

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 21, 2024

AGENDA PACKAGE



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, May 21, 2024, at 11:00 a.m.

The Regular Meeting of Two Rivers North Community Development District will be held on **May 21, 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 Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 242 717 644 527

Call in (audio only) +1 646-838-1601

Passcode: 9ZqYoj

Phone Conference ID: 963 906 675#

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. Consideration of Resolution 2024 - 02; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing
- B. Announcement of Qualified Electors
- C. Consideration of Pool Maintenance Agreement

4. CONSENT AGENDA

- A. Approval of Minutes of the April 16, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures April 2024
- C. Acceptance of the Financials and Approval of the Check Register for April 2024

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

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Two Rivers North Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 20, 2024

HOUR: 11:00 a.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 21, 2024.

Attest:

**Two Rivers North Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Two Rivers North
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Two Rivers North

Community Development District

General Fund

Two Rivers North Community Development District

General Fund

Fiscal Year 2025 Budget

| ACCOUNT DESCRIPTION | ADOPTED | ANNUAL |
|---|-------------------|---------------------|
| | BUDGET | BUDGET |
| | FY 2024 | FY 2025 |
| REVENUES | | |
| <i>Special Assmnts- Tax Collector</i> | 201,125 | 1,500,047 |
| <i>Special Assmnts- Discounts</i> | - | (60,002) |
| TOTAL REVENUES | \$ 201,125 | \$ 1,440,045 |
| EXPENDITURES | | |
| Legislative | | |
| Supervisor Fees | \$ 3,000 | \$ 10,000 |
| Total Legislative | \$ 3,000 | \$ 10,000 |
| Financial and Administrative | | |
| Administrative Services | \$ 4,500 | \$ 4,500 |
| District Manager | 25,000 | 25,000 |
| District Engineer | 9,500 | 9,500 |
| Trustee Fees | 6,500 | 6,500 |
| Recording Secretary | 2,400 | 2,400 |
| Organizational Meeting/Initial Set Up | 4,000 | 4,000 |
| Management and Accounting | 9,000 | 6,000 |
| Dissemination Services | 4,200 | 5,000 |
| Financial & Revenue Collections | - | 5,000 |
| Rentals & Leases | 600 | 600 |
| Office Supplies | 100 | 100 |
| Tax Collector | 1,200 | - |
| Technology Services | - | 600 |
| Accounting Services | 9,000 | 9,000 |
| Auditing Services | 6,000 | 6,000 |
| Postage, Phone, Faxes, Copies, Mailings | 500 | 2,000 |
| Public Officials Insurance | 5,000 | 2,574 |
| Legal Advertising | 3,500 | 3,500 |
| Bank Fees | 200 | 200 |
| Dues, Licenses & Fees | 175 | 175 |
| Miscellaneous Fees | 250 | 250 |
| Website Development & Maintenance | 1,200 | 1,200 |
| ADA Website Compliance | 1,800 | 1,500 |
| Info Technology | 600 | - |
| Field Services | - | 12,000 |
| Amenity Onsite Staff (new line item) | - | 85,000 |
| Insurance - Property & Causality | - | 35,000 |
| Trail Maintenance (new line item) | - | 10,000 |

