has optimized the proposed system based on this solar data.

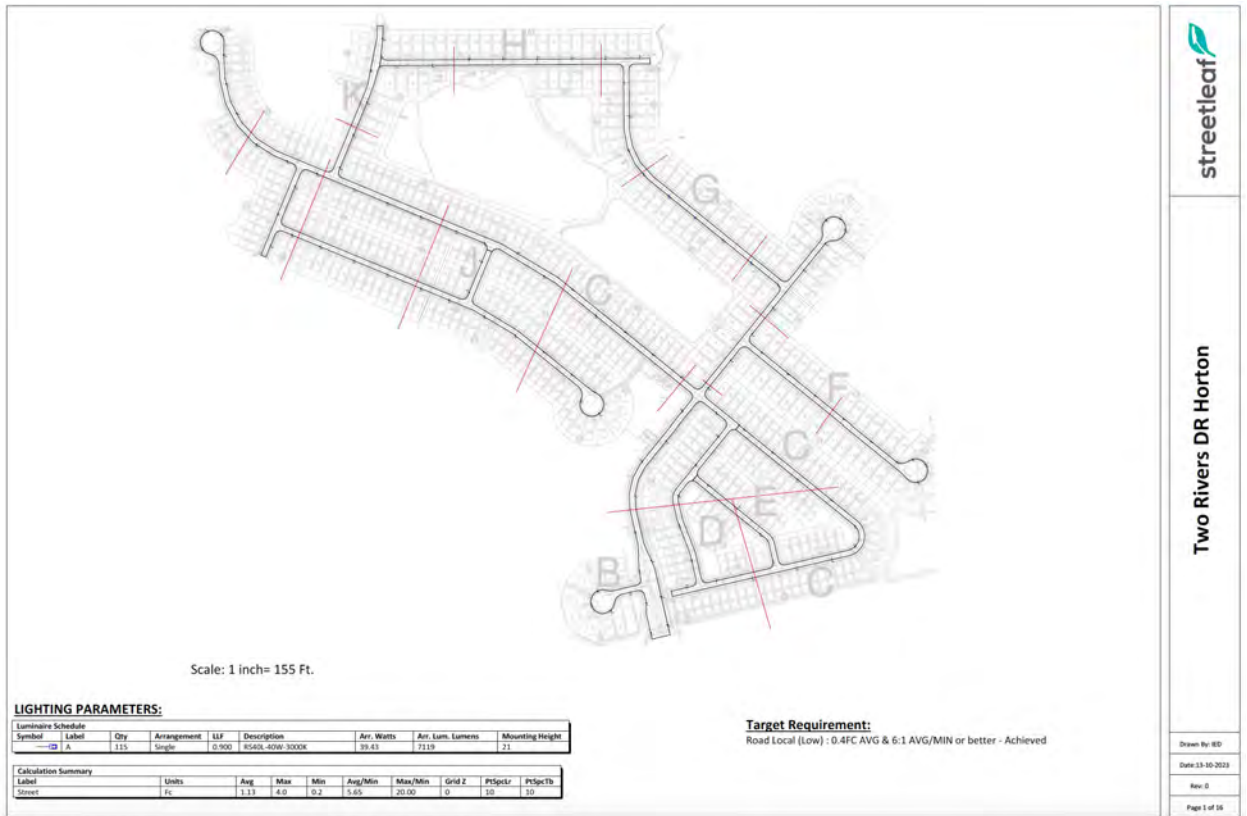
PRODUCT SPECS BASED ON SOLAR STUDY

- > 220W PV Module
- > 512 Wh Lithium Battery
- > 40W LED Luminaire
- > 21 ft Direct Burial Pole

INCLUDED: State-of-the-Art remote monitoring system. This allows for customizable lighting schedules and proactive maintenance tracking.



LIGHTING PLAN & PROPOSAL



QUOTE DETAILS

115 Streetleaf Solar Lights:

Lighting Service

- \$5,750 per month
 - \$50 per month per system

ENFORCED CODES & STANDARDS:

IESNA

AASHTO

SMART LIGHTING FOR GREEN LIVING



100 30W Solar Streetlights
will offset over 20,400 lbs
of Carbon Dioxide per year



Equivalent to saving over
10,200 lbs of coal that would
have been burnt to power
traditional grid-tied lights



Wildlife Friendly – Reduced
excess light and dim control
means less disruption to
nocturnal wildlife



**DISCLAIMER: The "Sustainability Facts" were calculated using an average daily power use based on a 12-hour run time. This information was entered into the Environmental Protection Agency's (EPA) Greenhouse Gas Equivalencies Calculator.

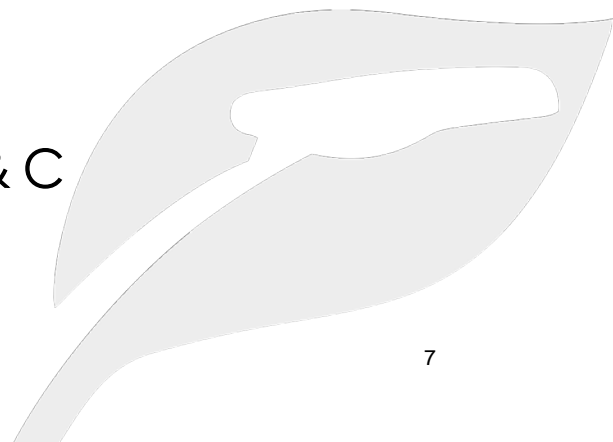


Lighting Design

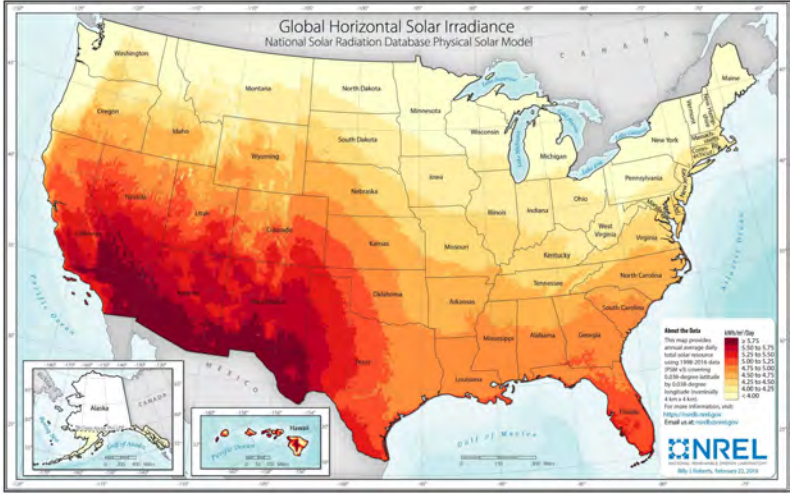
TECHNICAL PROPOSAL

LENNAR HOMES:
TWO RIVERS PHASE A, B & C

SALES REPRESENTATIVE / LIAM RYAN
liam@streetleaf.com / 813.800.LEAF



SOLAR CALCULATION BASED OFF OF STUDY



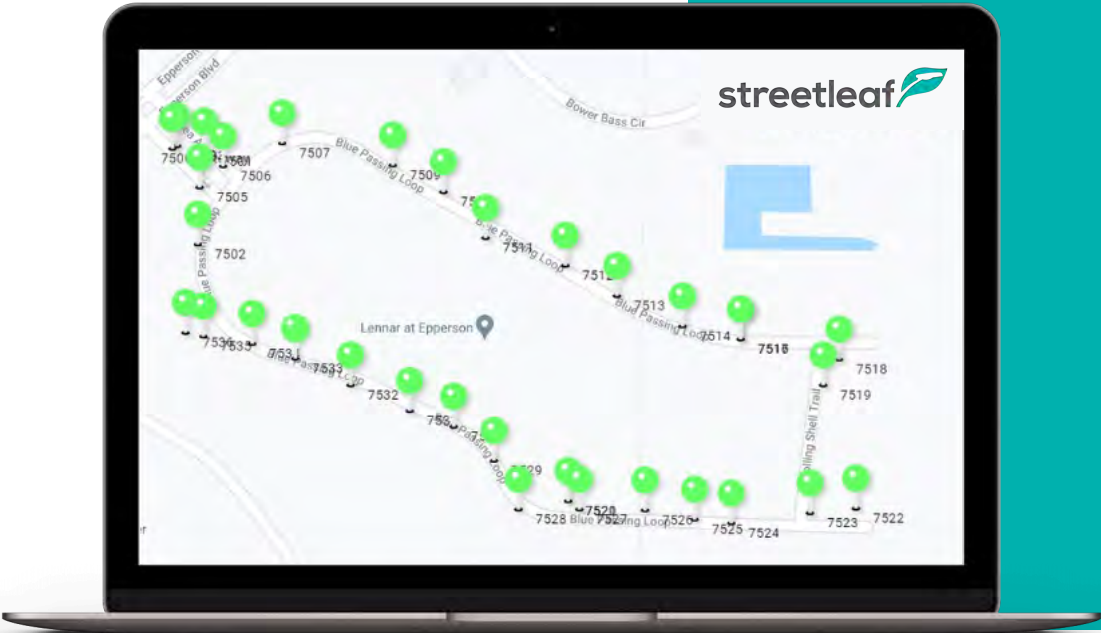
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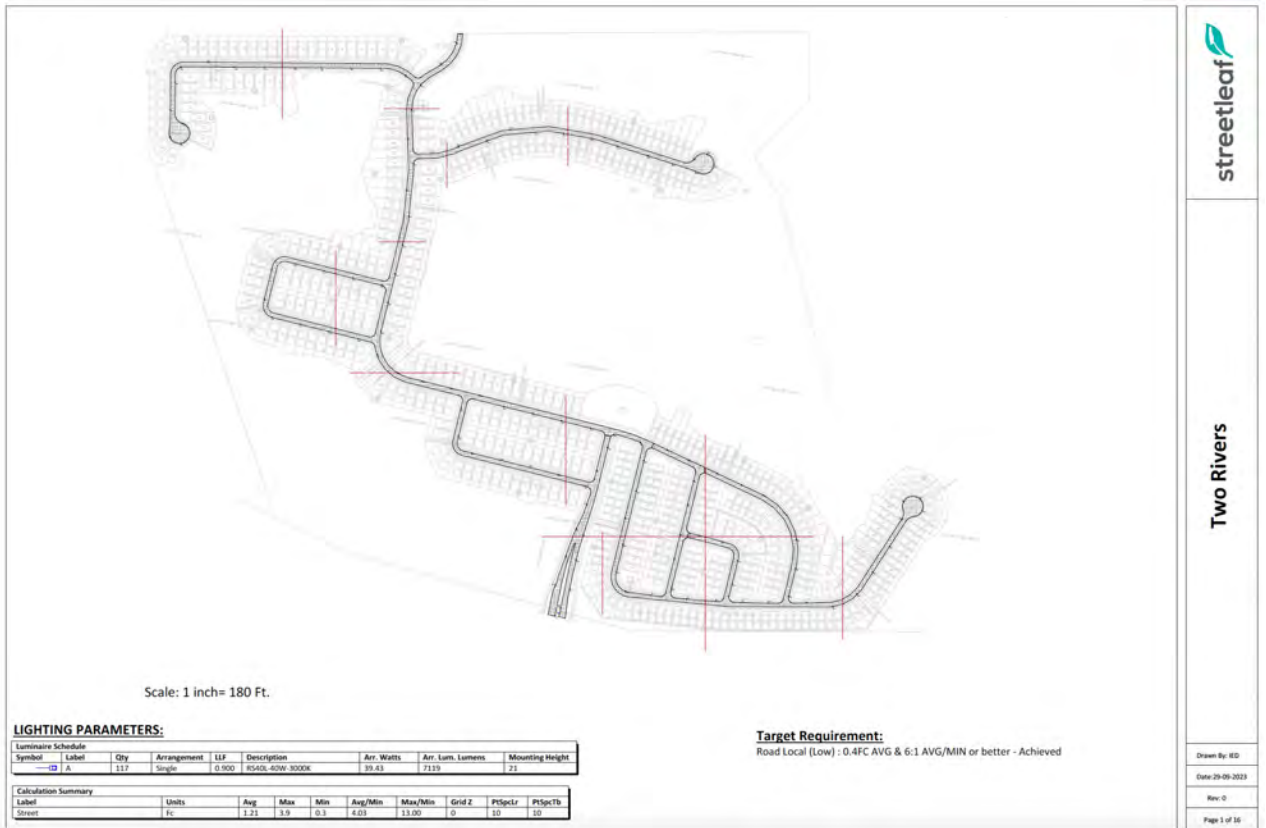
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INCLUDED: State-of-the-Art remote monitoring system. This allows for customizable lighting schedules and proactive maintenance tracking.



LIGHTING PLAN & PROPOSAL



QUOTE DETAILS

117 Streetleaf Solar Lights:

Lighting Service

- \$5,850 per month
 - \$50 per month per system

ENFORCED CODES & STANDARDS:

IESNA

AASHTO

SMART LIGHTING FOR GREEN LIVING



100 30W Solar Streetlights
will offset over 20,400 lbs
of Carbon Dioxide per year



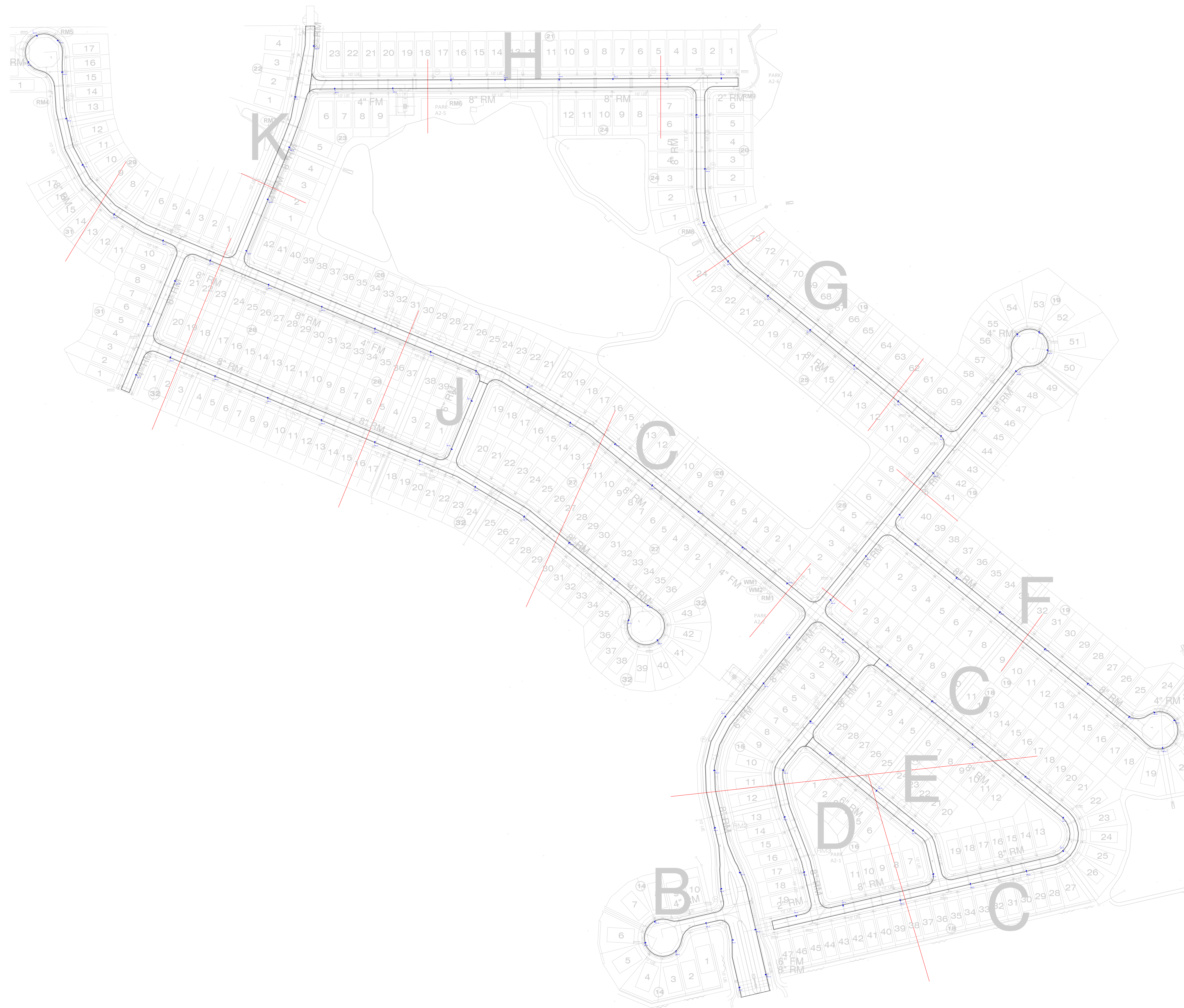
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Scale: 1 inch= 155 Ft.

