

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**FEBRUARY 20, 2024**

**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  
Thomas Spence, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Ryan Zook, Assistant Secretary

## District Staff

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

## Regular Meeting Agenda

Tuesday, February 20, 2024, at 11:00 a.m.

The Regular Meeting of Two Rivers North Community Development District will be held on **February 20, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** For those who intend to call in below is the 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. **BUSINESS ITEMS**
  - A. Update on Streetlights
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the January 16, 2024; Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures December 2023
  - C. Acceptance of the Financials and Approval of the Check Register for December 2023
5. **BUILDER REQUESTS AND COMMENTS**
  - A. Lennar
  - B. DR Horton
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Community Inspection Reports
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

\*The next regularly scheduled meeting is March 19th, 2024 at 11:00 a.m.

District Office  
Inframark  
2005 Pan Am Circle  
Florida 33607

Meeting Location:  
SpringHill Suites  
16615 Crosspointe RunTampa,  
Land O' Lakes, FL 34638

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

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, January 16, 2024, and called to order at 11:02 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

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

Also present were:

Angie Grunwald	District Manager
John Vericker	District Counsel
Michael Broadus	District Counsel

*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. Update on WREC Streetlight Agreement**

The *Withlacoochee River Electric Cooperative Agreement* was discussed.

**B. Acceptance of Financial Report FY Ending September 30, 2022**

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, the Financial Report for the Fiscal Year Ending September 30, 2022 was accepted. 5-0
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**C. Discussion of Website Requirements**

Ms. Grunwald discussed the statutory requirements for CDD websites.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the October 17, 2023, Regular Meeting**

- B. Approval of Minutes of the November 14, 2023, Special Meeting**
- C. Approval of Minutes of the November 30, 2023, Special Meeting**
- D. Consideration of Operation and Maintenance Expenditures October - November 2023**
- E. Acceptance of the Financials and Approval of the Check Register for November 2023**

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

**FIFTH ORDER OF BUSINESS**

**Builder Requests and Comments.**

- A. Lennar**
- B. DR Horton**

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

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

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

There being no reports, the next item followed.

**i. Community Inspection Reports**

The Community Inspection Reports was presented, a copy of which is included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, the meeting was adjourned. 3-0

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Angie Grunwald  
District Manager

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Chairperson/Vice Chairperson

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV175629	\$6,620.00		LANDSCAPE MAINT. - DECEMBER 2023
INFRAMARK LLC	105812	\$132.43		DISRICT SERVICES NOVEMBER 2023
INFRAMARK LLC	107149	\$4,127.01	\$4,259.44	DISRICT INVOICE DECEMBER 2023
SITEX AQUATICS	7809-B	\$3,010.00		LAWN MAINT. - DECEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$13,889.44</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 113023	\$200.00		SUPERVISOR FEE - 11/30/23
KELLY ANN EVANS	KE 113023	\$200.00		SUPERVISOR FEE - 11/30/23
NICHOLAS J. DISTER	ND 113023	\$200.00		SUPERVISOR FEE - 11/14/23
STRALEY ROBIN VERICKER	23951	\$5,415.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 11/15/23
STRALEY ROBIN VERICKER	24021	\$3,125.00	\$8,540.00	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
THOMAS R. SPENCE	TS 113023	\$200.00		SUPERVISOR FEE - 11/30/23
<b>Variable Contract Subtotal</b>		<b>\$9,340.00</b>		
<b>Utilities</b>				
PASCO COUNTY UTILITIES SERVICE	19562275	\$12.48		RECLAIM
<b>Utilities Subtotal</b>		<b>\$12.48</b>		
<b>Regular Services</b>				
STANTEC	2177267	\$2,894.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
TWO RIVERS NORTH CDD	11282023-1	\$2,402.05		SERIES 2022 FY24 TAX DIST ID 11/16-11/21
TWO RIVERS NORTH CDD	12072023-01	\$590,902.67		SERIES 2022 FY24 TAX DIST ID 11/28-12/01
TWO RIVERS NORTH CDD	12152023-01	\$608,618.06	\$1,201,922.78	SERIES 2022 FY24 TAX DIST ID 12/02-12/08
<b>Regular Services Subtotal</b>		<b>\$1,204,816.78</b>		
<b>Additional Services</b>				
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV175630	\$4,050.00		ADDITIONAL LANDSCAPE SERVICES
<b>Additional Services Subtotal</b>		<b>\$4,050.00</b>		
<b>TOTAL</b>		<b>\$1,232,108.70</b>		

Approved (with any necessary revisions noted):

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

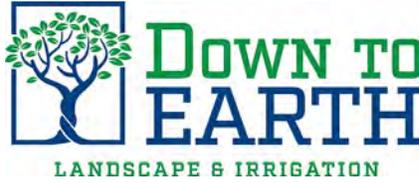
<b>TWO RIVERS NORTH CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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**Title (Check one):**

Chariman    Vice Chariman    Assistant Secretary

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



December 2023  
 INV175629

**Customer**

Two Rivers North CDD - Northwater  
 Inframark  
 2005 Pan Am Circle Suite 300  
 Tampa FL 33607  
[angie.grunwald@inframark.com](mailto:angie.grunwald@inframark.com)  
 +18138737300 ext. 116