Two Rivers North

Community Development District

General Fund

Two Rivers North Community Development District

General Fund

Fiscal Year 2025 Budget

| ACCOUNT DESCRIPTION | ADOPTED | ANNUAL |
|---|------------------|-------------------|
| | BUDGET | BUDGET |
| | FY 2024 | FY 2025 |
| Insurance - Deductible new line item) | - | 2,500 |
| Utility - Gas (new line item) | - | 10,000 |
| Utility - Internet (new line item) | - | 2,400 |
| Boundary Wall Maintenance (new line item) | - | 30,000 |
| Pool - (Onsite Security Monitor new line item) | - | 24,000 |
| Security Monitoring Services (new line item) | - | 12,000 |
| Waterway Management Program new line item) | - | 2,500 |
| Amenity Camera R&M (new line item) | - | 4,000 |
| Tree Trimming | - | 10,000 |
| Total Financial and Administrative | \$ 95,225 | \$ 334,999 |
| Legal Counsel | | |
| District Counsel | \$ 9,500 | 9,500 |
| Total Legal Counsel | \$ 9,500 | 9,500 |
| Electric Utility Services | | |
| Electric Utility Services - Streetlights | \$ - | 190,000 |
| Electric Utility Services | - | 30,000 |
| Total Electric Utility Services | \$ - | \$ 220,000 |
| Garbage/Solid Waste Control Services | | |
| Garbage Recreation Center | \$ 9,000 | \$ - |
| Total Garbage/Solid Waste Control Services | \$ 9,000 | - |
| Water-Sewer Combination Services | | |
| Water Utility Services | \$ - | \$ 3,000 |
| Total Water-Sewer Combination Services | \$ - | \$ 3,000 |
| Other Physical Environment | | |
| General Liability Insurance | \$ 5,000 | \$ 3,146 |
| Aquatic Maintenance - Contract | 38,000 | 38,000 |
| Aquatic Plant Replacement | - | 5,000 |
| Contracts - Landscape | - | 477,000 |
| Debris Cleanup | - | 9,000 |
| Entry/Gate/Walls Maintenance | - | 10,000 |
| Facility Janitorial - Contract | - | 32,000 |
| Facility Janitorial Supplies/Other | - | 3,000 |
| Irrigation Maintenance | - | 30,000 |
| Landscape R&M | - | 15,000 |
| Landscape - Mulch | - | 35,000 |

Two Rivers North

Community Development District

General Fund

Two Rivers North Community Development District

General Fund

Fiscal Year 2025 Budget

| ACCOUNT DESCRIPTION | ADOPTED | ANNUAL |
|---|-------------------|---------------------|
| | BUDGET | BUDGET |
| | FY 2024 | FY 2025 |
| Landscape - Plant Replacement Program | - | 30,000 |
| Landscape Annuals | - | 18,000 |
| Pool - R&M | - | 6,000 |
| Wildlife Control | - | 6,400 |
| Bush Hogging | 6,400 | - |
| Landscape - Pond | 25,000 | - |
| Landscape - Entrance Other | - | 15,000 |
| Total Other Physical Environment | \$ 74,400 | \$ 732,546 |
| Road & Street Facilities | | |
| Sidewalk, Pavement, Signage Repairs | | \$ 30,000 |
| Total Road & Street Facilities | \$ - | 30,000 |
| Parks and Recreation | | |
| Access Control Fob Distribution | \$ - | \$ 2,000 |
| Access Control R&M | - | 10,000 |
| Amenity Furniture | - | 4,000 |
| Amenity R&M | - | 20,000 |
| Dog Waste Station Service & Supplies | - | 5,000 |
| Pest Control - Amenity | - | 2,400 |
| Pool - Contract | - | 36,000 |
| Pool Permits | - | 600 |
| Special Events | - | 10,000 |
| Total Parks and Recreation | \$ - | \$ 90,000 |
| Contingency | | |
| Miscellaneous Contingency | \$ 10,000 | \$ 10,000 |
| Total Contingency | \$ 10,000 | \$ 10,000 |
| TOTAL EXPENDITURES | \$ 201,125 | \$ 1,440,045 |

Two Rivers North

Community Development District

All Funds

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

| ASSESSMENT ALLOCATION | | | | | | | | | | |
|-----------------------|----------|----------------|-----------|---------------|--------------------------|-------------|---------------|----------------------------|-------------|---------------|
| Assessment Area One | | | | | | | | | | |
| Product | OM Units | O&M Assessment | | | Debt Service Series 2022 | | | Total Assessments per Unit | | |
| | | FY 2025 | FY 2024 | Dollar Change | FY 2025 | FY 2024 | Dollar Change | FY 2025 | FY 2024 | Dollar Change |
| SF 40' | 555 | \$ 1,572.21 | \$ 198.15 | \$ 1,374.06 | \$ 1,276.60 | \$ 1,276.60 | \$ - | \$ 2,848.81 | \$ 1,474.75 | \$ 1,374.06 |
| SF 50' | 368 | \$ 1,965.26 | \$ 247.69 | \$ 1,717.57 | \$ 1,595.74 | \$ 1,595.74 | \$ - | \$ 3,561.00 | \$ 1,843.43 | \$ 1,717.57 |
| | 923 | | | | | | | | | |



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 22, 2024

Ms. Sandra H. Demarco
Inframark
210 N University Dr Suite 702
Coral Springs FL 33071