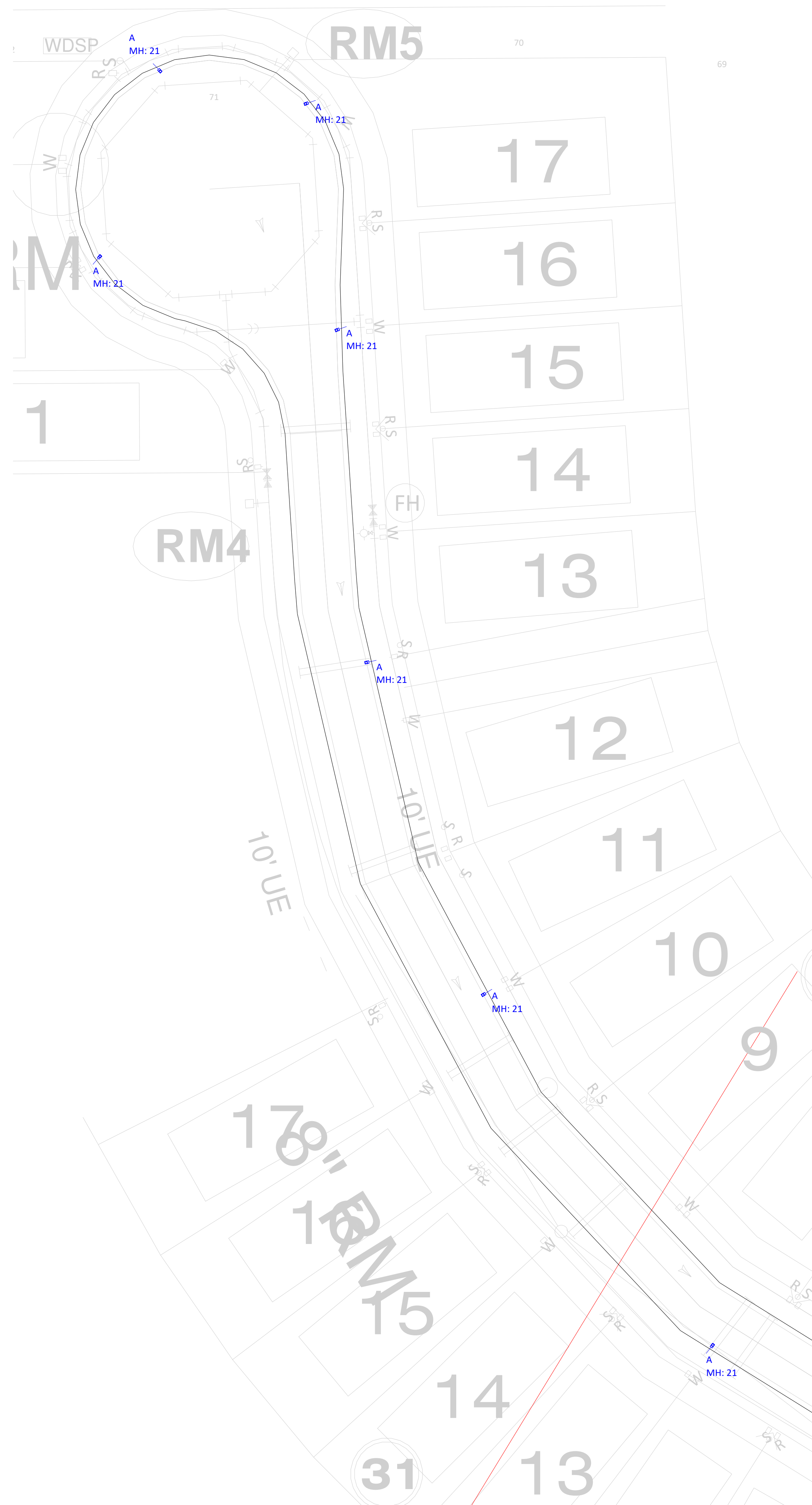
LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	A	115	Single	0.900	RS40L-40W-3000K	39.43	7119	21

Calculation Summary										
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpclr	PtSpctb	
Street	Fc	1.13	4.0	0.2	5.65	20.00	0	10	10	

Target Requirement:

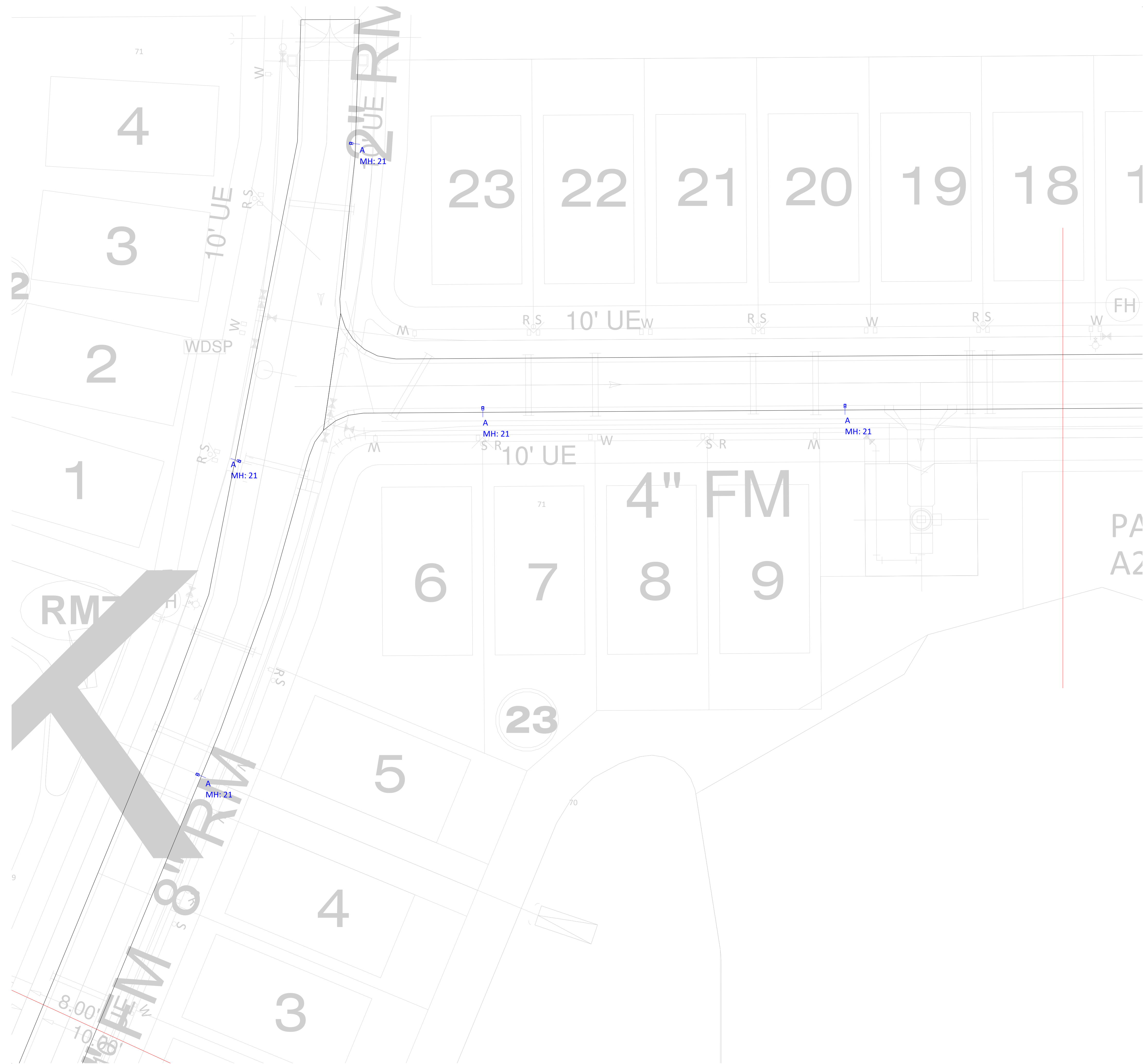
Road Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved



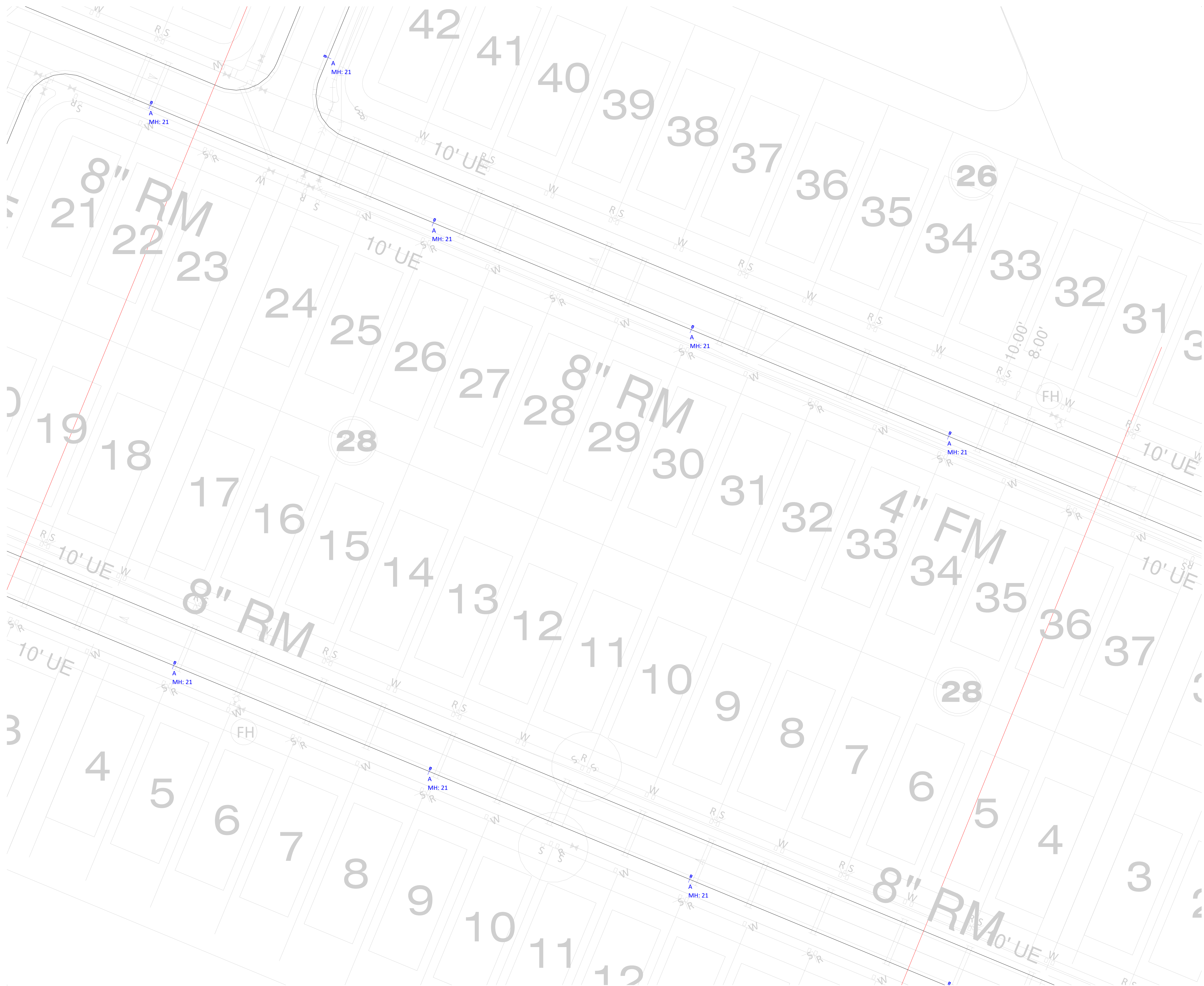
Scale: 1 inch= 27 Ft.



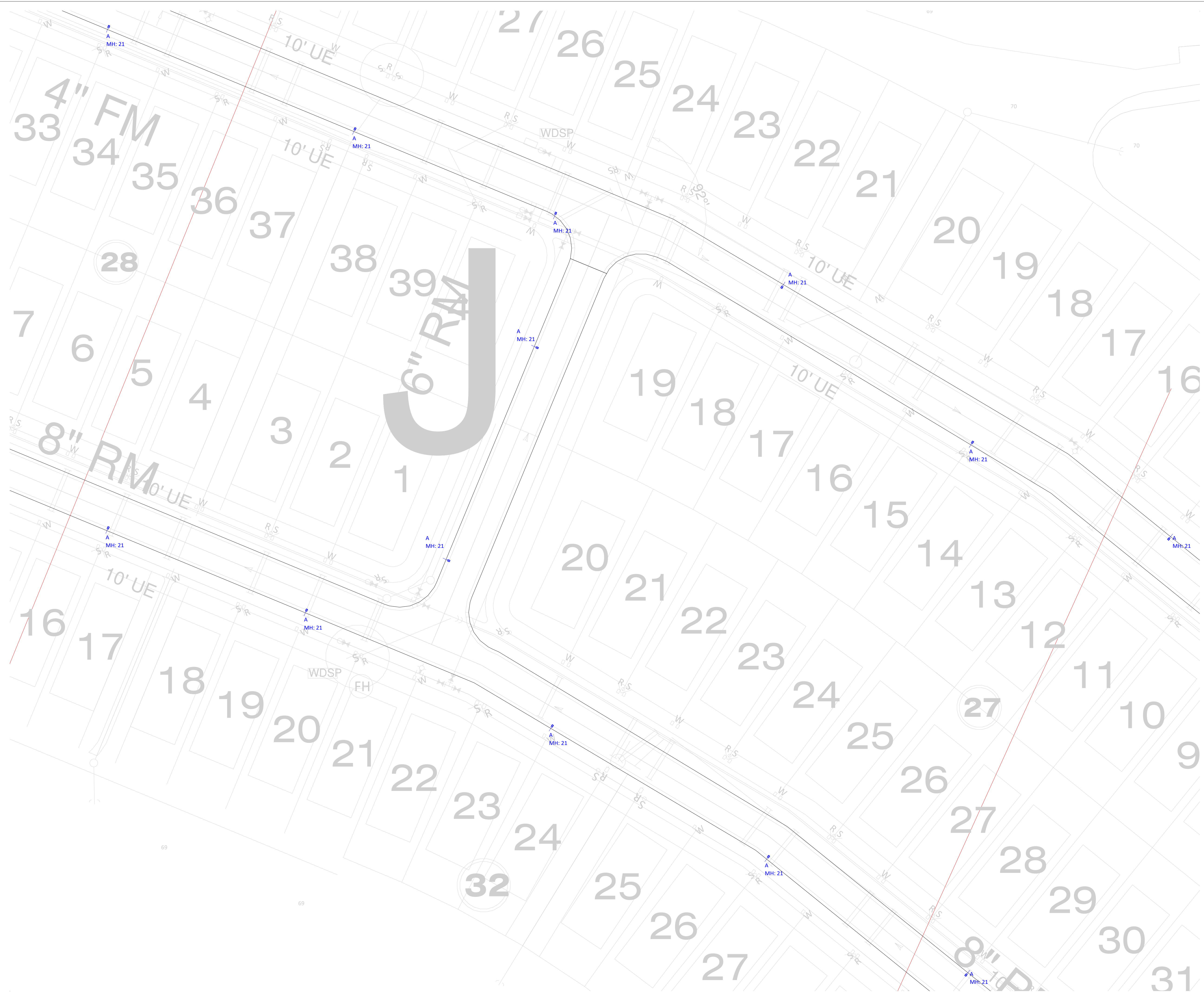
Scale: 1 inch= 30 Ft.



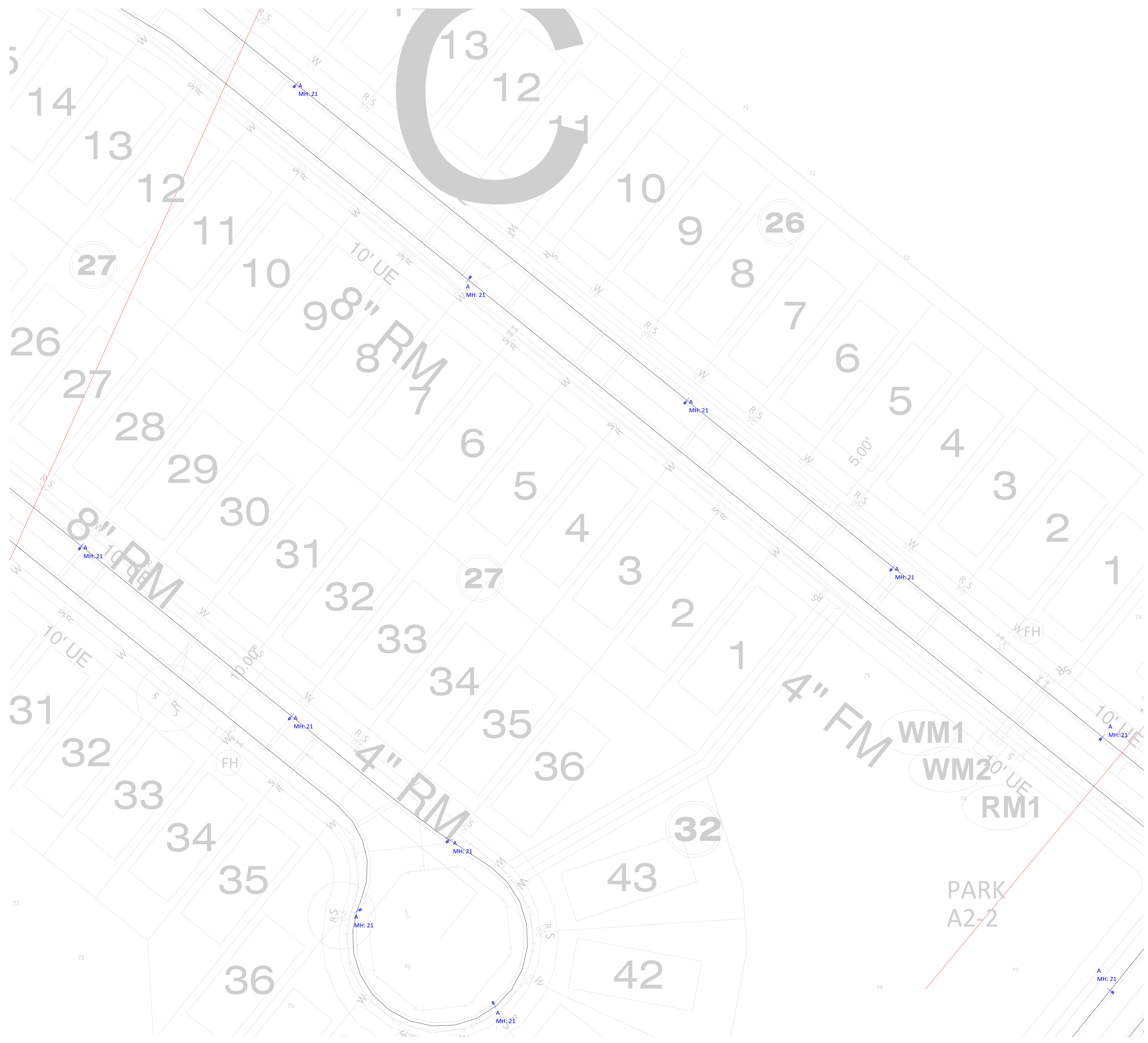
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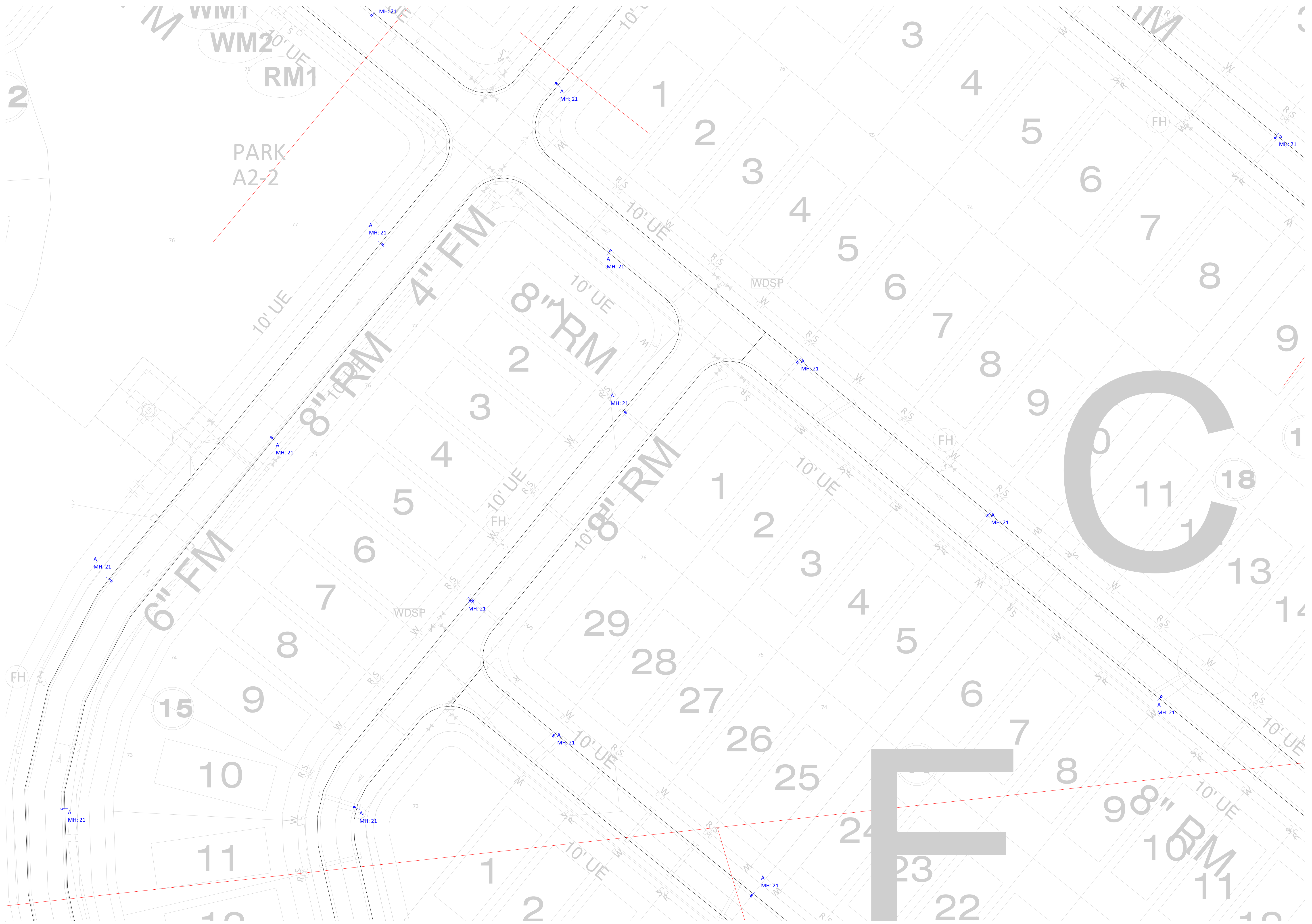
Scale: 1 inch= 26 Ft.