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Northwater Contract (2023) - Estimate 58901	12/1/2023	12/31/2023	Net 30	

Item	Qty	Rate	Amount
<b>General Maintenance</b>	1	\$880.00	\$880.00
<b>Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23</b>	1	\$1,890.00	\$1,890.00
<b>Additional Mowing Behind DRH Sales Model - Start 10/1/23</b>	1	\$350.00	\$350.00
<b>20 Additional Pond Mows - Start 10/1/23</b>	1	\$3,500.00	\$3,500.00

<b>Subtotal</b>	\$6,620.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$6,620.00</b>

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](http://www.dtelandscape.com/terms-and-conditions)





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#105812

**DATE**

11/30/2023

**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**

12/30/2023

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

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.63		1.89
Eric Davidson 9-21-2023 SPRINGHILL SUITES LAND : client meeting space \$130.54	1	Ea	130.54		130.54
<b>Subtotal</b>					<b>132.43</b>

<b>Subtotal</b>	\$132.43
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$132.43

**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#**

#107149

**DATE**

12/21/2023

**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**

1/20/2024

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	5	Ea	0.15		0.75
Postage	2	Ea	0.63		1.26
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Administration	1	Ea	375.00		375.00
Dissemination Services	1	Ea	416.67		416.67
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
<b>Subtotal</b>					<b>4,127.01</b>

<b>Subtotal</b>	\$4,127.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,127.01

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.

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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.

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219 US  
+1 8135642322  
office@sitexaquatics.com

# Invoice

**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7809-B	12/01/2023	\$3,010.00	12/31/2023	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>LM-Two Rivers North CDD</b>	Monthly Lake Maintenance 25 -Waterways-Twice a month	1	2,935.00	2,935.00
<b>Additional Services</b>	Drone Report	1	75.00	75.00

SUBTOTAL	3,010.00
TAX	0.00
TOTAL	3,010.00
BALANCE DUE	<b>\$3,010.00</b>

**TWO RIVERS NORTH CDD**

MEETING DATE: November 30, 2023

Cd10 113023

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: November 30, 2023

KE 113023

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: November 30, 2023**

NP 113023

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

# 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

December 20, 2023  
Client: 001561  
Matter: 000001  
Invoice #: 23951

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/16/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.6	\$225.00
10/16/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE FILE CORRESPONDENCE.	0.4	\$130.00
10/17/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$600.00
10/17/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	1.4	\$455.00
10/18/2023	JMV	REVIEW COMMUNICATION FROM C. DE LA OSSA RE: CDD COMPLETION CERTIFICATES.	0.3	\$112.50
10/19/2023	JMV	REVIEW COMMUNICATION FROM L. RYAN; REVIEW DRAFT PROPOSAL; TELEPHONE CALL FROM T. STEWART; DRAFT EMAIL TO A. GRUNWALD.	1.1	\$412.50
10/19/2023	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
10/22/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY DISCLOSURE REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50
10/23/2023	JMV	PREPARE MEMO FROM B. RADCLIFF RE: STATUTORY REQUIREMENTS FOR CDD WEBSITES; TELEPHONE CALL WITH B. RADCLIFF.	0.4	\$150.00
10/24/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
10/26/2023	LB	PREPARE BUDGET FUNDING AGREEMENT FOR LENNAR HOMES; PREPARE BUDGET FUNDING AGREEMENT FOR D.R. HORTON; PREPARE DRAFT RESOLUTION AMENDING FY 2023-2024 BUDGET.	2.1	\$367.50
10/31/2023	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING; REVIEW COMMUNICATION FROM A. GRUNWALD; PREPARE FUNDING AGREEMENTS; DRAFT EMAIL TO A. GRUNWALD.	2.4	\$900.00
10/31/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT SPECIAL MEETING; ANALYZE FILE CORRESPONDENCE; ANALYZE DISTRICT WEBSITE.	0.4	\$130.00
11/7/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; PREPARE FUNDING AGREEMENT.	0.5	\$187.50
11/7/2023	LB	REVIEW CORRESPONDENCE FROM A. GRUNWALD RE AMOUNTS FOR BUDGET FUNDING FOR LENNAR HOMES AND DR HORTON; UPDATE FUNDING AGREEMENTS RE SAME; PREPARE CORRESPONDENCE TO A. GRUNWALD RE SAME.	0.3	\$52.50
11/10/2023	KCH	PREPARE FOR AND ATTEND MONTHLY BUSINESS MEETING; DISCUSS ONGOING ISSUES AND UPCOMING CHANGES.	0.5	\$162.50
11/12/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.6	\$225.00
11/14/2023	JMV	PREPARE FOR ATTEND CDD BOARD MEETING.	1.3	\$487.50
11/15/2023	JMV	REVIEW CDD FUNDING DOCUMENTS; CONFERENCE CALL WITH A. GRUNWALD.	1.6	\$600.00
<b>Total Professional Services</b>			<b>16.4</b>	<b>\$5,415.00</b>