Dear Ms. Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

- Two Rivers North Community Development District 119

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 | 96418 | \$1,069.73 | | LAWNCARE - APRIL 2024 |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 96426 | \$1,098.34 | | LAWNCARE - APRIL 2024 |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 97415 | \$4,278.93 | | LAWNCARE - APRIL 2024 |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 97416 | \$4,393.36 | \$10,840.36 | LAWNCARE - APRIL 2024 |
| INFRAMARK LLC | 122127 | \$3,825.00 | | DISTRICT INVOICE APRIL 2024 |
| SITEX AQUATICS | 8305-b | \$3,010.00 | | LAKE MAINT. - APRIL 2024 |
| Monthly Contract Subtotal | | \$17,675.36 | | |
| Variable Contract | | | | |
| CARLOS DE LA OSSA | CDLO 041624 | \$200.00 | | SUPERVISOR FEE - 04/16/24 |
| KELLY ANN EVANS | KE 031924 | \$200.00 | | SUPERVISOR FEE - 03/19/24 |
| KELLY ANN EVANS | KE 041624 | \$200.00 | \$400.00 | SUPERVISOR FEE - 04/16/24 |
| NICHOLAS J. DISTER | ND 041624 | \$200.00 | | SUPERVISOR FEE - 04/16/24 |
| STRALEY ROBIN VERICKER | 24405 | \$2,865.00 | | PROFESSIONAL SERVICES - THRU 03/31/24 |
| THOMAS R. SPENCE | TS 041624 | \$200.00 | | SUPERVISOR FEE - 04/16/24 |
| Variable Contract Subtotal | | \$3,865.00 | | |
| Utilities | | | | |
| PASCO COUNTY UTILITIES SERVICE | 20243482 | \$637.26 | | RECLAIM - 03/07/24-04/04/24 |
| PASCO COUNTY UTILITIES SERVICE | 20243483 | \$14.04 | | RECLAIM - 03/04/24-04/04/24 |
| PASCO COUNTY UTILITIES SERVICE | 20243484 | \$0.78 | | RECLAIM - 03/07/24-04/04/24 |
| PASCO COUNTY UTILITIES SERVICE | 20243485 | \$57.72 | | RECLAIM - 03/07/24-04/04/24 |
| PASCO COUNTY UTILITIES SERVICE | 20243487 | \$957.84 | \$1,667.64 | RECLAIM - 03/07/24-04/04/24 |
| WITHLACOOCHIE RIVER ELECTRIC | 2277327 041024 | \$49.60 | | ELECTRIC - 03/06/24-04/05/24 |
| WITHLACOOCHIE RIVER ELECTRIC | 2277333 041024 | \$43.64 | | ELECTRIC - 03/06/24-04/05/24 |
| WITHLACOOCHIE RIVER ELECTRIC | 2277341 041024 | \$44.23 | \$137.47 | ELECTRIC - 03/07/24-04/05/24 |
| Utilities Subtotal | | \$1,805.11 | | |
| Regular Services | | | | |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 97402 | \$6,620.00 | | ADDITIONAL MOWS |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 97403 | \$4,050.00 | \$10,670.00 | GENERAL MAINT. - ADDITIONAL MOWS |
| OVIDA CONSTRUCTION GROUP INC. | Pay App 7 | \$196,324.47 | | CONSTRUCTION AMENITY |
| PASCO COUNTY PROPERTY | 24040 | \$150.00 | | RENEWAL FEE |
| REP SERVICES INC | 18718.17.01 | \$19,541.00 | | CONSTRUCTION AMENITY |