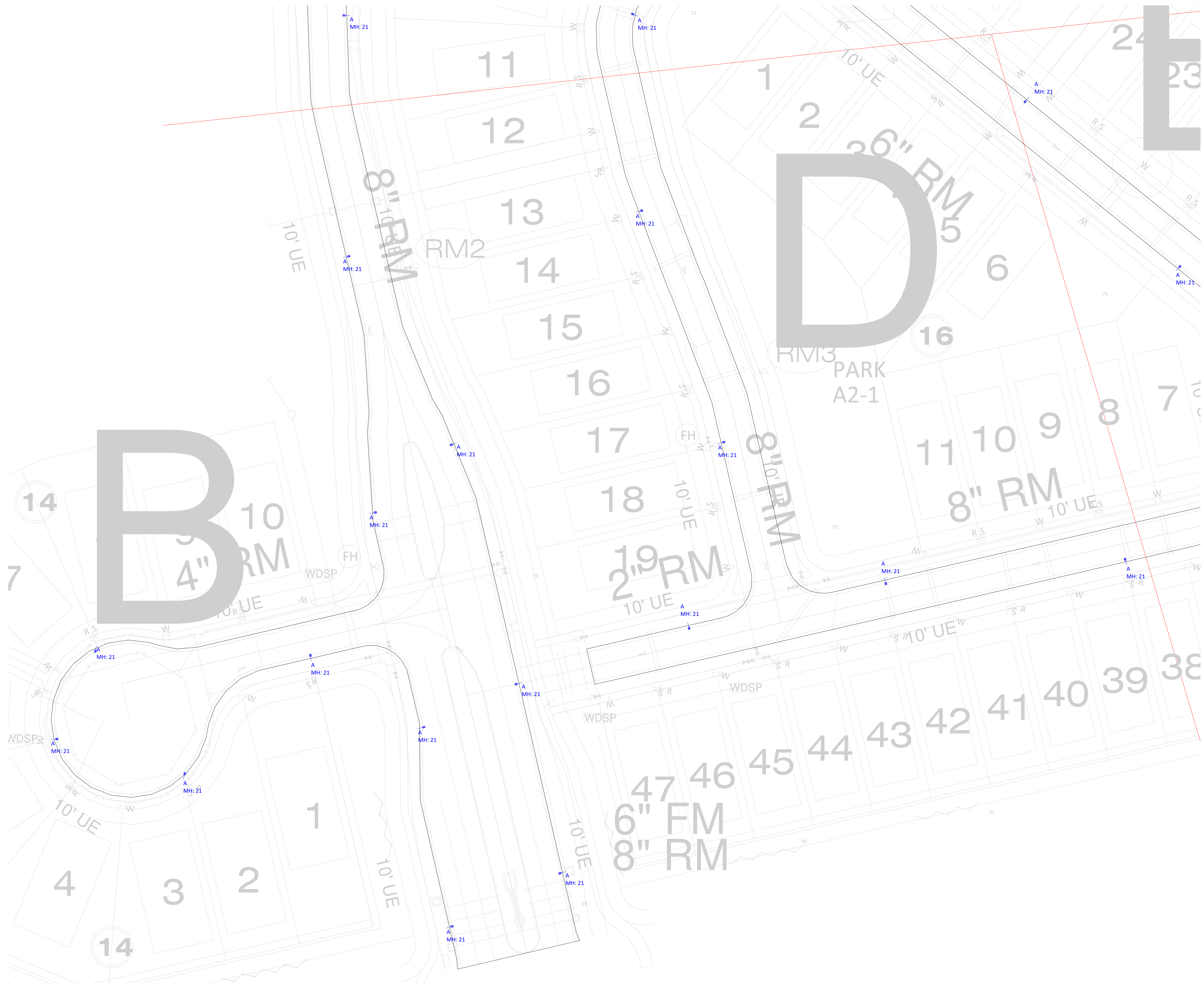
Scale: 1 inch= 28 Ft.



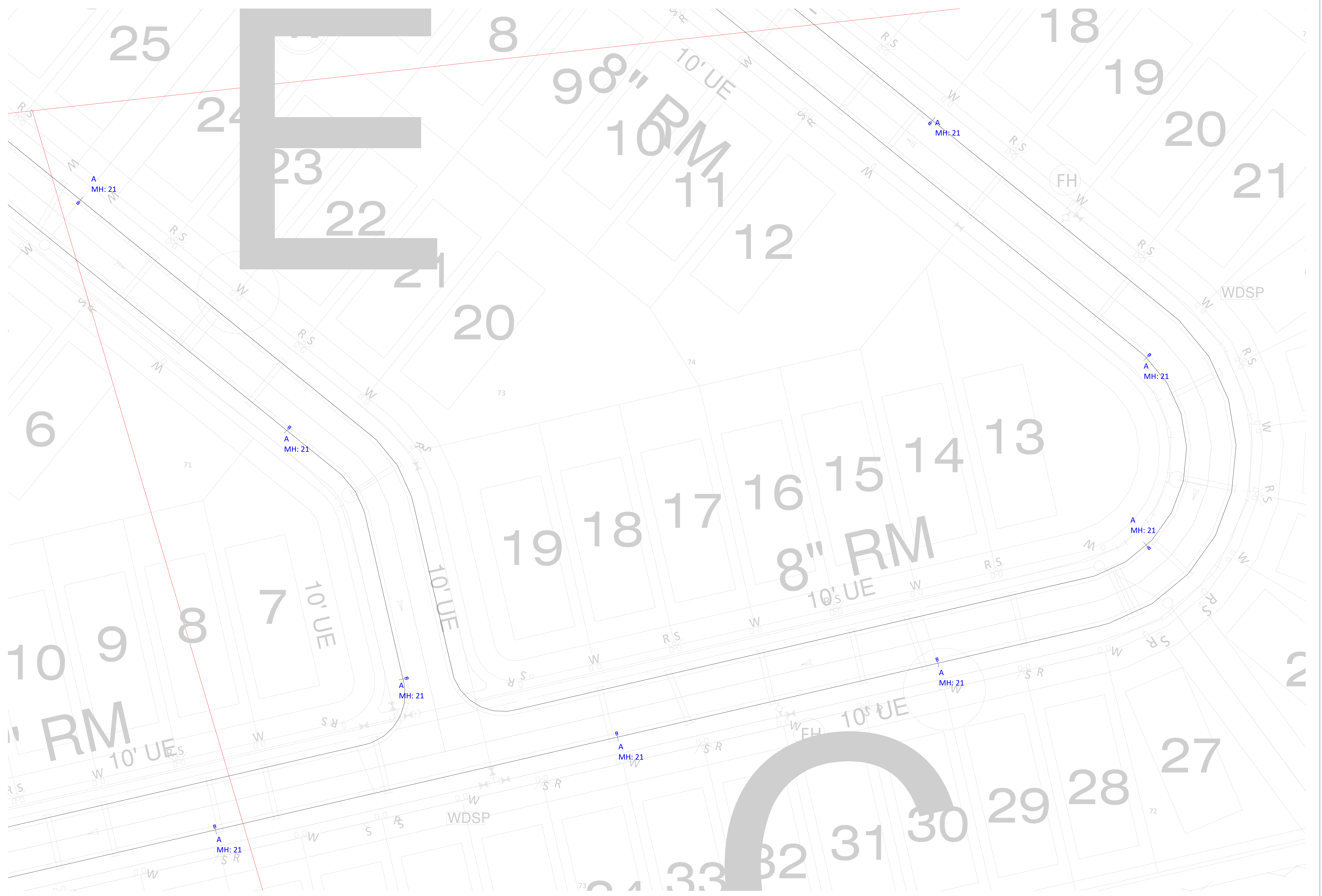
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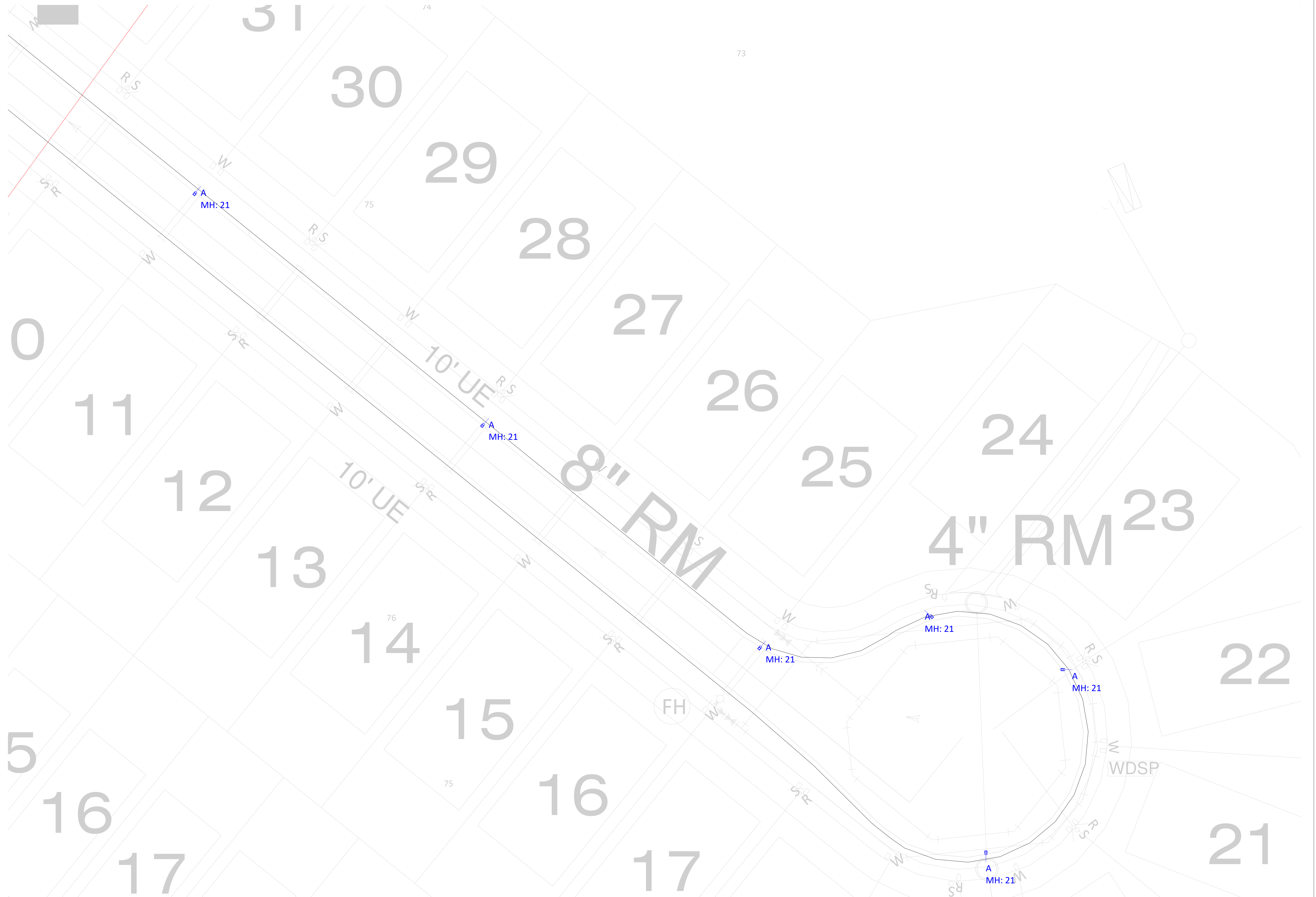
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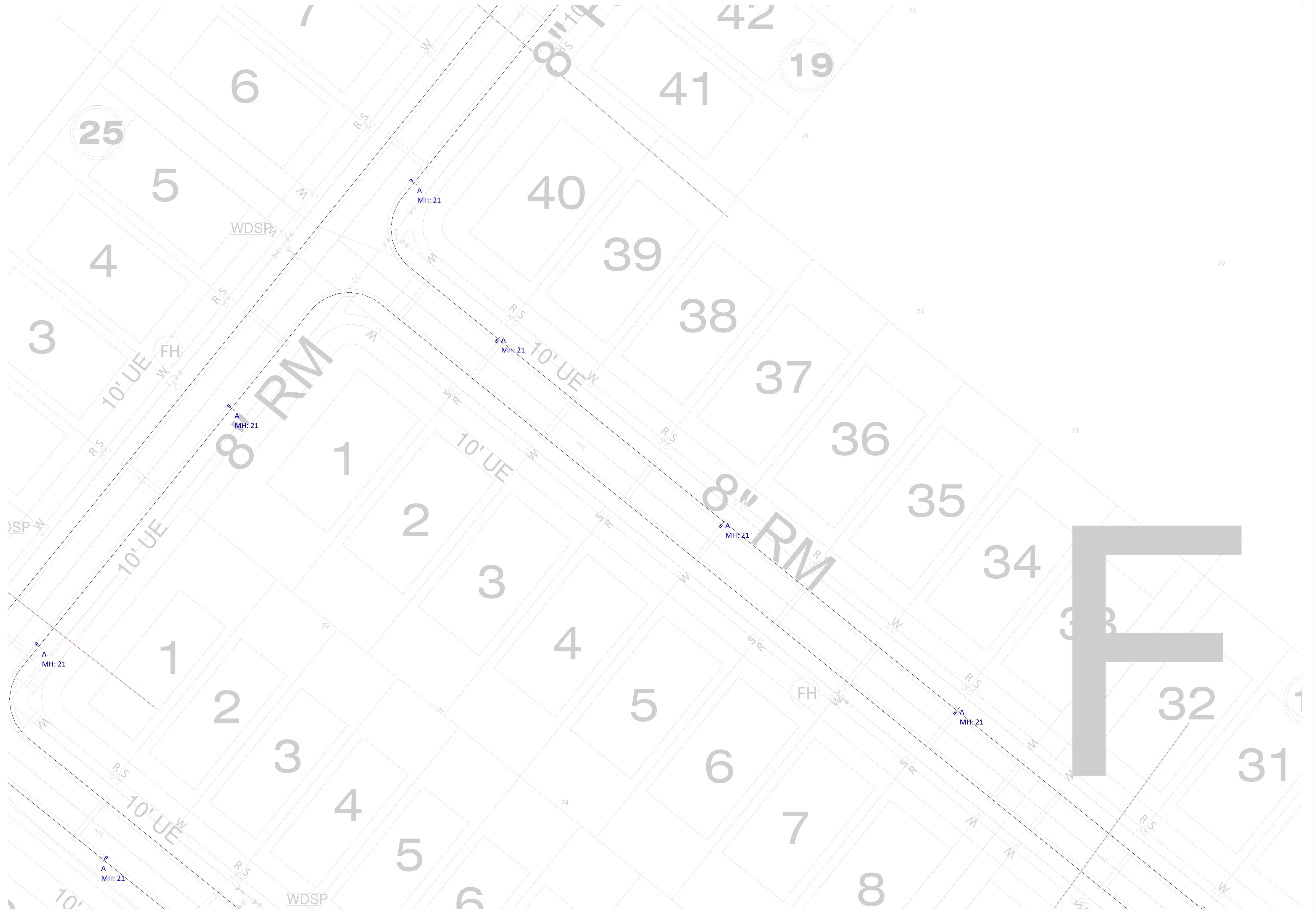
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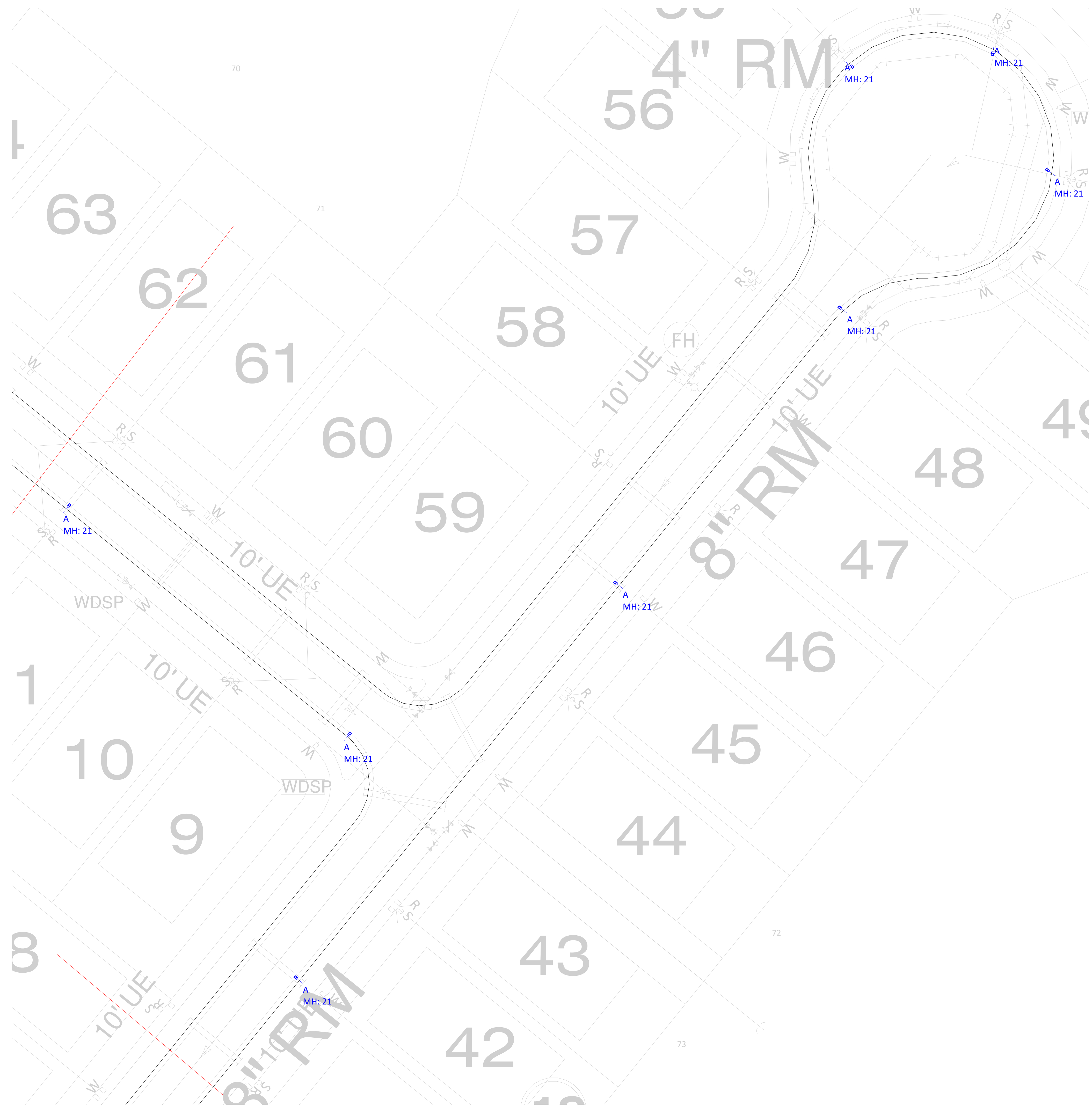
Scale: 1 inch= 20 Ft.