December 20, 2023  
Client: 001561  
Matter: 000001  
Invoice #: 23951

Page: 3

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Total Services	\$5,415.00
Total Disbursements	\$0.00
Total Current Charges	\$5,415.00
Previous Balance	\$2,540.00
<i>Less Payments</i>	<i>(\$2,540.00)</i>
<b>PAY THIS AMOUNT</b>	<b>\$5,415.00</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

December 20, 2023  
Client: 001561  
Matter: 000001  
Invoice #: 24021

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/21/2023	JMV	REVIEW COMMUNICATION FROM B. STEETS; PREPARE DISTRICT COUNSEL REPORT FOR CDD AUDIT.	1.3	\$487.50
11/21/2023	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
11/29/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; CONFERENCE CALLS WITH A. GRUNWALD.	1.3	\$487.50
11/30/2023	JMV	TELEPEHONE CALL WITH C. DE LA OSSA; PREPARE FOR AND ATTEND CDD BOARD MEETING.	3.1	\$1,162.50
12/1/2023	JMV	PERPARE FUNDING AGREEMENTS.	2.1	\$787.50
12/6/2023	JMV	REVIEW COMMUNICATION RE: CDD PLAT.	0.3	\$112.50
Total Professional Services			8.6	\$3,125.00

December 20, 2023

Client: 001561

Matter: 000001

Invoice #: 24021

Page: 2

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Total Services	\$3,125.00	
Total Disbursements	\$0.00	
Total Current Charges		\$3,125.00
Previous Balance		\$5,415.00
<b>PAY THIS AMOUNT</b>		<b>\$8,540.00</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23951	December 20, 2023	\$5,415.00	\$0.00	\$0.00	\$0.00	\$8,540.00
<b>Total Remaining Balance Due</b>						<b>\$8,540.00</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$8,540.00	\$0.00	\$0.00	\$0.00

**TWO RIVERS NORTH CDD**

MEETING DATE: November 30, 2023

TS 113023

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



PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 1 1  
 14-92800

**Two Rivers North**

TWO RIVERS PARCEL A2 PHASE A

Service Address: **1" RECLAIM (2)**

Bill Number: 19562275

Billing Date: 12/19/2023

Billing Period: 9/25/2023 to 12/7/2023

Account #	Customer #
1200710	01496220
Please use the 15-digit number below when making a payment through your	
120071001496220	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718470	9/25/2023	0	12/7/2023	16	73	16

Usage History

December 2023	Water	16
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Transactions

Payment 03/01/22	-725.00 CR
<b>Balance Forward</b>	-725.00 CR
Current Transactions Reclaimed	
Meter Set Fee	725.00
Reclaimed 16 Thousand Gals X \$0.78	12.48
<b>Total Current Transactions</b>	<b>737.48</b>
<b>TOTAL BALANCE DUE</b>	<b>\$12.48</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

Two Rivers North

TWO RIVERS PARCEL A2 PHASE A  
 111 S ARMENIA AVENUE 201  
 TAMPA FL 33609

Account # 1200710  
 Customer # 01496220  
 Balance Forward -725.00 CR  
 Current Transactions 737.48

<b>Total Balance Due</b>	<b>\$12.48</b>
<b>Due Date</b>	<b>1/5/2024</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

<b>Invoice Number</b>	2177267
<b>Invoice Date</b>	December 15, 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

<b>Project</b>	<b>Two Rivers North CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>December 8, 2023</b>
	Current Invoice Total (USD)	2,894.00		

Process requisitions  
 attend CDD meetings and discussions with District Counsel and District Management

**Top Task**                      **2024**                      **2024 FY General Consulting**

**Professional Services**

<b>Category/Employee</b>		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
	Nurse, Vanessa M	1.75	152.00	266.00
	Stewart, Tonja L	12.00	219.00	2,628.00
	<b>Subtotal Professional Services</b>	<u>13.75</u>		<u>2,894.00</u>

Top Task Subtotal	2024 FY General Consulting	2,894.00
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<b>Total Fees &amp; Disbursements</b>	<u>2,894.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>2,894.00</b>

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

**CHECK REQUEST FORM**  
**Two Rivers North**

**Date:** 12/6/2023

**Invoice#:** 11282023-1

**Vendor#:** V00008

**Vendor Name:** Two Rivers North

**Pay From:** Truist Acct# 5652

**Description:** Series 2022 - FY 24 Tax Dist ID 11/16-11/21

**Code to:** 204.103200.1000

**Amount:** \$2,402.05

**Requested By:** Teresa Farlow 12/6/2023

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# TWO RIVERS NORTH CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/28/2023

**Payable To** Two Rivers North CDD

**Check Amount** \$2,402.05

**Check Description** Series 2022- FY 24 Tax Dist. ID 11/16-11/21

**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

## Distribution Details

Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 11/16/2023 - 11/21/2023

Components: current (tp, re, ca), instalment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
TWO RIVERS NORTH (TRNOR)	TWO RIVERS NORTH (TRNOR)	2023	Real Estate - Current	Discount	\$-117.98	\$-2.36
		2023	Real Estate - Current	Tax Due	\$2,949.50	\$58.99
TWO RIVERS NORTH (TRNOR)				<b>Total</b>	<b>\$2,831.52</b>	<b>\$56.63</b>
				Wire Total	\$2,774.89	