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|---------------------|--------------|--|
| The Rogers Group of South Florida | Pay App 5 - 041824 | \$40,221.98 | | CONSTRUCTION AMENITY PARTIAL PAYMENT PAY APP 5 |
| TITAN FLORIDA LLC | 3001650850 | \$1,303.50 | | CONSTRUCTION AMENITY |
| TITAN FLORIDA LLC | 3001657825 | \$1,049.50 | \$2,353.00 | CONSTRUCTION AMENITY |
| TWO RIVERS NORTH CDD | 04052024-01 | \$13.67 | | SERIES 2022 FY24 TAX DIST ID 01/01-03/31 INT |
| TWO RIVERS NORTH CDD | 04052024-02 | \$6,255.31 | \$6,268.98 | SERIES 2022 FY24 TAX DIST ID 03/01-03/31 |
| US BANK | 7203104 | \$4,256.13 | | TRUSTEE FEE |
| WHITE CAP LP | 50025026874 | \$1,341.62 | | CONSTRUCTION AMENITY |
| WHITE CAP LP | 50025026875 | \$101.33 | | CONSTRUCTION AMENITY |
| WHITE CAP LP | 50025026876 | \$2,453.27 | | CONSTRUCTION AMENITY |
| WHITE CAP LP | 50025026877 | \$544.12 | | CONSTRUCTION AMENITY |
| WHITE CAP LP | 50025026878 | \$298.50 | \$4,738.84 | CONSTRUCTION AMENITY |
| Regular Services Subtotal | | \$284,524.40 | | |
| Additional Services | | \$0.00 | | |
| Additional Services Subtotal | | \$0.00 | | |
| TOTAL | | \$307,869.87 | | |

Approved (with any necessary revisions noted):

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



March 2024
96418

Customer

Two Rivers North CDD A1
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 A1 Contract (2024) - Estimate 80705 | 3/25/2024 | 4/24/2024 | Net 30 | |

| Item | Qty | Rate | Amount |
|--|-----|------------|------------|
| Lawncare Recurring Monthly Maintenance | 1 | \$1,069.73 | \$1,069.73 |

| | |
|------------------|-------------------|
| Subtotal | \$1,069.73 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,069.73 |

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



March 2024
 96426

Customer

Two Rivers North CDD A2
 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 A2 Contract (2024) - Estimate 80727 | 3/25/2024 | 4/24/2024 | Net 30 | |

| Item | Qty | Rate | Amount |
|--|-----|------------|------------|
| Lawncare Recurring Monthly Maintenance | 1 | \$1,098.34 | \$1,098.34 |

| | |
|--------------------|-------------------|
| Subtotal | \$1,098.34 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,098.34 |

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 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



April 2024
97415

Customer

Two Rivers North CDD A1
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 A1 Contract (2024) - Estimate 80705 | 4/1/2024 | 5/1/2024 | Net 30 | |

| Item | Qty | Rate | Amount |
|--|-----|------------|------------|
| Lawncare Recurring Monthly Maintenance | 1 | \$4,278.93 | \$4,278.93 |

| | |
|--------------------|-------------------|
| Subtotal | \$4,278.93 |
| Payments/Credits | \$0.00 |
| Balance Due | \$4,278.93 |

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



April 2024
97416

Customer

Two Rivers North CDD A2
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 A2 Contract (2024) - Estimate 80727 | 4/1/2024 | 5/1/2024 | Net 30 | |

| Item | Qty | Rate | Amount |
|--|-----|------------|------------|
| Lawncare Recurring Monthly Maintenance | 1 | \$4,393.36 | \$4,393.36 |

| | |
|--------------------|-------------------|
| Subtotal | \$4,393.36 |
| Payments/Credits | \$0.00 |
| Balance Due | \$4,393.36 |

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#

#122127

DATE

4/3/2024

BILL TO

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

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#**DUE DATE**

5/3/2024

Services provided for the Month of: April 2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------------------|-----|-----|----------|--------|-----------------|
| Accounting Services | 1 | Ea | 750.00 | | 750.00 |
| Administration | 1 | Ea | 375.00 | | 375.00 |
| District Management | 1 | Ea | 2,083.33 | | 2,083.33 |
| Rental & Leases | 1 | Ea | 50.00 | | 50.00 |
| Technology/Data Storage | 1 | Ea | 50.00 | | 50.00 |
| Website Maintenance / Admin | 1 | Ea | 100.00 | | 100.00 |
| Dissemination Services | 1 | Ea | 416.67 | | 416.67 |
| Subtotal | | | | | 3,825.00 |

| | |
|------------------|------------|
| Subtotal | \$3,825.00 |
| Tax | \$0.00 |
| Total Due | \$3,825.00 |

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.