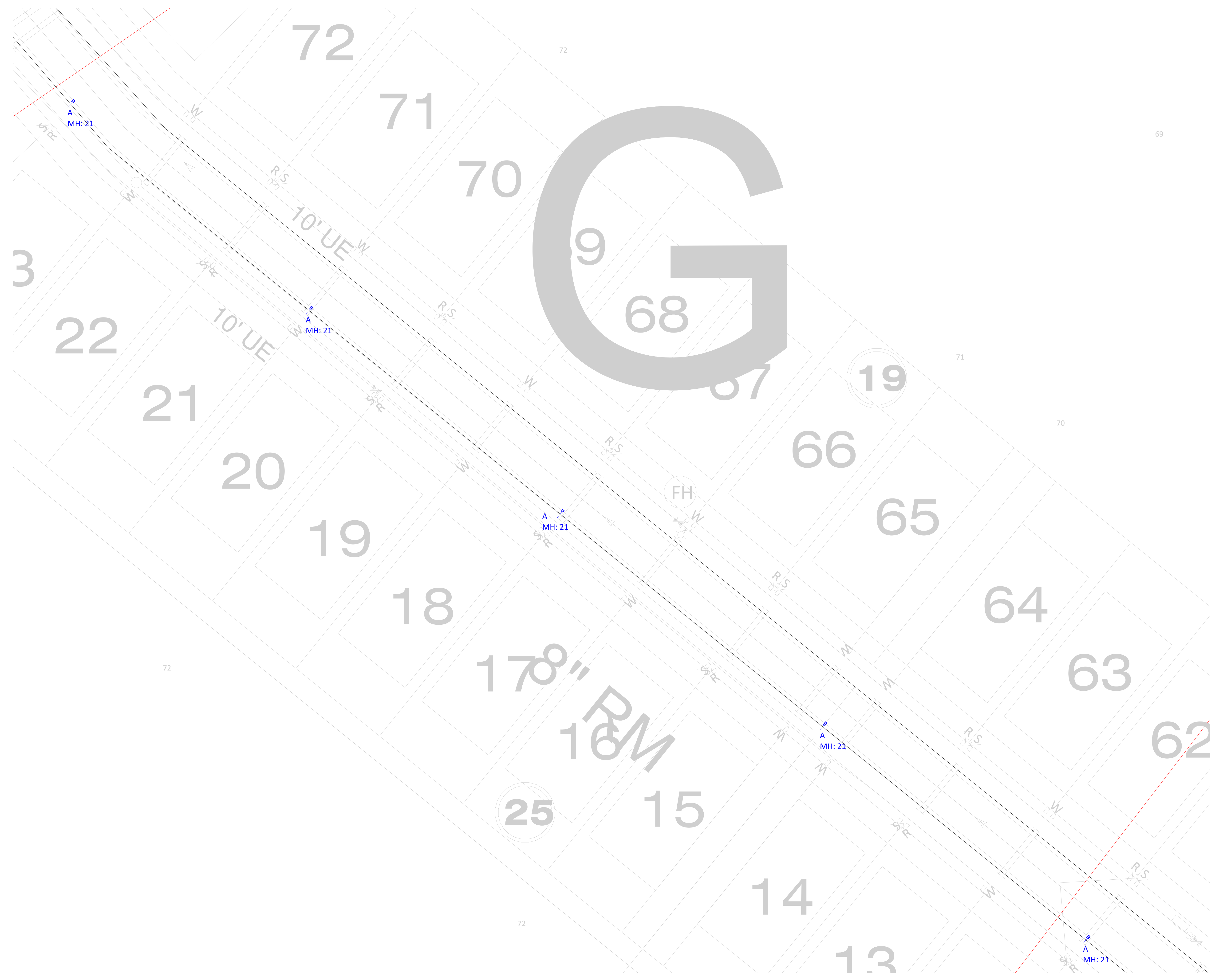
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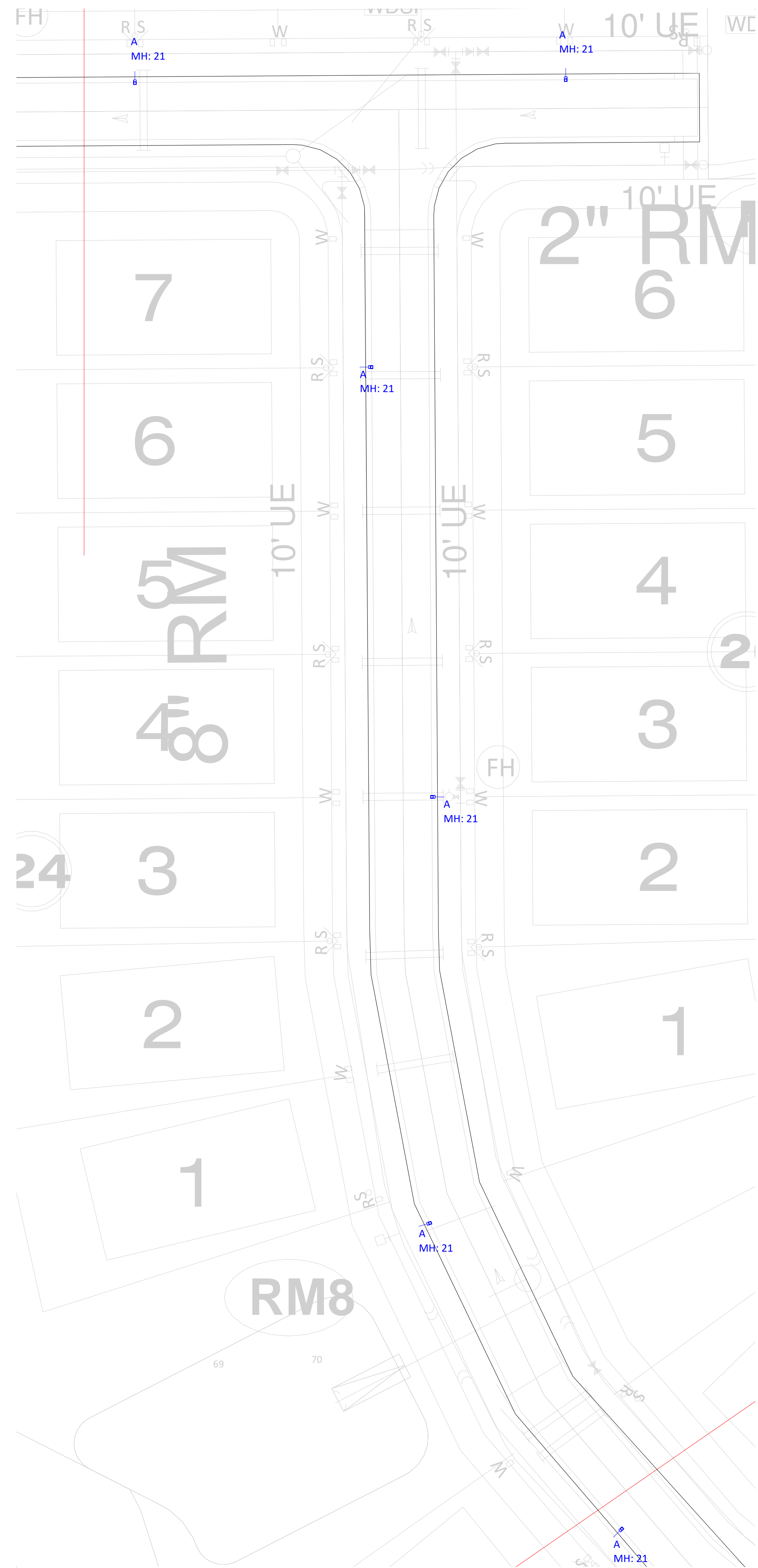
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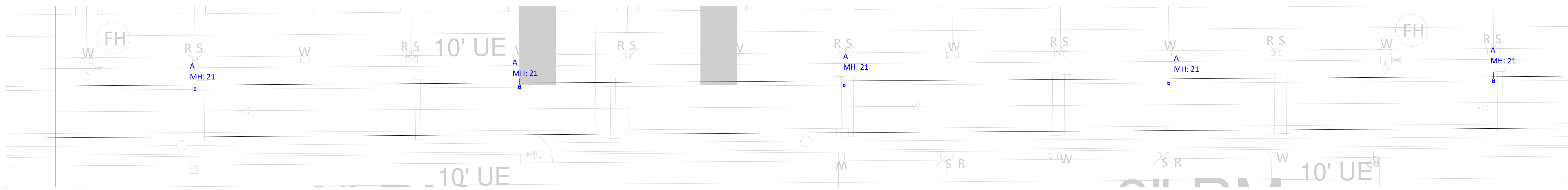
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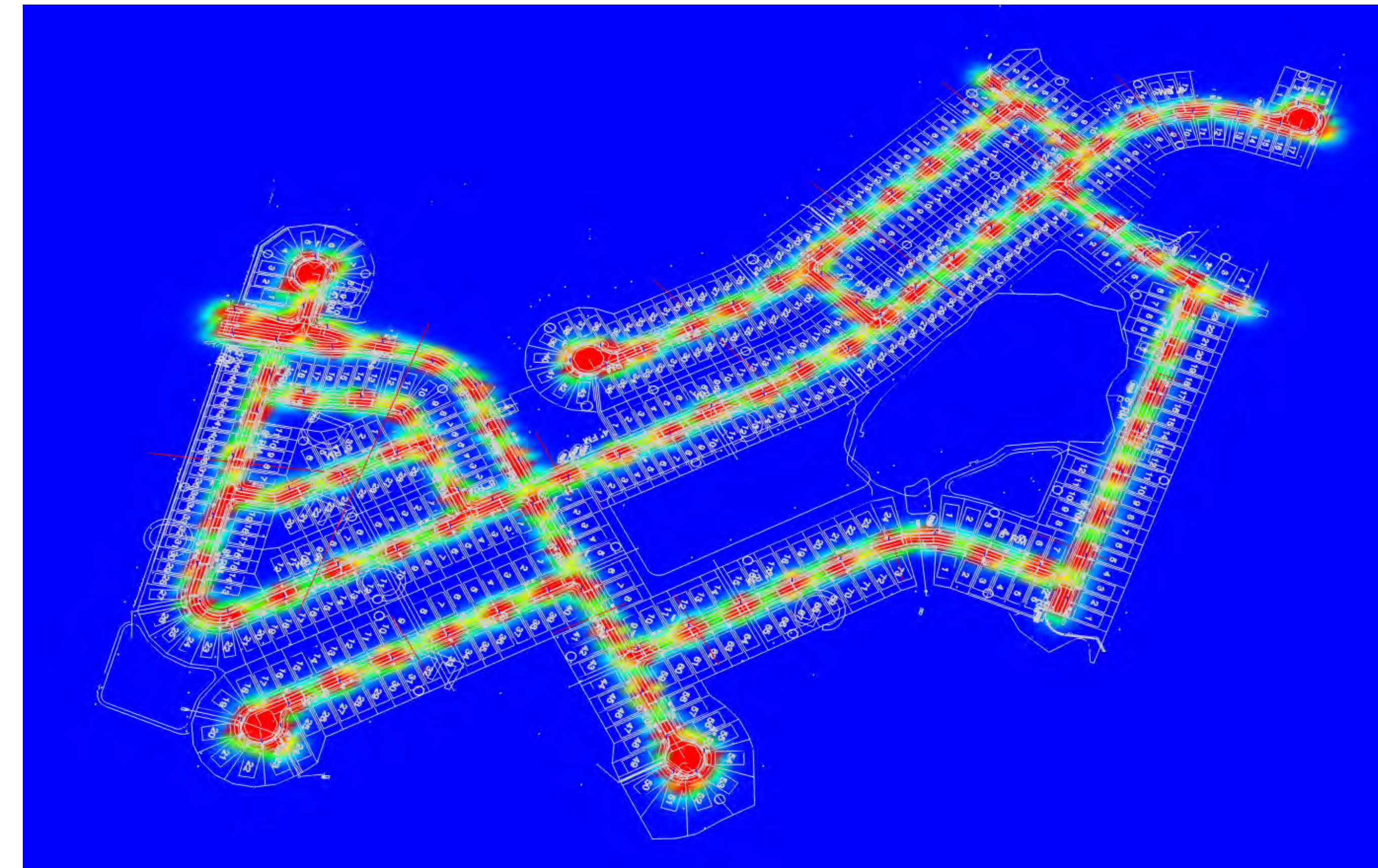
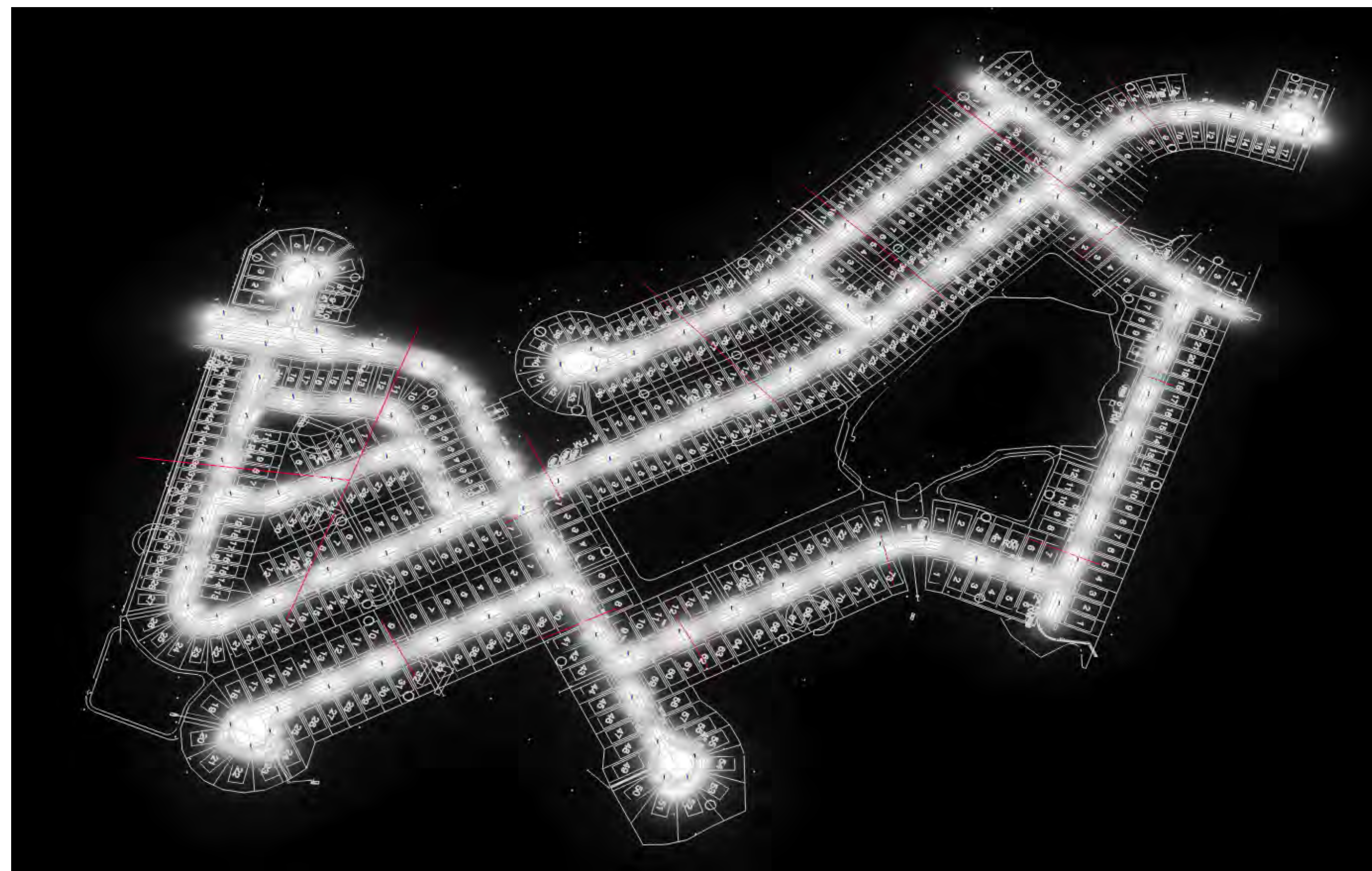
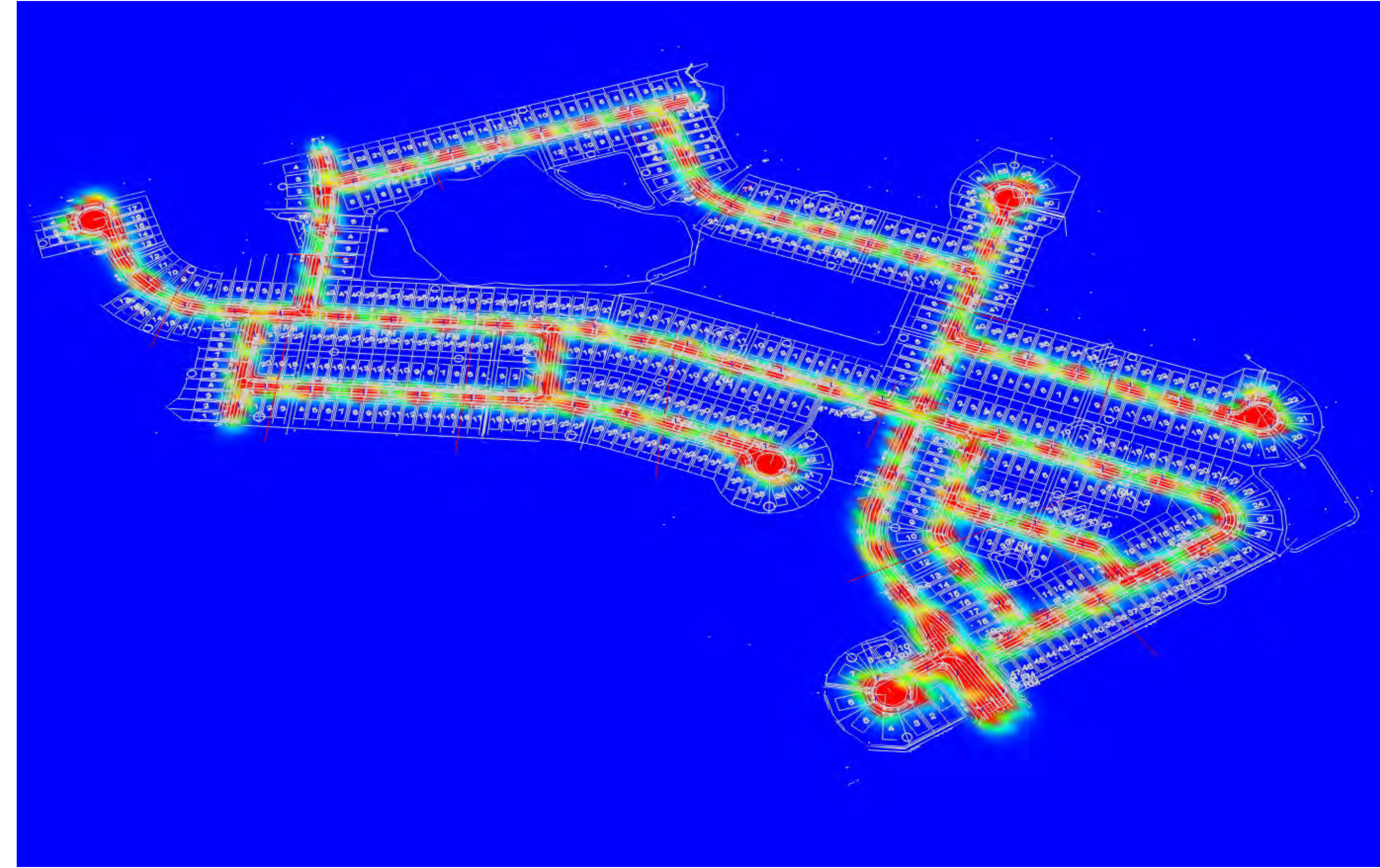
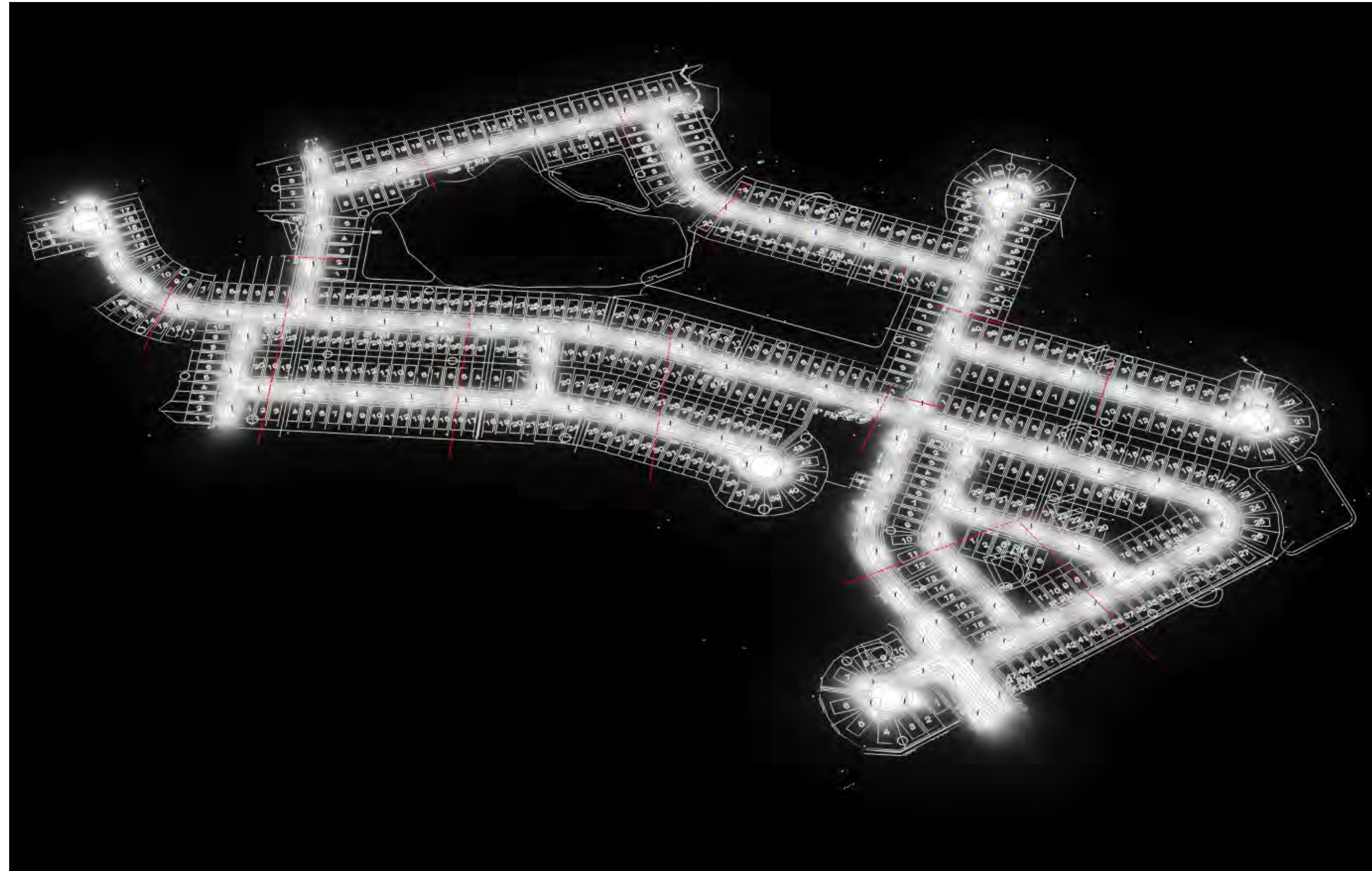