**CHECK REQUEST FORM**  
**Two Rivers North**

**Date:** 12/14/2023

**Invoice#:** 12072023-01

**Vendor#:** V00008

**Vendor Name:** Two Rivers North

**Pay From:** Truist Acct# 5652

**Description:** Series 2022 - FY 24 Tax Dist ID 11/28-12/01

**Code to:** 204.103200.1000

**Amount:** \$590,902.67

**Requested By:** 12/14/2023  
Teresa Farlow

# TWO RIVERS NORTH CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/7/2023

**Payable To** Two Rivers North CDD

**Check Amount** \$590,902.67

**Check Description** Series 2022- FY 24 Tax Dist. ID 11/28-12/01

**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

## Distribution Details

Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 11/28/2023 - 12/01/2023

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
TWO RIVERS NORTH (TRNOR)	TWO RIVERS NORTH (TRNOR)	2023	Real Estate - Current	Discount	\$-29,023.30	\$-580.47
		2023	Real Estate - Current	Tax Due	\$725,575.83	\$14,511.52
<b>TWO RIVERS NORTH (TRNOR)</b>				<b>Total</b>	<b>\$696,552.53</b>	<b>\$13,931.05</b>
				Wire Total	\$682,621.48	

# TWO RIVERS NORTH CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages
Net O&M	\$ 189,055.78	13.44%
Net DS 2022	\$ 1,218,000.60	86.56%
Net Total	1,407,056.38	100.00%

Date Received	Amount Received	13.44%		86.56%		Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	13.44% Rounded Operations Revenue	Raw Numbers 2022 Debt Service Revenue	86.56% Rounded 2022 Debt Service Revenue			
11/17/2023	9,365.24	1,258.34	1,258.34	8,106.90	8,106.90	-	11/9-11/15	
11/28/2023	2,774.89	372.84	372.84	2,402.05	2,402.05	-	11/16-11/21	
12/7/2023	682,621.48	91,718.81	91,718.81	590,902.67	590,902.67	-	11/28-12/01	
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		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	<b>694,761.61</b>	<b>93,349.99</b>	<b>93,349.99</b>	<b>601,411.62</b>	<b>601,411.62</b>	-		
Net Total on Roll	1,407,056.38		189,055.78		\$ 1,218,000.60			
Collection Surplus / (Deficit)	(712,294.77)		(95,705.79)		\$ (616,588.98)	-		

**CHECK REQUEST FORM**  
**Two Rivers North**

**Date:** 12/15/2023

**Invoice#:** 12152023-01

**Vendor#:** V00008

**Vendor Name:** Two Rivers North

**Pay From:** Truist Acct# 5652

**Description:** Series 2022 - FY 24 Tax Dist ID 12/2-12/8

**Code to:** 204.103200.1000

**Amount:** \$608,618.06

**Requested By:** 12/15/2023  
Teresa Farlow

---

# TWO RIVERS NORTH CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/15/2023

**Payable To** Two Rivers North CDD

**Check Amount** \$608,618.06

**Check Description** Series 2022- FY 24 Tax Dist. ID 12/2-12/8

**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# TWO RIVERS NORTH CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

Dollar Amounts	Fiscal Year 2024 Percentages
\$ 189,055.78	13.44%
\$ 1,218,000.60	86.56%
<b>1,407,056.38</b>	<b>100.00%</b>

Net O&M

Net DS 2022

Net Total

99%

Date Received	Amount Received	13.44%		86.56%		Date Transferred / Distribution ID	Proof	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
11/17/2023	9,365.24	1,258.34	1,258.34	8,106.90	8,106.90	11/9-11/15	-	
11/28/2023	2,774.89	372.84	372.84	2,402.05	2,402.05	11/16-11/21	-	
12/7/2023	682,621.48	91,718.81	91,718.81	590,902.67	590,902.67	11/28-12/01	-	
12/15/2023	703,086.62	94,468.56	94,468.56	608,618.06	608,618.06	12/2-12/8	-	
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		-	-	-	-		-	
<b>TOTAL</b>	<b>1,397,848.23</b>	<b>187,818.55</b>	<b>187,818.55</b>	<b>1,210,029.68</b>	<b>1,210,029.68</b>		-	
<b>Net Total on Roll Collection</b>	<b>1,407,056.38</b>		189,055.78		\$ 1,218,000.60			
<b>Surplus / (Deficit)</b>	<b>(9,208.15)</b>		<b>(1,237.23)</b>		\$ <b>(7,970.92)</b>		<b>(0.00)</b>	

### Distribution Details

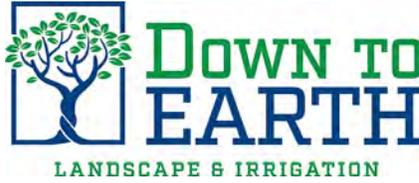
Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 12/02/2023 - 12/08/2023