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, FI 33607 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 8305-B | 04/01/2024 | \$3,010.00 | 05/01/2024 | Net 30 | |

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

| | |
|-------------|------------|
| SUBTOTAL | 3,010.00 |
| TAX | 0.00 |
| TOTAL | 3,010.00 |
| BALANCE DUE | \$3,010.00 |

TWO RIVERS NORTH CDD

MEETING DATE: April 16th 2024

CDLO 041624

| 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**KE 031924****MEETING DATE: March 19th 2024**

| 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: April 16th 2024

KE 041624

| 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: April 16th 2024

ND 041624

| 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*

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

April 10, 2024

Client: 001561

Matter: 000001

Invoice #: 24405

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------|--------|--|-------|----------|
| 3/6/2024 | JMV | CONFERENCE CALL WITH T. STEWART AND A. GRUNWALD. | 0.5 | \$187.50 |
| 3/18/2024 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | \$112.50 |
| 3/18/2024 | MB | REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE FILE CORRESPONDENCE. | 0.3 | \$97.50 |
| 3/19/2024 | MB | PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING. | 0.9 | \$292.50 |
| 3/25/2024 | LB | REVIEW MEETING DATES FOR FY 2024/2025 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME. | 0.2 | \$35.00 |
| 3/26/2024 | MB | REVIEW EMAIL FROM DISTRICT MANAGER REGARDING FIRST ADDENDUM TO LANDSCAPE AGREEMENT; ANALYZE VENDOR PROPOSALS FOR ADDITIONAL LANDSCAPING; ANALYZE ORIGINAL LANDSCAPE MAINTENANCE AGREEMENT; ANALYZE VENDOR CORPORATE INFORMATION; PREPARE FIRST ADDENDUM TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT. | 1.9 | \$617.50 |
| 3/27/2024 | JMV | REVIEW MEMO FROM T. STEWART; CONFERENCE CALL WITH T. SPENCE, T. STEWART AND A. GRUNWALD. | 1.2 | \$450.00 |
| 3/27/2024 | MB | REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING FORM AGREEMENT FOR RESIDENT FENCES; ANALYZE DISTRICT PROPERTY RECORDS; ANALYZE DISTRICT BOUNDARY MAP; PREPARE DISTRICT FORM AGREEMENT RESIDENT FENCE ENCROACHMENT. | 2.4 | \$780.00 |

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|------------|------------|
| 3/28/2024 | MB | REVIEW DISTRICT WEBSITE; FINALIZE DISTRICT FORM FENCE ENCROACHMENT AGREEMENT. | 0.9 | \$292.50 |
| Total Professional Services | | | 8.6 | \$2,865.00 |
| Total Services | | | \$2,865.00 | |
| Total Disbursements | | | \$0.00 | |
| Total Current Charges | | | | \$2,865.00 |
| Previous Balance | | | | \$980.00 |
| Less Payments | | | | (\$980.00) |
| PAY THIS AMOUNT | | | | \$2,865.00 |

Please Include Invoice Number on all Correspondence

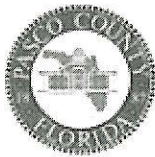
TWO RIVERS NORTH CDD

MEETING DATE: April 16th 2024

TS 041624

| 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
Pay By Phone: 1-855-786-5344



3741 1 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 20243482

Billing Date: 4/19/2024

Billing Period: 3/7/2024 to 4/4/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

| Account # | Customer # |
|--|------------|
| 1200545 | 01530465 |
| Please use the 15-digit number below when making a payment through your bank | |
| 120054501530465 | |

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------|-----------|----------|------|----------|------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Reclaim | 221145061 | 3/7/2024 | 2380 | 4/4/2024 | 3197 | 28 | 817 |

Usage History

Reclaimed

| | |
|---------------|-----|
| April 2024 | 817 |
| March 2024 | 506 |
| February 2024 | 543 |
| January 2024 | 483 |

Transactions

| | |
|-----------------------------------|-----------------------------------|
| Previous Bill | 17.94 |
| Payment | -17.94 CR |
| Balance Forward | 0.00 |
| Current Transactions | |
| Reclaimed | |
| Reclaimed | 817 Thousand Gals X \$0.78 637.26 |
| Total Current Transactions | 637.26 |
| TOTAL BALANCE DUE | \$637.26 |



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

Received
APR 22

Account # 1200545
Customer # 01530465

Balance Forward 0.00
Current Transactions 637.26

Total Balance Due \$637.26
Due Date 5/6/2024

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.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