Scale: 1 inch= 25 Ft.



Scale: 1 inch= 23 Ft.

RENDER VIEWS :





Scale: 1 inch= 180 Ft.

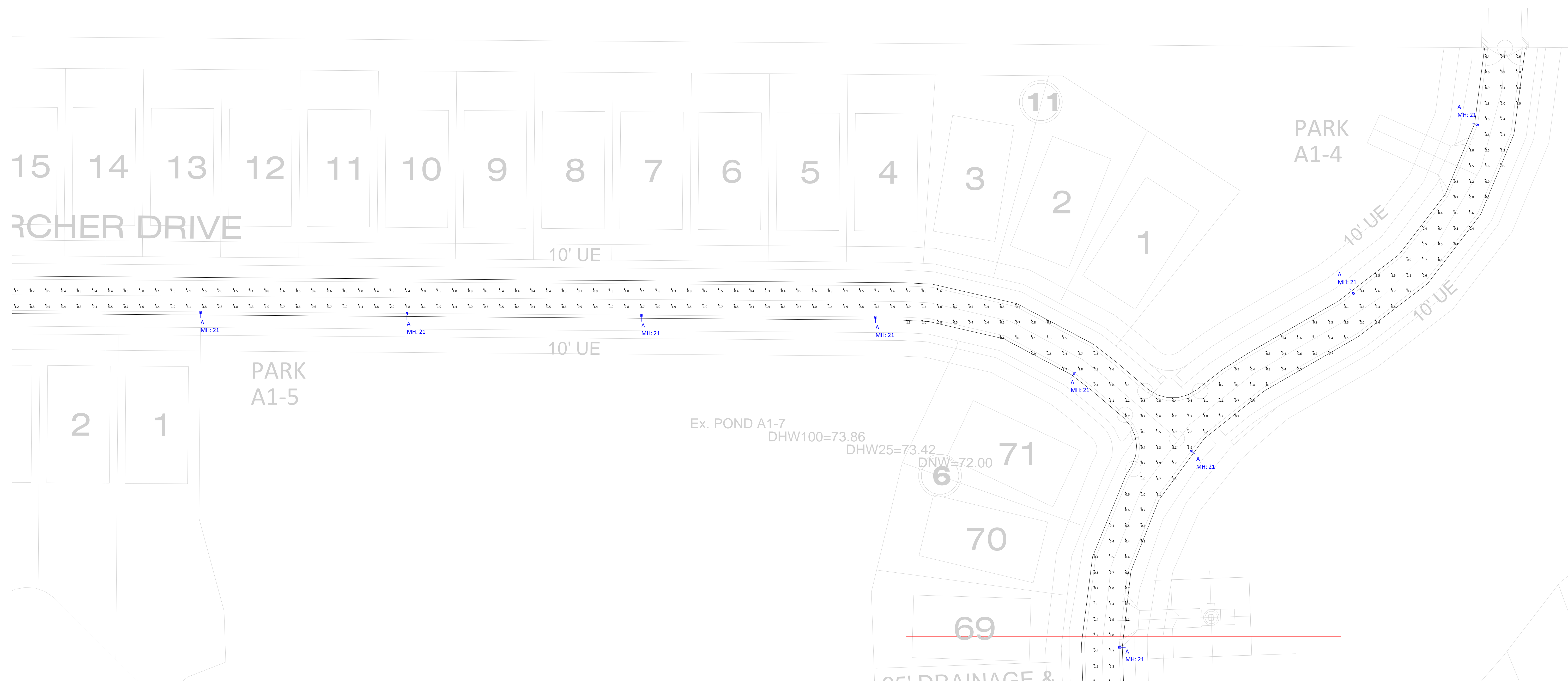
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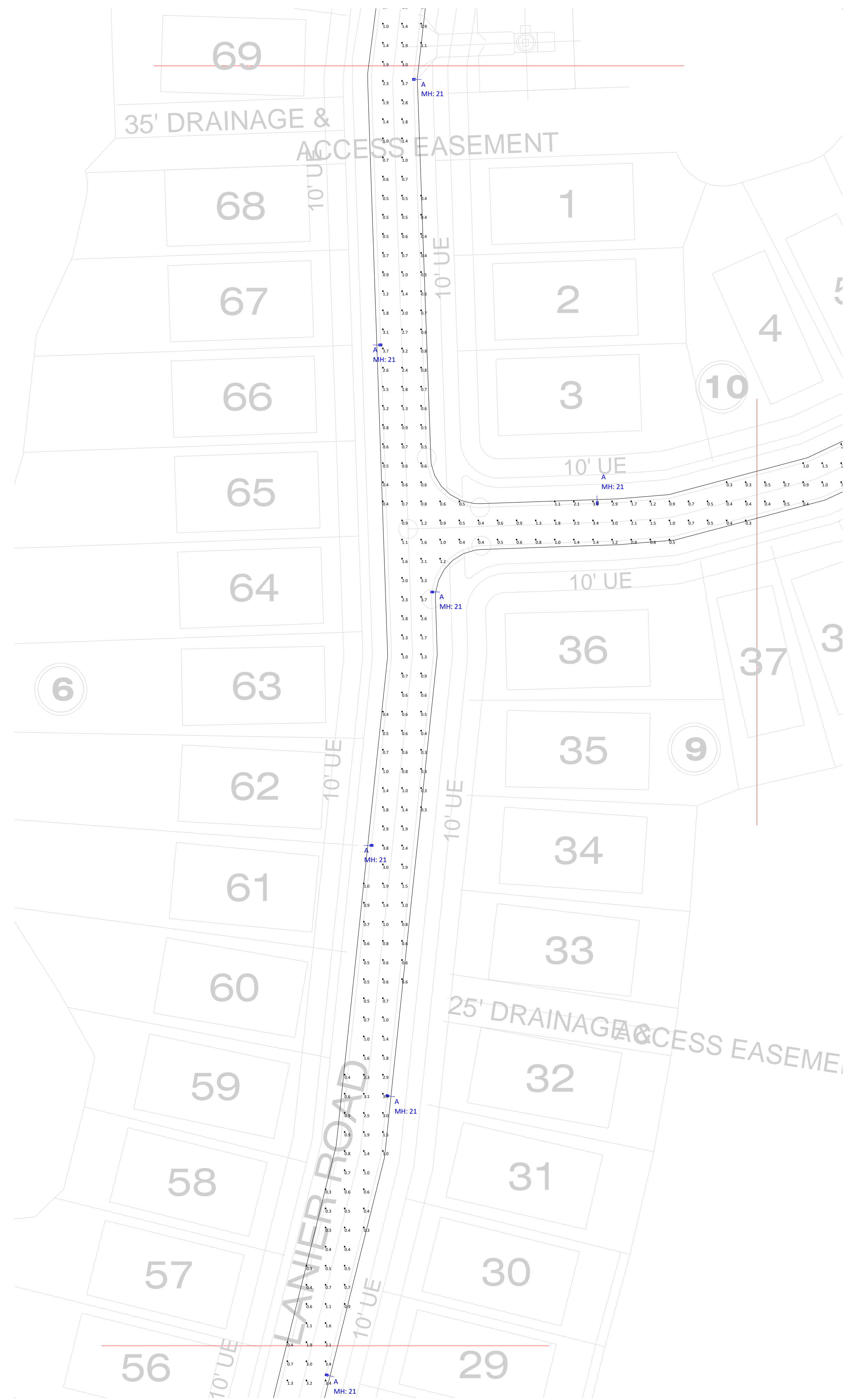
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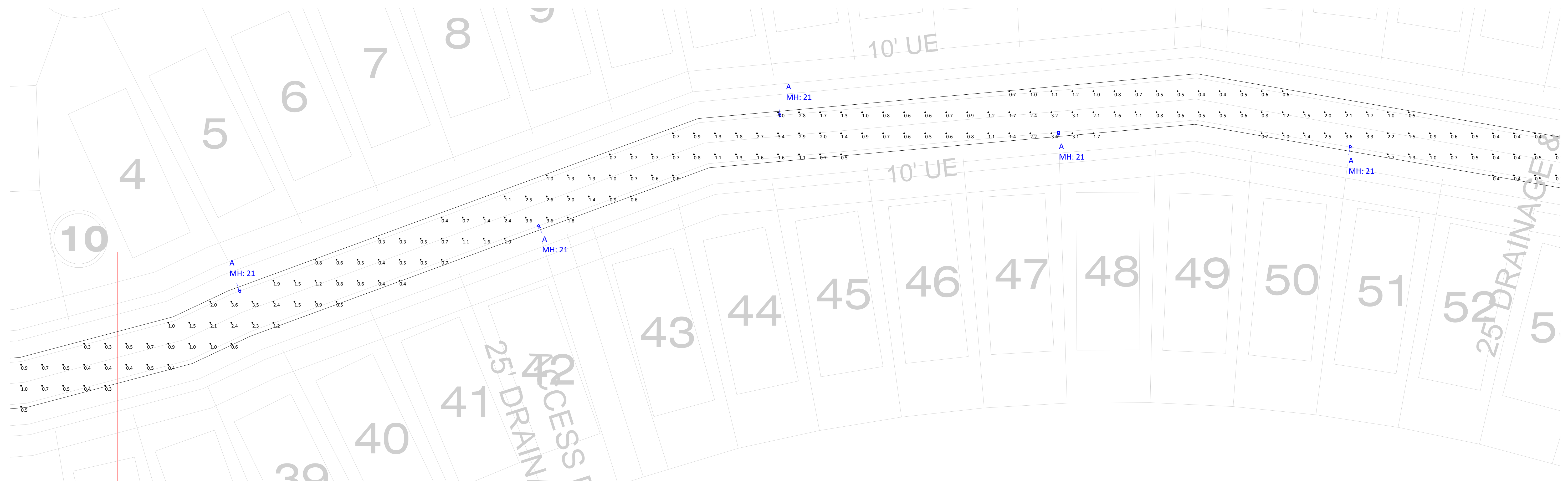
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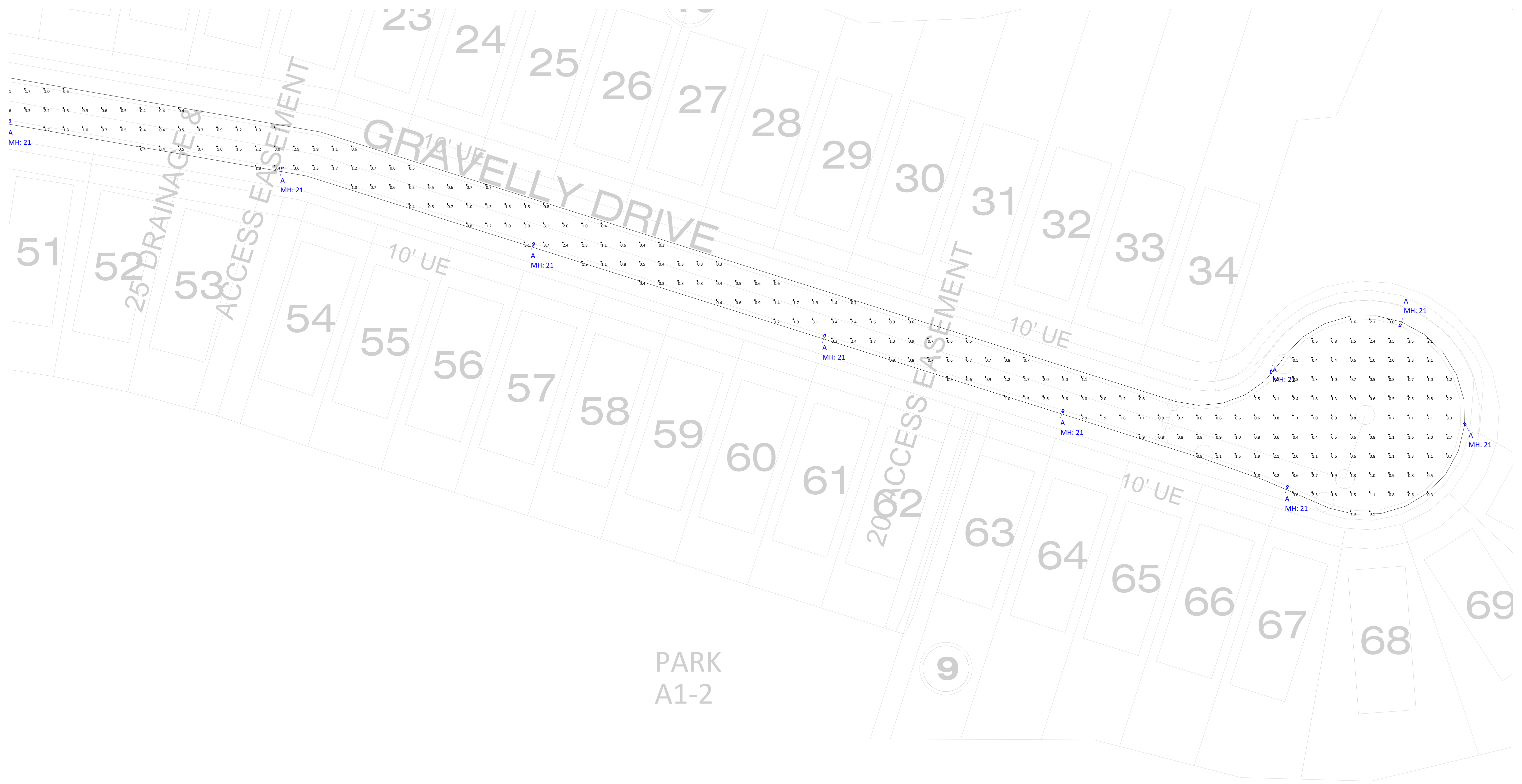
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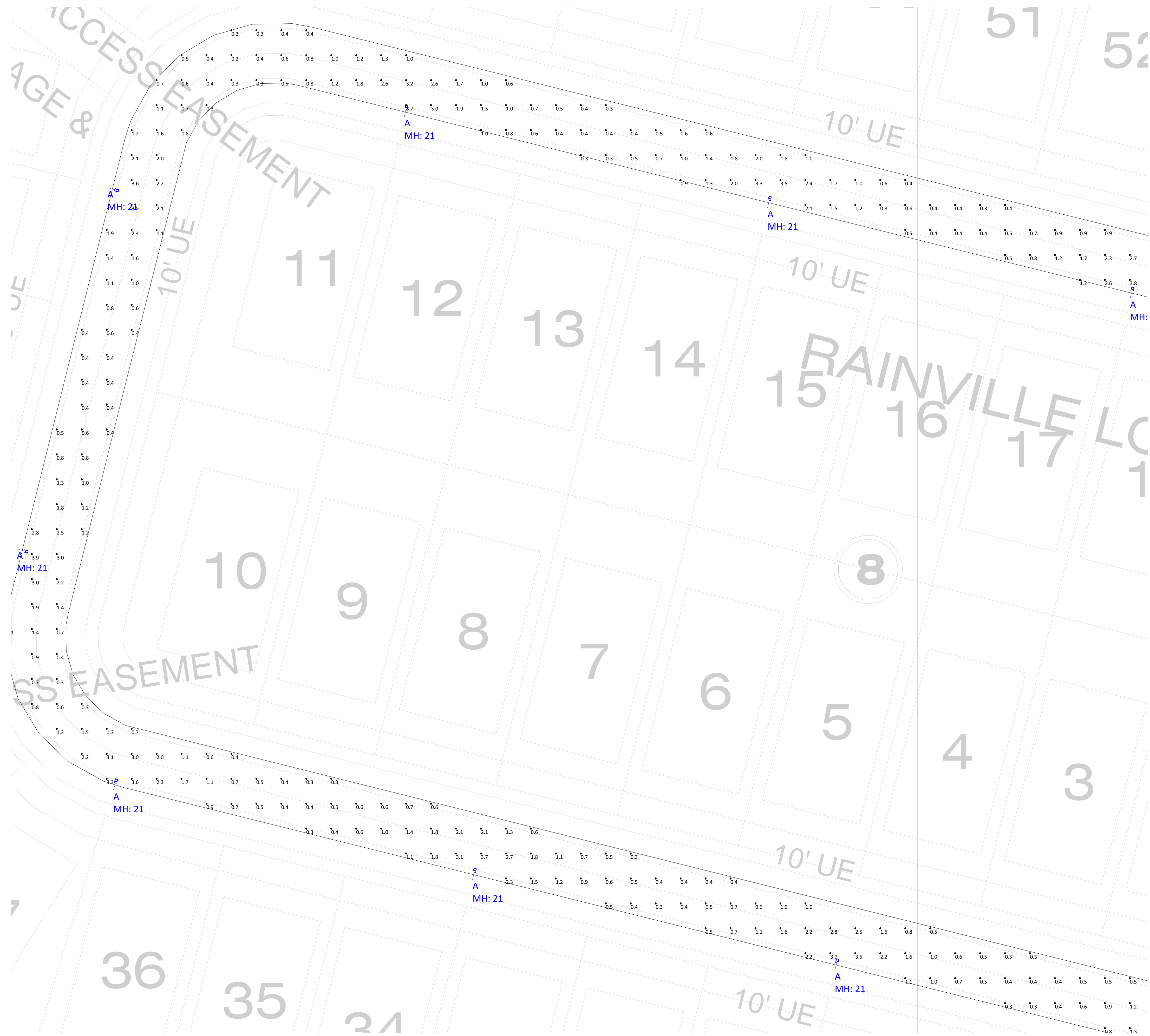
Scale: 1 inch= 35 Ft.