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
TWO RIVERS NORTH (TRNOR)	TWO RIVERS NORTH (TRNOR)	2023	Real Estate - Current	Discount	\$-29,892.71	\$-597.78
		2023	Real Estate - Current	Tax Due	\$747,328.04	\$14,946.49
<b>TWO RIVERS NORTH (TRNOR)</b>				<b>Total</b>	<b>\$717,435.33</b>	<b>\$14,348.71</b>
				Wire Total	\$703,086.62	

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



December 2023  
 INV175630

**Customer**

Two Rivers North CDD - Childers  
 Inframark  
 2005 Pan Am Circle Suite 300  
 Tampa FL 33607  
[angie.grunwald@inframark.com](mailto:angie.grunwald@inframark.com)  
 +18138737300 ext. 116

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Childers Contract (2023) - Estimate 58903	12/1/2023	12/31/2023	Net 30	

Item	Qty	Rate	Amount
<b>General Maintenance</b>	1	\$550.00	\$550.00
<b>20 Additional Pond Mows - Start 10/1/23</b>	1	\$3,500.00	\$3,500.00

<b>Subtotal</b>	<b>\$4,050.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,050.00</b>

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](http://www.dtlandscape.com/terms-and-conditions)



# **Two Rivers North Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 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 December 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	\$ 129,280	\$ -	\$ -	\$ -	\$ -	\$ 129,280
Cash in Transit	-	1,200,614	-	-	-	1,200,614
Due From Other Funds	-	10,471	38	-	-	10,509
Investments:						
Acquisition & Construction Account	-	-	1,630,767	-	-	1,630,767
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	17,374	-	-	-	17,374
Deposits	2,195	-	-	-	-	2,195
Utility Deposits	1,200	-	-	-	-	1,200
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>\$ 132,675</b>	<b>\$ 1,837,398</b>	<b>\$ 1,630,805</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ 32,451,877</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 45,019	\$ -	\$ -	\$ -	\$ -	\$ 45,019
Accounts Payable - Other	1,000	-	-	-	-	1,000
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	10,509	-	-	-	-	10,509
<b>TOTAL LIABILITIES</b>	<b>56,528</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,414,500</b>	<b>18,471,028</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 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>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	1,837,398	-	-	-	1,837,398
Capital Projects	-	-	1,630,805	-	-	1,630,805
Unassigned:	76,147	-	-	10,436,499	-	10,512,646
<b>TOTAL FUND BALANCES</b>	<b>76,147</b>	<b>1,837,398</b>	<b>1,630,805</b>	<b>10,436,499</b>	<b>-</b>	<b>13,980,849</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 132,675</b>	<b>\$ 1,837,398</b>	<b>\$ 1,630,805</b>	<b>\$ 10,436,499</b>	<b>\$ 18,414,500</b>	<b>\$ 32,451,877</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ 201,125	\$ 189,450	\$ (11,675)	94.20%
Developer Contribution	-	9,131	9,131	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>198,581</b>	<b>(2,544)</b>	<b>98.74%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	2,465	535	82.17%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	9,448	52	99.45%
District Engineer	9,500	3,084	6,416	32.46%
Administrative Services	4,500	1,125	3,375	25.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	6,250	18,750	25.00%
Accounting Services	9,000	2,550	6,450	28.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	22	478	4.40%
Rentals & Leases	600	281	319	46.83%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	529	2,971	15.11%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>107,725</b>	<b>29,729</b>	<b>77,996</b>	<b>27.60%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	-	269	(269)	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>-</b>	<b>269</b>	<b>(269)</b>	<b>0.00%</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>Other Physical Environment</u></b>				
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Bush Hogging	6,400	-	6,400	0.00%
Landscape Maintenance	-	10,670	(10,670)	0.00%
R&M-Landscape Pond Areas	25,000	25,540	(540)	102.16%
Aquatic Maintenance	38,000	12,280	25,720	32.32%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>48,490</b>	<b>34,910</b>	<b>58.14%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>78,488</b>	<b>122,637</b>	<b>39.02%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	120,093	120,093	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(43,946)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 76,147</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 7,959	\$ 7,959	0.00%
Special Assmnts- Tax Collector	1,219,675	1,220,539	864	100.07%
Special Assmnts- CDD Collected	-	452,526	452,526	0.00%
<b>TOTAL REVENUES</b>	<b>1,219,675</b>	<b>1,681,024</b>	<b>461,349</b>	<b>137.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	285,000	-	285,000	0.00%
Interest Expense	934,675	467,338	467,337	50.00%
<b>Total Debt Service</b>	<b>1,219,675</b>	<b>467,338</b>	<b>752,337</b>	<b>38.32%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,219,675</b>	<b>467,338</b>	<b>752,337</b>	<b>38.32%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,213,686	1,213,686	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>623,712</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,837,398</u></b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 37,935	\$ 37,935	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>37,935</b>	<b>37,935</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,463,259	(1,463,259)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,463,259</b>	<b>(1,463,259)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,463,259</b>	<b>(1,463,259)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,425,324)	(1,425,324)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,056,129</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,630,805</u></b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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, 2023)</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. 12-23  
 Statement Date 12/31/2023

<b>G/L Balance (LCY)</b>	129,280.28	<b>Statement Balance</b>	1,319,062.93
<b>G/L Balance</b>	129,280.28	<b>Outstanding Deposits</b>	12,140.13
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	129,280.28	<b>Subtotal</b>	1,331,203.06
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	1,201,922.78
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	129,280.28	<b>Ending Balance</b>	129,280.28
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
12/5/2023	Payment	1071	TWO RIVERS NORTH CDD	8,106.90	8,106.90	0.00
12/7/2023	Payment	1072	CARLOS DE LA OSSA	800.00	800.00	0.00
12/7/2023	Payment	1073	DOWN TO EARTH LANDSCAPE &	32,039.84	32,039.84	0.00
12/7/2023	Payment	1074	EGIS INSURANCE ADVISORS	5,200.00	5,200.00	0.00
12/7/2023	Payment	1075	GRAU AND ASSOCIATES	1,500.00	1,500.00	0.00
12/7/2023	Payment	1076	INFRAMARK LLC	12,042.88	12,042.88	0.00
12/7/2023	Payment	1077	KELLY ANN EVANS	800.00	800.00	0.00
12/7/2023	Payment	1078	NICHOLAS J. DISTER	800.00	800.00	0.00
12/7/2023	Payment	1079	SITEX AQUATICS	3,010.00	3,010.00	0.00
12/7/2023	Payment	1080	STANTEC	190.00	190.00	0.00
12/7/2023	Payment	1081	STRALEY ROBIN VERICKER	2,540.00	2,540.00	0.00
12/7/2023	Payment	1082	THOMAS R. SPENCE	800.00	800.00	0.00
12/7/2023	Payment	1083	TIMES PUBLISHING COM	112.00	112.00	0.00
12/18/2023		JE000226	Pasco Water Dep/Act Fee # 1200545	363.00	363.00	0.00
12/18/2023		JE000227	Pasco Water Ser Fee # 1200545	2.50	2.50	0.00
12/21/2023	Payment	1084	DOWN TO EARTH LANDSCAPE &	10,670.00	10,670.00	0.00
12/21/2023		JE000228	Pasco Water Dep/Act Fee	1,089.00	1,089.00	0.00
12/21/2023		JE000229	Pasco Water Ser Fee	2.50	2.50	0.00
Total Checks				80,068.62	80,068.62	0.00
<b>Deposits</b>						
12/7/2023		JE000201	Tax Collector Pymt	G/L 682,621.48	682,621.48	0.00
12/15/2023		JE000202	Tax Collector Pymt	G/L 703,086.62	703,086.62	0.00
Total Deposits				1,385,708.10	1,385,708.10	0.00
<b>Outstanding Checks</b>						
12/21/2023	Payment	1085	TWO RIVERS NORTH CDD	1,201,922.78	0.00	1,201,922.78

# TWO RIVERS NORTH CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Total Outstanding Checks.....</b>				<b>1,201,922.78</b>		<b>1,201,922.78</b>
<b>Outstanding Deposits</b>						
11/17/2023		JE000199	Tax Collector Pymt	9,365.24	0.00	9,365.24
11/28/2023		JE000200	Tax Collector Pymt	2,774.89	0.00	2,774.89
<b>Total Outstanding Deposits.....</b>				<b>12,140.13</b>		<b>12,140.13</b>