Scale: 1 inch= 24 Ft.



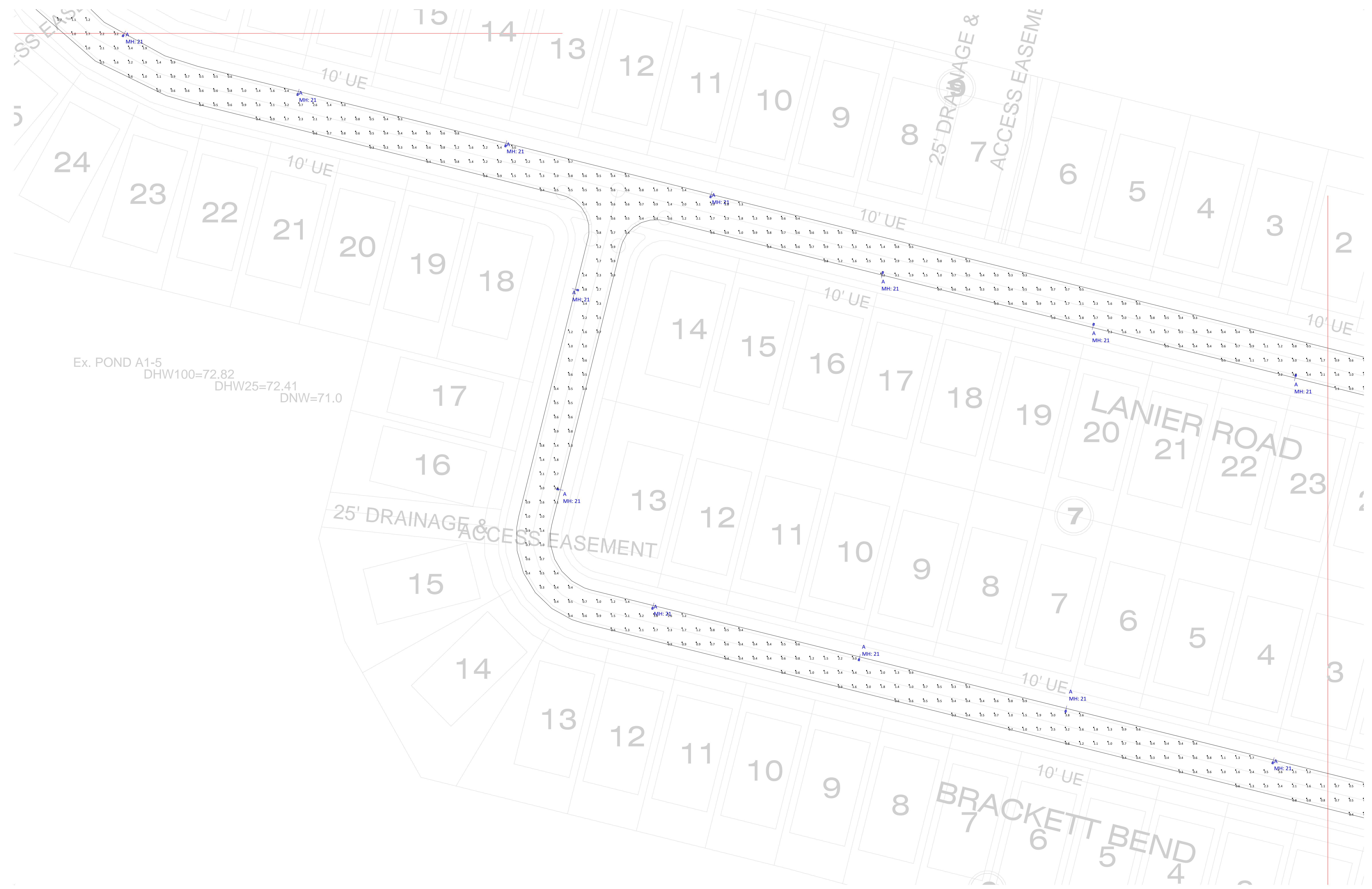
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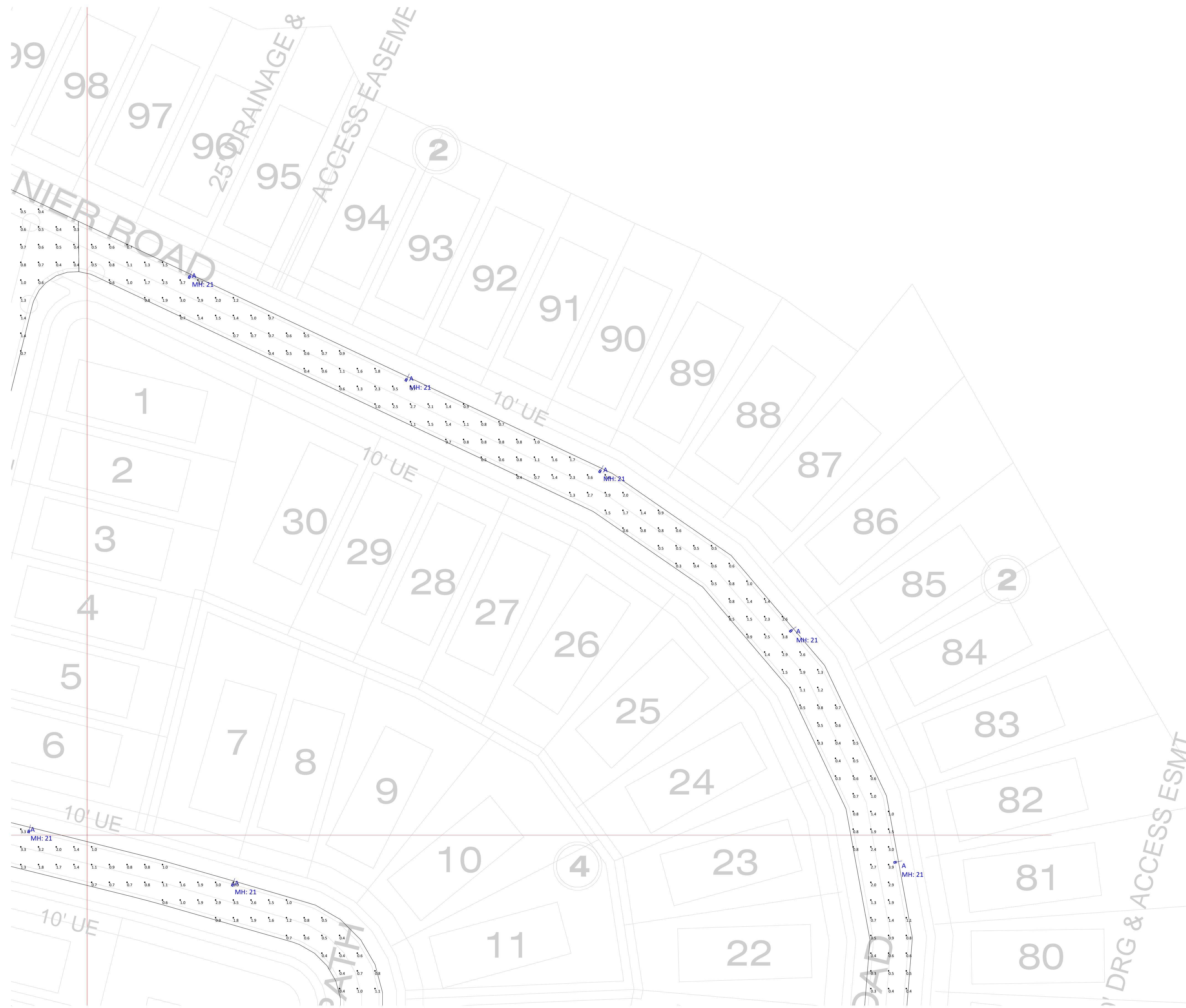
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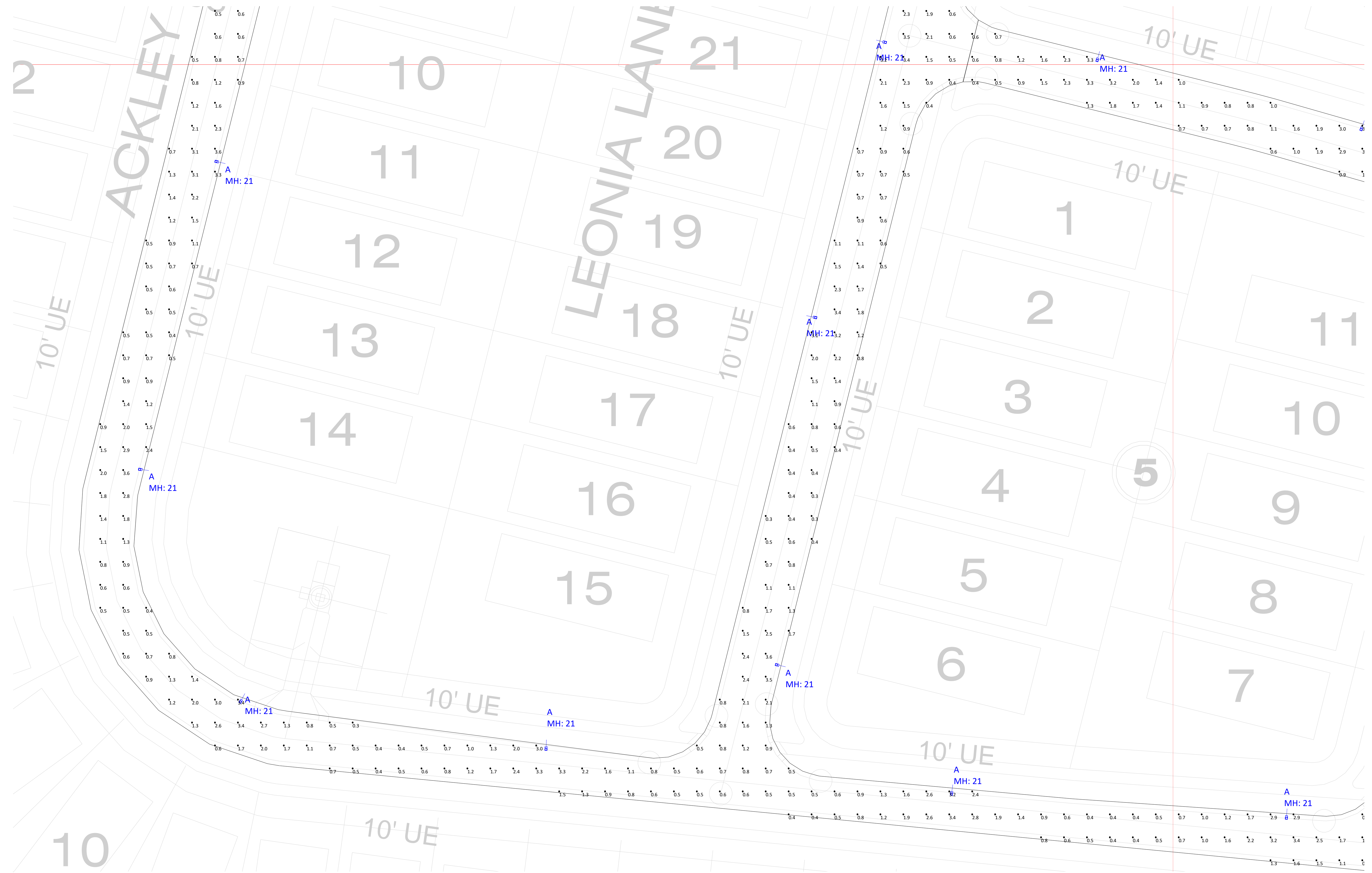
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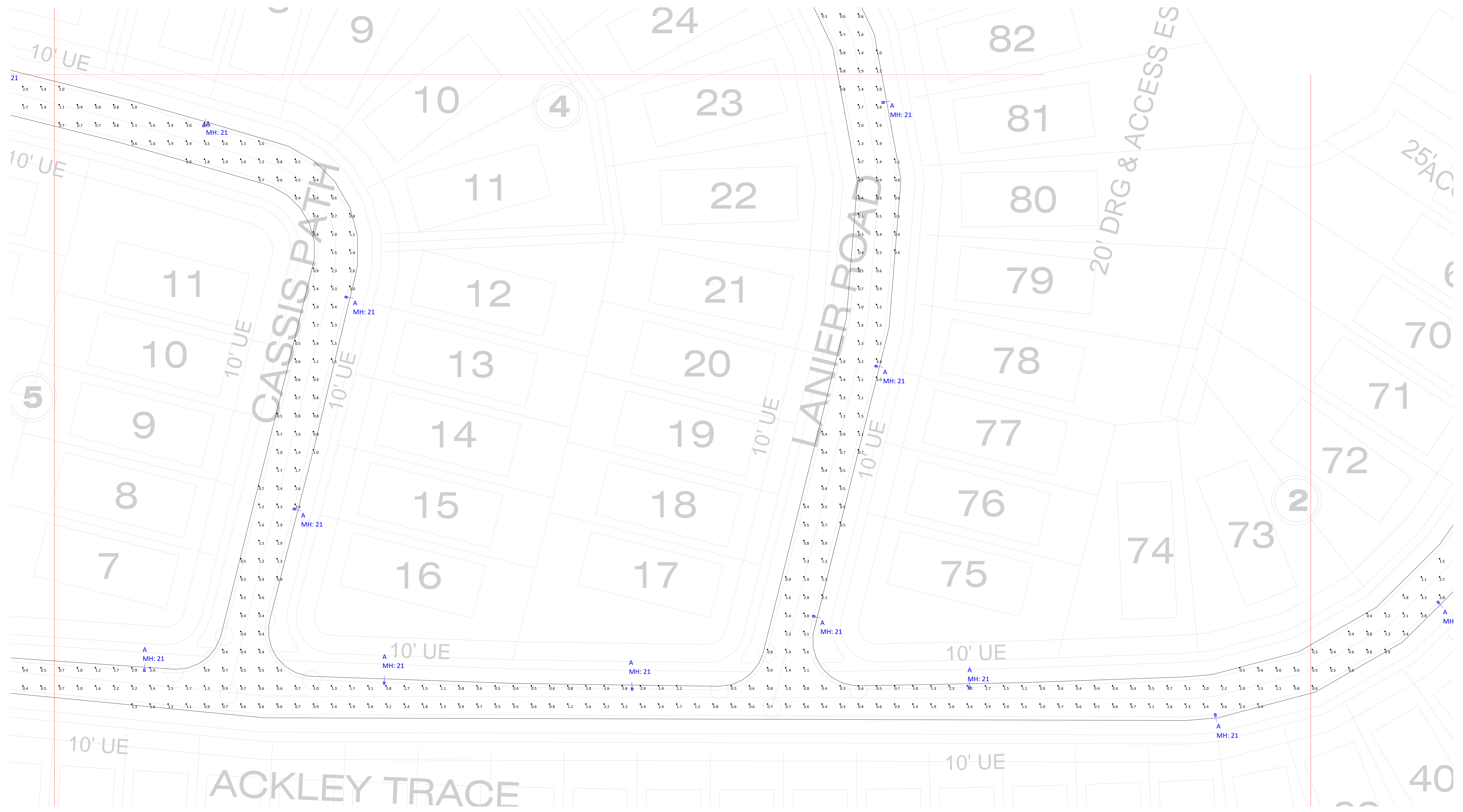
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Drawn By: IED