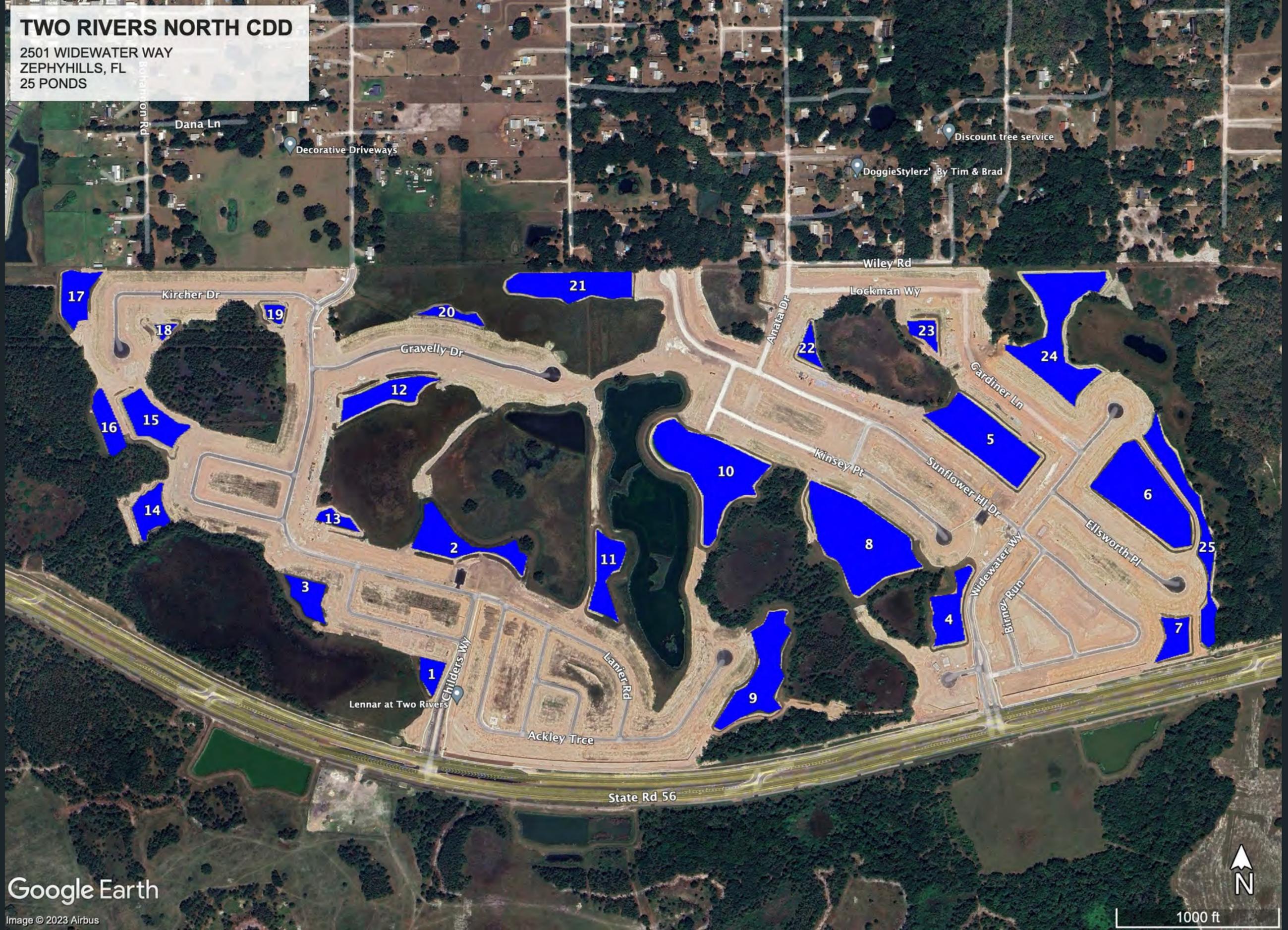
# MONTHLY REPORT

FEBRUARY, 2024



# TWO RIVERS NORTH CDD

2501 WIDEWATER WAY  
ZEPHYRHILLS, FL  
25 PONDS



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

## SUMMARY:

The cool air is definitely here and cooling the water temperature as well. This typically reduces algae blooms and submerged growth. During these cool weeks when a warm day or two happen we will see minor algae blooms as a result. Ponds are in great shape and ready to transition to spring.



Pond #1 Treated For Algae And Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for 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 Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.



Pond #25 Treated for Algae and Shoreline Vegetation.

# **TWO RIVERS NORTH POND SITE INSPECTION REPORT. 2/5/24, 9:23 AM**

**Northwood & Childers**

**Monday, February 5, 2024**

**Prepared For Board Of Supervisors.**

**37 Issues Identified**



### **Pond # 1.**

Assigned To SiteX.

The pond looks good.



### **Pond # 2.**

Assigned To SiteX.

The heavily receded pond has a large amount of contractor debris within the pond. There is also dead invasive growth at the top of the pond that should be cut back in the dry season.



### **Pond # 3.**

Assigned To SiteX.

The filamentous algae within the pond has been treated and is dead.



### **Pond # 4.**

Assigned To SiteX.

The pond is heavily receded & mucky most likely from the recent rains. There are pond washouts on the pond.



**Pond # 5.**

Assigned To SiteX.

The heavily receded pond has a lot of contractor debris within the pond.



**Pond # 5.**

Assigned To District Manager.

There are multiple washouts within the pond.



**Pond # 6.**

Assigned To SiteX.

The Pond is receded and has contractor debris within the pond.



**Pond # 6.**

Assigned To District Manager.

Pond washouts.



**Pond # 7.**

Assigned To SiteX.

The pond is heavily receded, and has contractor debris within the pond.



**Pond # 8.**

Assigned To SiteX.

The pond is heavily receded but looks good overall. There is dead overgrowth within the pond.



### **Pond # 9.**

Assigned To SiteX.

The heavily receded pond is mucky, most likely due to the recent rains.



### **Pond # 10.**

Assigned To SiteX.

There is filamentous algae within the pond. The pond conditions should improve within 7 to 10 days as the pond was recently treated for algae.



**Pond # 10.**

Assigned To District Manager.  
Washout.



**Pond # 11.**

Assigned To SiteX.  
The heavily receded pond looks good overall. There is dead overgrowth in the pond.



**Pond 12.**

Assigned To SiteX.

There is filamentous algae within the pond. The pond was recently treated, and should recover within 7 to 10 days of treatment.



**Pond # 12.**

Assigned To District Manager.

Washouts.



**Pond # 13.**

Assigned To SiteX.

The pond is heavily receded but looks good overall.



**Pond # 13.**

Assigned To District Manager

Washouts.



**Pond # 14.**

Assigned To SiteX.

The mucky pond looks good overall.



**Pond # 14.**

Assigned To District Manager.

Washouts.



**Pond # 15.**

Assigned To SiteX.

There is filamentous algae within the pond. The pond was recently treated and should recover within 7 to 10 days of treatment.



**Pond # 15.**

Assigned To District Manager.

Washhouse.



### **Pond # 16.**

Assigned To SiteX.

The pond looks good overall but is mucky most likely from the recent rains.



### **Pond # 17.**

Assigned To SiteX.

The pond is mucky most likely from the recent rains, but looks good overall.



### **Pond # 18.**

Assigned To SiteX.

The mucky pond has filamentous algae within the pond. The pond was recently treated for algae and should recover within 7 to 10 days of treatment..



### **Pond # 19.**

Assigned To SiteX.

The pond is heavily receded with filamentous algae within the pond. The pond algae has been treated, and should show signs of improvement within 7 to 10 days.



**Pond # 19.**

Assigned To District Manager.  
Washouts.



**Pond # 20.**

Assigned To SiteX.  
The heavily receded pond looks  
good overall.



**Pond # 20.**

Assigned To District Manager.  
Washouts.



**Pond # 21.**

Assigned To SiteX.  
The pond is heavily receded, but  
looks good overall.



**Pond # 22.**

Assigned To SiteX.

There is contractor debris and filamentous algae within the pond.



**Pond # 22.**

Assigned To District Manager.

There are multiple washouts around the pond.



### **Pond # 23.**

Assigned To SiteX.

The receded pond is mucky most likely from the recent rains. There is dead invasive growth in the pond.



### **Pond # 24.**

Assigned To SiteX.

The heavily receded pond looks good overall.



**Pond # 24.**

Assigned To District Manager.  
Pond washout.



**Pond # 25.**

Assigned To SiteX.  
The heavily receded pond has contractor debris within the pond. There is invasive growth on the top of the pond that needs to be trimmed during the dry season.



**Pond # 25.**

Assigned To District Manager.

Pond washouts.

# **TWO RIVERS NORTH SITE INSPECTION REPORT. 2/5/24, 12:30 PM**

**Childers at Two Rivers.**

**Monday, February 5, 2024**

**Prepared For Board Of Supervisors.**

**15 Issues Identified**



### Childers Way.

Assigned To EPG.

Community entrance.



### Childers Way.

Assigned To EPG.

The West side of the façade build looks good.



### **Childers Way.**

Assigned To EPG.

The West side exit looks good.



### **Childers Way.**

Assigned To EPG

The East façade build looks good so far.



### SR 54.

Assigned To EPG.

Heading East from the entrance looks good.



### Childers Way.

Assigned To EPG.

The West side entrance is clean and looks good.



### **Childers Way.**

Assigned To EPG.

Heading North on the street looks good.



### **SR 54.**

Assigned To EPG.

Heading West from the exit looks good overall. Replacement turf may be needed.



**Lanier Road.**

Assigned To EPG.

The Amenity Center build in progress.



**Lanier Road.**

Assigned To EPG.

The Amenity Center parking lot and the circled mailbox build.



**Lanier Road.**

Assigned To EPG.

The West side parking lot entrance curbing is cracked.



**Lanier Road.**

Assigned To EPG.

The East side parking lot entrance curbing is cracked.



**Lanier Road.**

Assigned To EPG.

Pool build in progress.



**Lanier Road.**

Assigned To EPG.

The clubhouse build in progress.



## Childers Way.

Assigned To EPG.

Heading North on the sidewalk looks good.

# **TWO RIVERS NORTH SITE INSPECTION REPORT. 2/5/24, 12:56 PM**

**Northwater.**

**Monday, February 5, 2024**

**Prepared For Board Of Supervisors.**

**15 Issues Identified**



**SR. 54.**

Assigned To EPG.

Community entrance. Tire marks on curbing.



**Widewater Way.**

Assigned To EPG.

The West side entrance is clean and looks good.



### SR 54.

Assigned To EPG.

Heading West from the exit looks good overall.



### Widewater Way.

Assigned To EPG.

The West side plants, trees, and ornamental grass are healthy and look good.



**Widewater Way.**

Assigned To EPG.

The West side of the facade is clean and looks good.



**Widewater Way.**

Assigned To EPG.

The East side of the façade is clean and looks good.



### **Widewater Way.**

Assigned To EPG.

Heading North on the sidewalk looks good.



### **SR 54.**

Assigned To EPG.

Heading East from the entrance looks good.



**Widewater Way.**

Assigned To EPG.

The Amenity Center build in progress.



**Widewater Way.**

Assigned To EPG.

Broken curbing at the Amenity Center.



### Sunflower Hill Drive.

Assigned To EPG.  
Cracked sidewalk.



### Widewater Way.

Assigned To EPG.  
The pool build in progress.



### **Widewater Way.**

Assigned To EPG.

The back of the Amenity Center.



### **Sunflower**

Assigned To EPG.

Cracked curbing in the Amenity Center parking lot.



## **Birney Run.**

Assigned To EPG.

The pocket park build in progress.