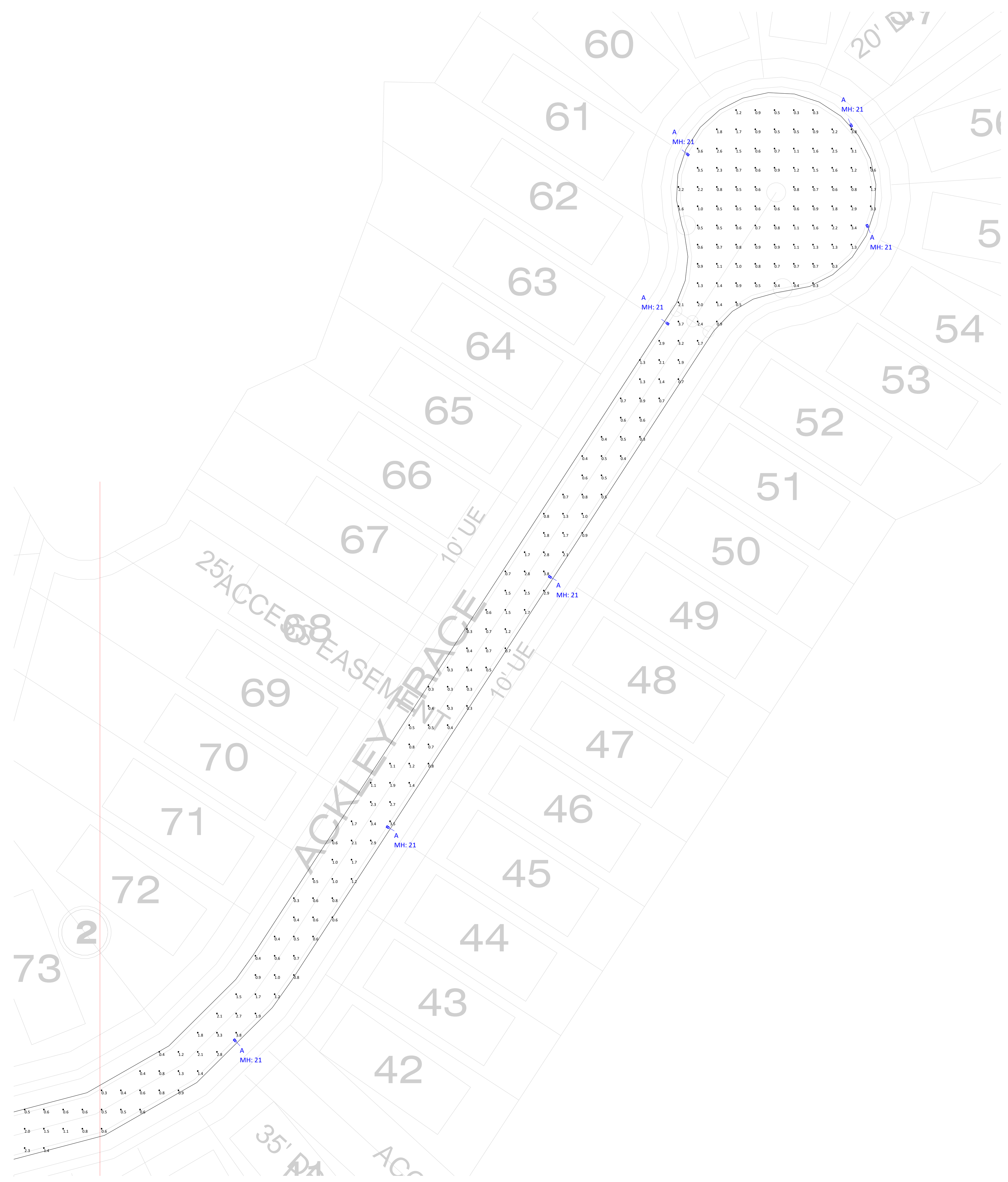
Date: 29-09-2023

Rev: 0

Page 12 of 16

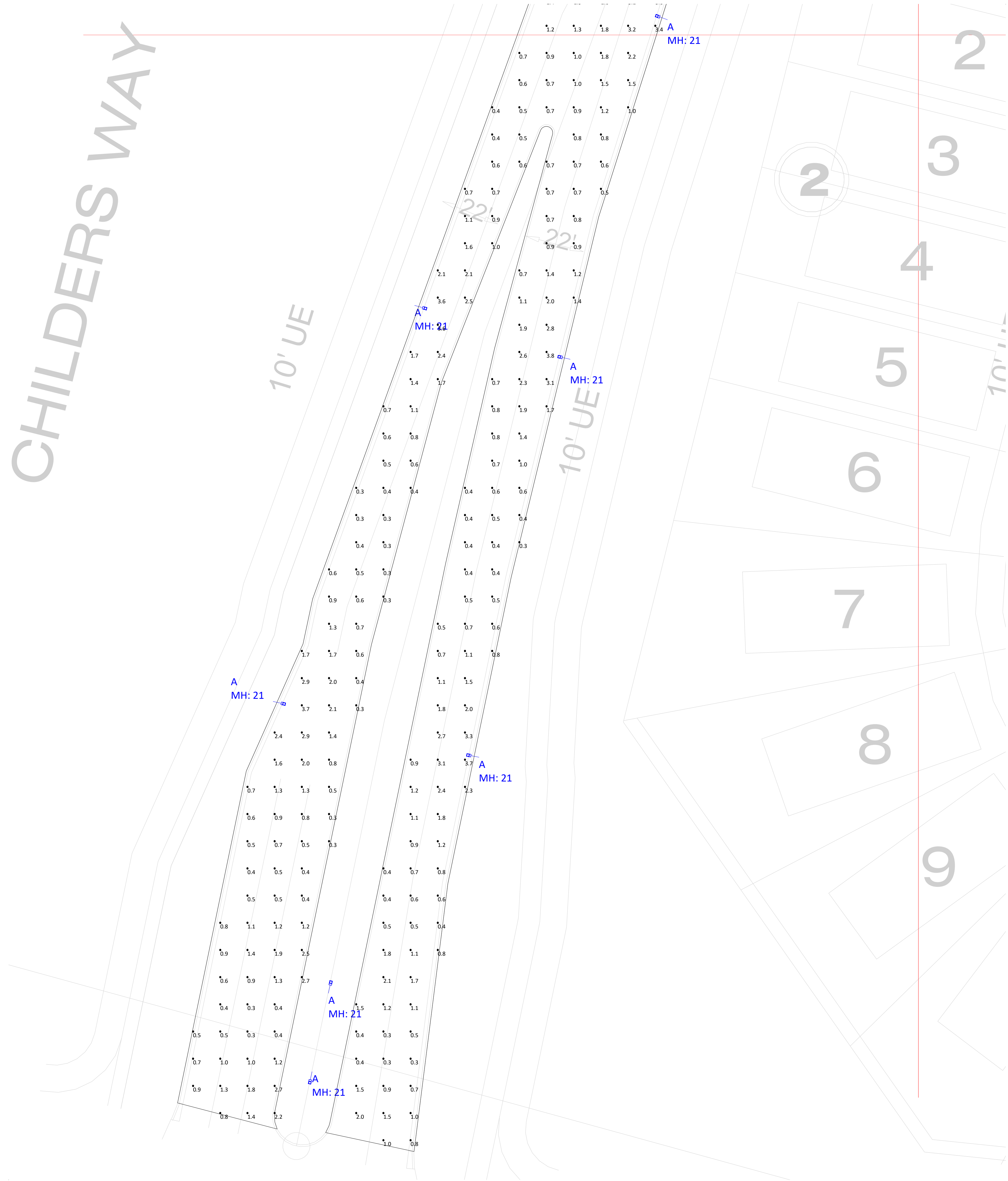


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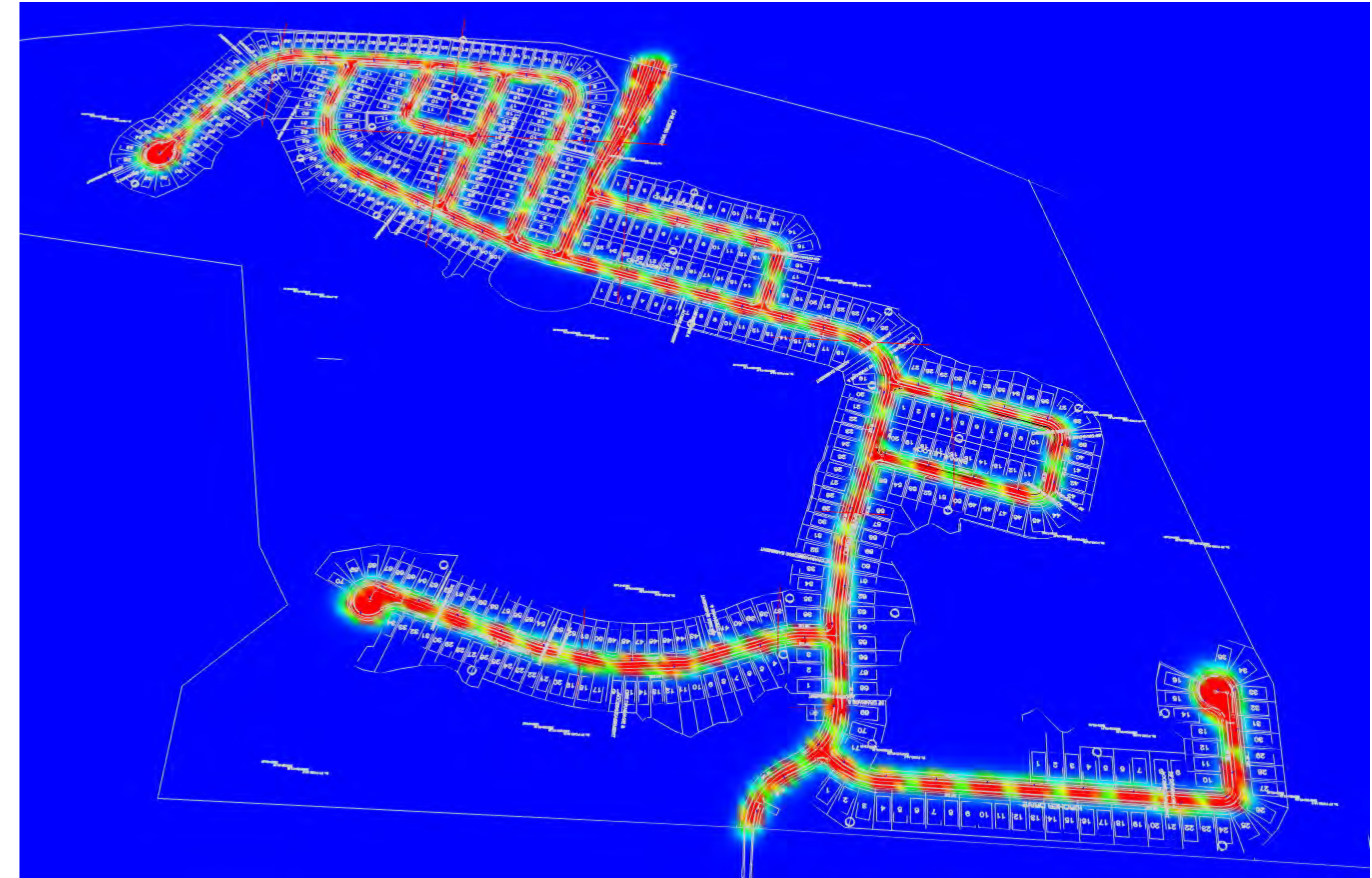
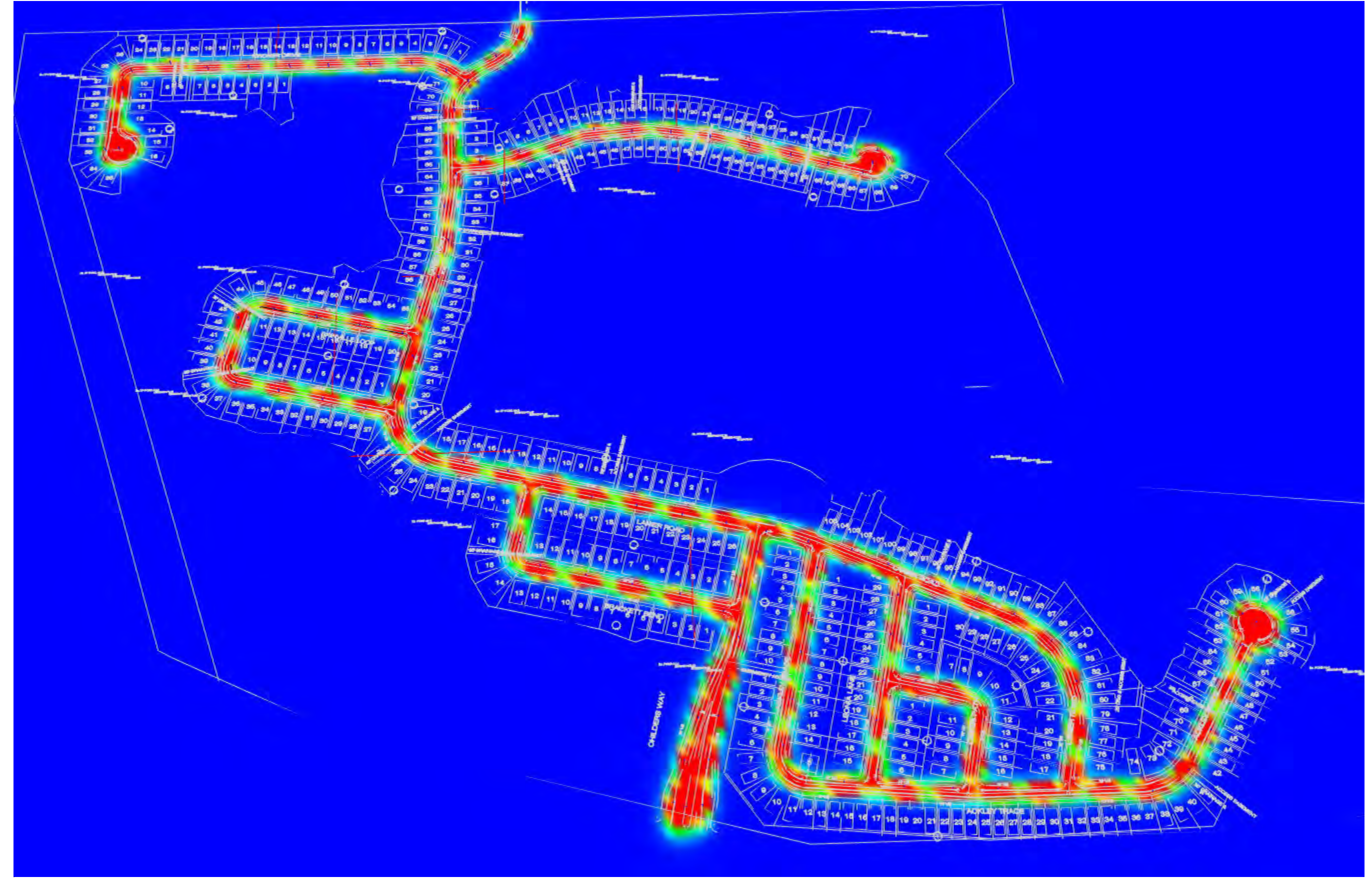
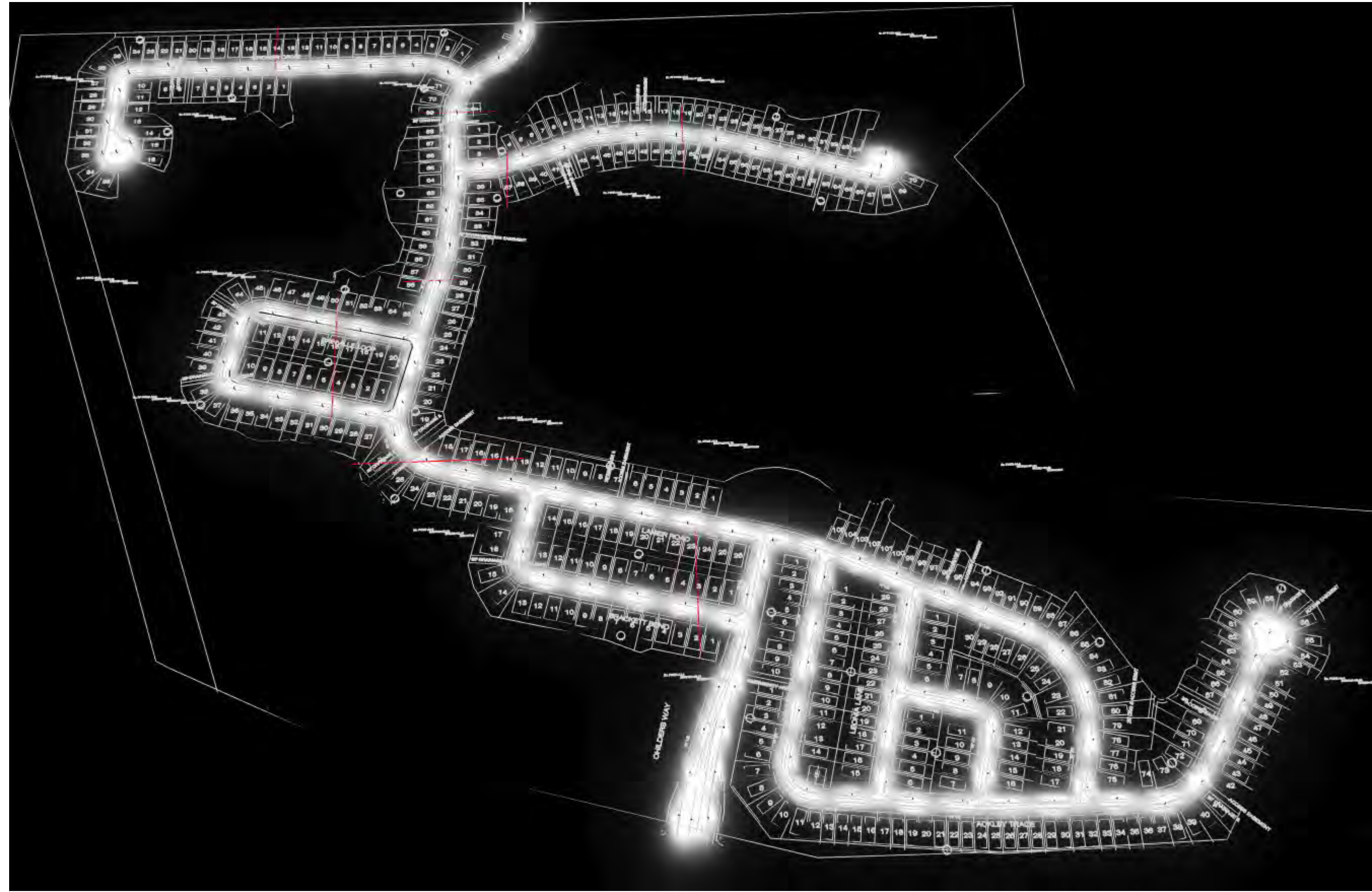
Scale: 1 inch= 28 Ft.

CHILDERS WAY



Scale: 1 inch= 20 Ft.

RENDER VIEWS :





Landscape Maintenance Bid

Attention: Two Rivers North CDD – Northwater
 c/o Inframark
 2005 Pan Am Circle Ste 300
 Tampa, Florida 33607

Submitted By: Down To Earth Landscape & Irrigation

Two Rivers North CDD – Northwater

Landscape Maintenance Summary

Common Areas	Frequency	Notes	Cost	Frequency
Lawncare Maintenance	22 Months	in line with DRH Sales Model	\$,&\$\$	Annually
Irrigation Inspection			Not Included	
Fertilization/Pest Control			Not Included	

Total Monthly Bid	\$ ') '\$\$\$
Total Annual Bid	\$ (,&\$

**Two Rivers North CDD
Cash Flow Analysis
Fiscal Year 23/24**

Cash in Bank as of 10/16/23		\$	9,767.99
Less: A/P		\$	(40,494.68)
Net Cash (FYE22/23)		\$	(30,726.69)
FY23/24 Tax Roll Revenues		\$	193,080.00
Less: Forecasted Expenses:			
Administrative Services			
Administrative Services	\$	4,500.00	
District Manager	\$	25,000.00	
District Engineer	\$	9,500.00	
Trustee Fees	\$	6,500.00	
Recording Secretary	\$	2,400.00	
Organizational Meeting/Initial Set Up	\$	4,000.00	
Construction Accounting	\$	9,000.00	
Dissemination Services	\$	4,200.00	
Financial & Revenue Collections	\$	1,200.00	
Rentals & Leases	\$	600.00	
Office Supplies	\$	100.00	
Technology Services	\$	600.00	
Accounting Services	\$	9,000.00	
Auditing Services	\$	6,000.00	
Postage, Phone, Faxes, Copies	\$	500.00	
Public Officials Insurance	\$	5,000.00	
Legal Advertising	\$	3,500.00	
Bank Fees	\$	200.00	
Dues, Licenses & Fees	\$	175.00	
Miscellaneous Fees	\$	250.00	
Website Development & Maintenance	\$	1,200.00	
ADA Website Compliance	\$	1,800.00	\$ (95,225.00)
Legal Counsel:			
District Counsel	\$	9,500.00	\$ (9,500.00)
Field Maintenance/Operations			
General Liability Insurance	\$	5,000.00	
Aquatic Maintenance Contract	\$	38,000.00	
Debris Cleanup	\$	9,000.00	
Landscape Maintenance-Pond Banks	\$	25,000.00	
Wildlife Control	\$	6,400.00	
Northwater Existing Contract	\$	10,560.00	
Northwater Addendum	\$	22,680.00	
Northwater Additional Proposal	\$	42,000.00	
Northwater Addendum	\$	4,200.00	
Childers Existing Contract	\$	6,600.00	
Childers Additional Proposal	\$	42,000.00	
Childers Washout	\$	4,200.00	
Childers Cleanup	\$	3,249.92	
Northwater Cleanup	\$	3,249.92	\$ (222,139.84)
Projected FYE23/24 Surplus/(Deficit)		\$	(164,511.53)

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

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The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, September 19, 2023, and called to order at 11:28 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, FL 34638.

Present and constituting a quorum were:

Nicolas Dister	Chairperson
Carlos De La Ossa	Vice Chairperson
Kelly Evans	Assistant Secretary
Thomas Spence	Assistant Secretary
Ryan Zook	Assistant Secretary

Also present were:

Brian Lamb	District Secretary
Angie Grunwald	District Manager
John Vericker	District Counsel
Michael Broadus	District Counsel
Tonja Stewart	District Engineer
Lisa Castoria	Inframark

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2023-07, Designating Officers

On MOTION by Mr. Zook seconded by Mr. de la Ossa, with all in favor, Resolution 2023-07, Designating Officers, was adopted. 5-0

B. Ratification of Landscape Agreement

On MOTION by Mr. de la Ossa seconded by Mr. Zook, with all in favor, Landscape Agreement, was ratified. 5-0

C. Ratification of Pond Agreement

Unapproved

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On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Pond Agreement, was ratified. 5-0

D. Consideration of WREC Street Light Deposit Payment Agreement Lennar & DR Horton

This item was tabled.

E. Acceptance of DR Horton Inspection Punch List Completion

This item was tabled.

F. General Matters of the District

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the August 15, 2023, Meeting

B. Consideration of Operation and Maintenance Expenditures July - August 2023

C. Acceptance of the Financials and Approval of the Check Register for August 2023

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Aquatics Report

There being no discussion, the next order of business followed.

SIXTH ORDER OF BUSINESS Board of Supervisors' Request and Comments

The being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the meeting was adjourned. 5-0

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV167543	\$550.00		LAWNCARE - SEPT 2023
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV169140	\$3,249.92	\$3,799.92	POND MOWING - SEPTEMBER 2023
INFRAMARK LLC	101135	\$3,708.33		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101685	\$1.26	\$3,709.59	DISRICT SERVICES SEPTEMBER 2023
SITEX AQUATICS	7788B	\$1,031.00		LAKE MAINT. - 7 WATERWAYS SEPT. 2023
Monthly Contract Subtotal		\$8,540.51		
Variable Contract				
CARLOS DE LA OSSA	CDLO 091923	\$200.00		SUPERVISOR FEE 09/19/23
KELLY ANN EVANS	KE 091923	\$200.00		SUPERVISOR FEE 09/19/23
NICHOLAS J. DISTER	ND 091923	\$200.00		SUPERVISOR FEE 09/19/23
THOMAS R. SPENCE	TS 091923	\$200.00		SUPERVISOR FEE 09/19/23
Variable Contract Subtotal		\$800.00		
Utilities				
Utilities Subtotal		\$0.00		
Regular Services				
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV167542	\$2,770.00		GEN. MAINT. COMMON AREAS - INITIAL START
EGIS INSURANCE ADVISORS	19649	\$5,200.00		POLICY RENEWAL - 10/01/23-10/01/24
GRAU AND ASSOCIATES	24702	\$1,500.00		AUDIT FYE 09/30/22
STANTEC	2128509	\$380.00		GENERAL CONSULTING - PROFESSIONAL SERVICES
Regular Services Subtotal		\$9,850.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$19,190.51		

Approved (with any necessary revisions noted):

TWO RIVERS NORTH CDD Summary of Operations and Maintenance Invoices
--

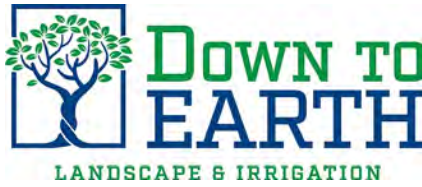
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 291-7618 Ext. 3342



September 2023
 INV167543

Customer

Two Rivers North CDD - Childers
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
angie.grunwald@inframark.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Childers Contract (2023) - Estimate 58903	9/1/2023	10/1/2023	Net 30	

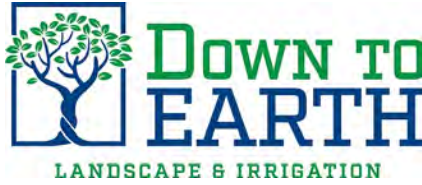
Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	\$550.00	\$550.00

Subtotal	\$550.00
Payments/Credits	\$0.00
Balance Due	\$550.00

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
 See Terms and Conditions at www.dtelandscape.com/terms-and-conditions



Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 291-7618 Ext. 3342



September 2023
 INV169140

Customer

Two Rivers North CDD - Childers
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
angie.grunwald@inframark.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Pond Mowing - Initial Cleanup September 2023 - Estimate 61804	9/26/2023	9/26/2023	Due on receipt	

Item	Qty	Rate	Amount
Scope of Work			
Initial cut for additional ponds on Childers section.			

Tree/Plant Installation			
Pond Mowing - Initial Cleanup - September 2023 - Each	1	\$3,249.92	\$3,249.92
Sub Total			\$3,249.92

Subtotal	\$3,249.92
Payments/Credits	\$0.00
Balance Due	\$3,249.92

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
 See Terms and Conditions at www.dtelandscape.com/terms-and-conditions





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#101135

DATE
9/5/2023

CUSTOMER ID
C2410

NET TERMS
Net 30

PO#

DUE DATE
10/5/2023

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

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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
Subtotal					3,708.33

Subtotal	\$3,708.33
Tax	\$0.00
Total Due	\$3,708.33

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#

#101685

DATE

9/21/2023

CUSTOMER ID

C2410

NET TERMS

Net 30

BILL TO

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

PO#**DUE DATE**

10/21/2023

Services provided for the Month of: **September 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.63		1.26
Subtotal					1.26

Subtotal	\$1.26
Tax	\$0.00
Total Due	\$1.26

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

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Two Rivers North CDD

Bill to

Two Rivers North CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Ship to

Two Rivers North CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Invoice details

Invoice no.: 7788B
Terms: Net 30
Invoice date: 09/01/2023
Due date: 10/01/2023

Product or service	Amount
1. LM-Two Rivers North CDD	\$956.00
Monthly Lake Maintenance 7-waterways	
2. Additional Services	1 unit × \$75.00 \$75.00
Drone Report	
Total	\$1,031.00

TWO RIVERS NORTH CDD
MEETING DATE: 09/19/2023

Cd10 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Ryan Zook	✓	Salary Waived	\$0.00
Thomas Spence	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

TWO RIVERS NORTH CDD

MEETING DATE: 09/19/2023

KE 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Ryan Zook	✓	Salary Waived	\$0.00
Thomas Spence	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

TWO RIVERS NORTH CDD
MEETING DATE: 09/19/2023

ND 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Ryan Zook	✓	Salary Waived	\$0.00
Thomas Spence	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

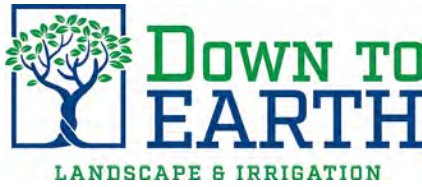
TWO RIVERS NORTH CDD
MEETING DATE: 09/19/2023

TS 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Ryan Zook	✓	Salary Waived	\$0.00
Thomas Spence	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 291-7618 Ext. 3342



September 2023
 INV167542

Customer

Two Rivers North CDD - Northwater
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
angie.grunwald@inframark.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Northwater Contract (2023) - Estimate 58901	9/1/2023	10/1/2023	Net 30	

Item	Qty	Rate	Amount
General Maintenance	1	\$880.00	\$880.00
Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23	1	\$1,890.00	\$1,890.00

Subtotal	\$2,770.00
Payments/Credits	\$0.00
Balance Due	\$2,770.00

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
 See Terms and Conditions at www.dtlandscape.com/terms-and-conditions



INVOICE



Customer	Two Rivers North CDD
Acct #	1279
Date	09/14/2023
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 5,200.00
Payment Amount	
Payment for:	Invoice#19649
100123959	

Thank You

Please detach and return with payment



Customer: Two Rivers North CDD

Invoice	Effective	Transaction	Description	Amount
19649	10/01/2023	Renew policy	Policy #100123959 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2023	5,200.00

Total
\$ 5,200.00

Thank You

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

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	09/14/2023

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24702
Date 08/31/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Invoice Number	2128509
Invoice Date	August 30, 2023
Purchase Order	215616738
Customer Number	175059
Project Number	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

Project	Two Rivers North CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	August 25, 2023
	Current Invoice Total (USD)	380.00		

Top Task	2023	2023 FY General Consulting		
<u>Professional Services</u>				
Category/Employee		Current Hours	Rate	Current Amount
		Nurse, Vanessa M	2.50	152.00
		Subtotal Professional Services	<u>2.50</u>	<u>380.00</u>
Top Task Subtotal	2023 FY General Consulting			380.00
		Total Fees & Disbursements		<u>380.00</u>
		INVOICE TOTAL (USD)		380.00

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.

[E-mail: Abbas.Tlais@Stantec.com](mailto:Abbas.Tlais@Stantec.com)

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 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	
ASSETS						
Cash - Operating Account	\$ 3,136	\$ -	\$ -	\$ -	\$ -	\$ 3,136
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	3,056,091	-	-	3,056,091
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	14,811	-	-	-	14,811
Fixed Assets						
Construction Work In Process	-	-	-	10,436,499	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500
TOTAL ASSETS	\$ 3,136	\$ 623,750	\$ 3,056,129	\$ 10,436,499	\$ 18,414,500	\$ 32,534,014
LIABILITIES						
Accounts Payable	\$ 44,583	\$ -	\$ -	\$ -	\$ -	\$ 44,583
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	-	38	-	-	-	38
TOTAL LIABILITIES	44,583	38	-	-	18,414,500	18,459,121

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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	
FUND BALANCES						
Restricted for:						
Debt Service	-	623,712	-	-	-	623,712
Capital Projects	-	-	3,056,129	-	-	3,056,129
Unassigned:	(41,447)	-	-	10,436,499	-	10,395,052
TOTAL FUND BALANCES	(41,447)	623,712	3,056,129	10,436,499	-	14,074,893
TOTAL LIABILITIES & FUND BALANCES	\$ 3,136	\$ 623,750	\$ 3,056,129	\$ 10,436,499	\$ 18,414,500	\$ 32,534,014

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 282,395	\$ -	\$ (282,395)	0.00%
Special Assmnts- CDD Collected	193,272	-	(193,272)	0.00%
Developer Contribution	-	110,290	110,290	0.00%
TOTAL REVENUES	475,667	110,290	(365,377)	23.19%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	6,700	(6,700)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	600	(100)	120.00%
ProfServ-Recording Secretary	2,000	2,400	(400)	120.00%
ProfServ-Tax Collector	2,625	2,049	576	78.06%
ProfServ-Trustee Fees	-	4,041	(4,041)	0.00%
District Counsel	9,500	18,415	(8,915)	193.84%
District Engineer	9,500	2,147	7,353	22.60%
Administrative Services	3,750	4,500	(750)	120.00%
District Manager	20,834	25,000	(4,166)	120.00%
Accounting Services	19,000	9,000	10,000	47.37%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	2,900	1,500	1,400	51.72%
Postage, Phone, Faxes, Copies	500	67	433	13.40%
Rentals & Leases	500	600	(100)	120.00%
Public Officials Insurance	2,500	4,590	(2,090)	183.60%
Legal Advertising	3,598	627	2,971	17.43%
Bank Fees	25	260	(235)	1040.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	1,200	800	60.00%
Miscellaneous Expenses	250	481	(231)	192.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	338	(163)	193.14%
Total Administration	94,457	84,515	9,942	89.47%
<u>Electric Utility Services</u>				
Utility - Electric	12,000	-	12,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
Total Electric Utility Services	87,000	-	87,000	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,500	-	4,500	0.00%
Total Water-Sewer Comb Services	4,500	-	4,500	0.00%
<u>Stormwater Control</u>				
Aquatic Maintenance	17,500	2,062	15,438	11.78%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,000	2,062	15,938	11.46%
<u>Other Physical Environment</u>				
Contracts - Landscape	14,000	10,605	3,395	75.75%
Insurance - General Liability	3,200	5,610	(2,410)	175.31%
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%
Total Other Physical Environment	216,060	16,215	199,845	7.50%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>Parks and Recreation</u>				
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%
Total Parks and Recreation	48,850	-	48,850	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	475,667	102,792	372,875	21.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,498	7,498	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(48,945)		
FUND BALANCE, ENDING		\$ (41,447)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,583	\$ 24,583	0.00%
Special Assmnts- CDD Collected	-	1,160,221	1,160,221	0.00%
TOTAL REVENUES	-	1,184,804	1,184,804	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	275,000	-	100.00%
Interest Expense	941,034	902,656	38,378	95.92%
Total Debt Service	1,216,034	1,177,656	38,378	96.84%
TOTAL EXPENDITURES	1,216,034	1,177,656	38,378	96.84%
Excess (deficiency) of revenues Over (under) expenditures	(1,216,034)	7,148	1,223,182	-0.59%
<u>OTHER FINANCING SOURCES (USES)</u>				
Debt Proceeds	1,216,034	-	(1,216,034)	0.00%
TOTAL FINANCING SOURCES (USES)	1,216,034	-	(1,216,034)	0.00%
Net change in fund balance	\$ -	\$ 7,148	\$ 7,148	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		616,564		
FUND BALANCE, ENDING		\$ 623,712		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 138,917	\$ 138,917	0.00%
TOTAL REVENUES	-	138,917	138,917	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,780,380	(1,780,380)	0.00%
Total Construction In Progress	-	1,780,380	(1,780,380)	0.00%
TOTAL EXPENDITURES	-	1,780,380	(1,780,380)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,641,463)	(1,641,463)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,697,592		
FUND BALANCE, ENDING		<u>\$ 3,056,129</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		10,436,499		
FUND BALANCE, ENDING		<u>\$ 10,436,499</u>		

TWO RIVERS NORTH CDD

Bank Reconciliation

Bank Account No. 5652 TRUIST- GF Operating
 Statement No. 09-23
 Statement Date 9/30/2023

G/L Balance (LCY)	3,136.42	Statement Balance	10,057.42
G/L Balance	3,136.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	10,057.42
Subtotal	3,136.42	Outstanding Checks	6,921.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	3,136.42	Ending Balance	3,136.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/8/2023	Payment	1048	CARLOS DE LA OSSA	800.00	800.00	0.00
9/8/2023	Payment	1049	DOWN TO EARTH LANDSCAPE &	4,035.00	4,035.00	0.00
9/8/2023	Payment	1050	INFRAMARK LLC	11,272.81	11,272.81	0.00
9/8/2023	Payment	1051	KELLY ANN EVANS	800.00	800.00	0.00
9/8/2023	Payment	1052	NICHOLAS J. DISTER	200.00	200.00	0.00
9/8/2023	Payment	1053	SITEX AQUATICS	1,031.00	1,031.00	0.00
9/8/2023	Payment	1054	STRALEY ROBIN VERICKER	10,215.25	10,215.25	0.00
9/8/2023	Payment	1055	THOMAS R. SPENCE	800.00	800.00	0.00
9/8/2023	Payment	1056	US BANK	4,040.63	4,040.63	0.00
9/30/2023		JE000168	Servie Charge	21.10	21.10	0.00
Total Checks				33,215.79	33,215.79	0.00
Deposits						
8/29/2023		JE000142	CK#2084649##### - Dev Fund	G/L 16,429.89	16,429.89	0.00
9/7/2023		JE000165	CK#1454655##### - Dev Fund	G/L 16,761.80	16,761.80	0.00
9/25/2023		JE000166	CK#1764807##### - Dev Fund DR Horton	G/L 9,315.73	9,315.73	0.00
9/30/2023		JE000169	Service Charge Refund	G/L 21.10	21.10	0.00
Total Deposits				42,528.52	42,528.52	0.00
Outstanding Checks						
9/28/2023	Payment	1057	GRAU AND ASSOCIATES	1,500.00	0.00	1,500.00
9/28/2023	Payment	1058	SITEX AQUATICS	1,031.00	0.00	1,031.00
9/28/2023	Payment	1059	STANTEC	380.00	0.00	380.00
9/28/2023	Payment	1060	STRALEY ROBIN VERICKER	4,010.00	0.00	4,010.00
Total Outstanding Checks.....				6,921.00		6,921.00



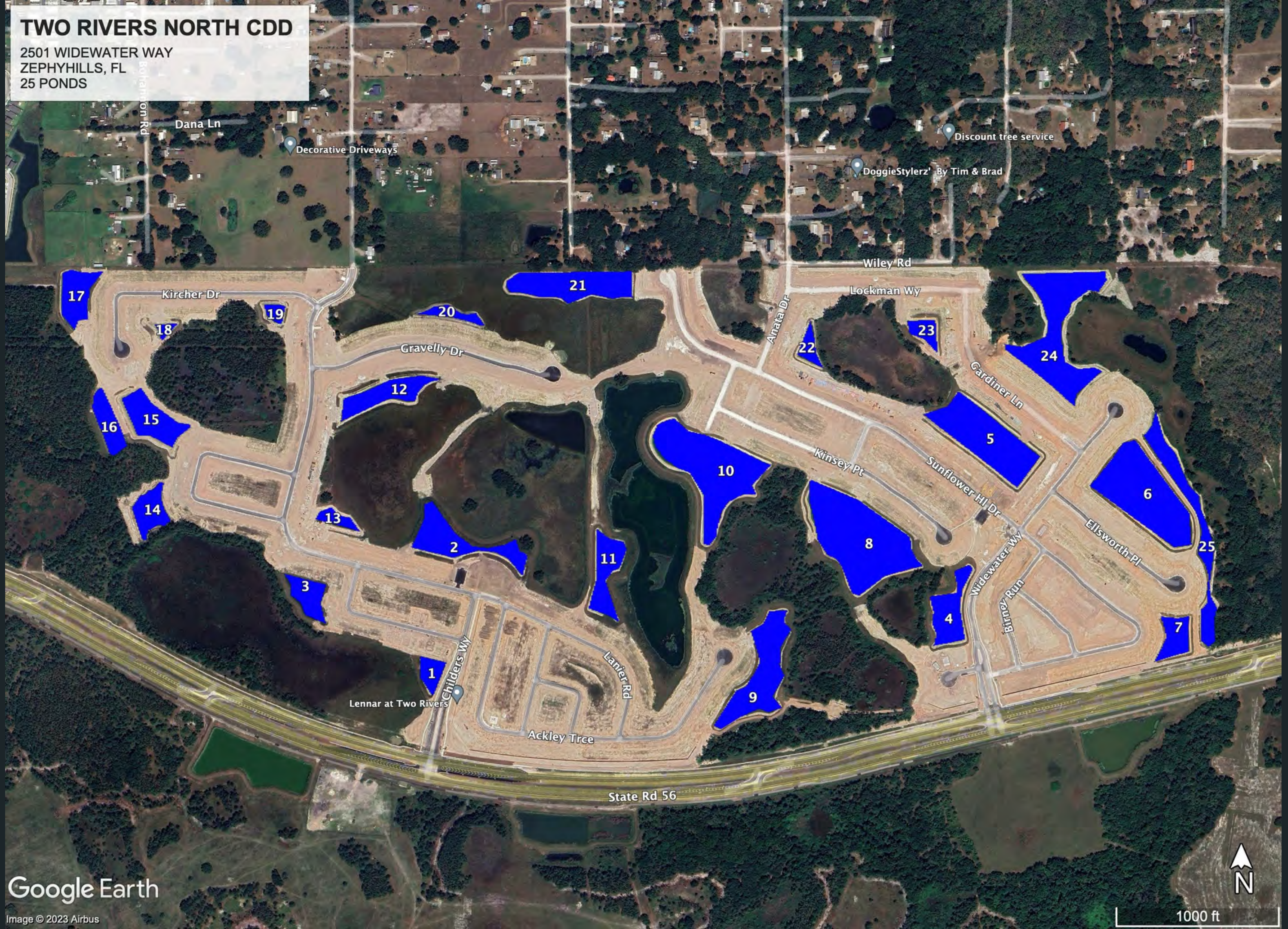
MONTHLY REPORT

OCTOBER, 2023



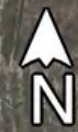
TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYRHILLS, FL
25 PONDS



Google Earth

Image © 2023 Airbus



1000 ft

Prepared for: Carlos de la Ossa
Prepared By: Devon Craig

SUMMARY:

All ponds have been serviced this month. Hopefully we are moving into some cooler weather and as a result the lack of consistent rainfall won't be such a factor in the ponds. When water temperature reduces so does the ability for rapid growth. Until we notice a significant decrease, preventative service as well as aggressive applications to maintain aesthetics and function will continue.



Pond #1 Treated For Algae And Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.



Pond #25 Treated for Algae and Shoreline Vegetation.