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

015304650120054532024348210000637268

015304650120055522024348380000014047



PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



3743 1 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 20243484

Billing Date: 4/19/2024

Billing Period: 3/7/2024 to 4/4/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

| Account # | Customer # |
|--|------------|
| 1200560 | 01530465 |
| Please use the 15-digit number below when making a payment through your bank | |
| 120056001530465 | |

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------|-----------|----------|------|----------|------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Reclaim | 230718465 | 3/7/2024 | 2 | 4/4/2024 | 3 | 28 | 1 |

Usage History

Reclaimed

April 2024
March 2024
February 2024
January 2024

1
2
0
0

Transactions

Previous Bill 1.56
Payment -1.56 CR

Balance Forward 0.00

Current Transactions

Reclaimed

Reclaimed 1 Thousand Gals X \$0.78 0.78

Total Current Transactions 0.78

TOTAL BALANCE DUE \$0.78



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Received
APR 22

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

Account # 1200560
Customer # 01530465

Balance Forward 0.00
Current Transactions 0.78

Total Balance Due \$0.78
Due Date 5/6/2024

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.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

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

015304650120056062024348450000000781



PASCO COUNTY UTILITIES
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LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(352) 521-4285

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Pay By Phone: 1-855-786-5344



3744 1 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 20243485

Billing Date: 4/19/2024

Billing Period: 3/7/2024 to 4/4/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

| Account # | Customer # |
|--|------------|
| 1200690 | 01530465 |
| Please use the 15-digit number below when making a payment through your bank | |
| 120069001530465 | |

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------|-----------|----------|------|----------|------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Reclaim | 231236043 | 3/7/2024 | 77 | 4/4/2024 | 151 | 28 | 74 |

Usage History

Reclaimed

| | |
|---------------|----|
| April 2024 | 74 |
| March 2024 | 48 |
| February 2024 | 29 |
| January 2024 | 0 |

Transactions

| | |
|-----------------------------------|---------------------------|
| Previous Bill | 37.44 |
| Payment | -37.44 CR |
| Balance Forward | 0.00 |
| Current Transactions | |
| Reclaimed | |
| Reclaimed | 74 Thousand Gals X \$0.78 |
| | 57.72 |
| Total Current Transactions | 57.72 |
| TOTAL BALANCE DUE | \$57.72 |



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received
APR 22

Account # 1200690
Customer # 01530465

Balance Forward 0.00
Current Transactions 57.72

Total Balance Due \$57.72
Due Date 5/6/2024

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.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
TAMPA FL 33607-6008

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

015304650120069002024348520000057723



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
Pay By Phone: 1-855-786-5344



3746 1 1

14-92800

TWO RIVERS NORTH

TWO RIVERS PARCEL A2 PHASE A

Service Address: **2 RECLAIM 2**

Bill Number: 20243487

Billing Date: 4/19/2024

Billing Period: 3/7/2024 to 4/4/2024

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------|-----------|----------|------|----------|------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Reclaim | 231300927 | 3/7/2024 | 869 | 4/4/2024 | 2097 | 28 | 1228 |

Usage History

Reclaimed

| | |
|---------------|------|
| April 2024 | 1228 |
| March 2024 | 582 |
| February 2024 | 287 |

Transactions

| | |
|------------------|------------|
| Previous Bill | 822.90 |
| Payment 04/01/24 | -822.90 CR |

Balance Forward 0.00

Current Transactions

Reclaimed

| | | |
|-----------|------------------------------|--------|
| Reclaimed | 1,228 Thousand Gals X \$0.78 | 957.84 |
|-----------|------------------------------|--------|

Total Current Transactions 957.84

TOTAL BALANCE DUE **\$957.84**



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1200710

Customer # 01496220

Balance Forward 0.00

Current Transactions 957.84

Total Balance Due **\$957.84**
Due Date **5/6/2024**

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.

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

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

014962206120071052024348760000957841

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2277327** Cycle **07**
Meter Number **80306978**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **04/10/2024**
Amount Due **49.60**
Current Charges Due **05/02/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **2455 CHILDERS WAY**
Service Description **ENTRY SIGN**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

| Period | Days | Per Day |
|----------|------|---------|
| Apr 2024 | 29 | 2 |
| Mar 2024 | 29 | 0 |
| Feb 2024 | 23 | 0 |

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 1 5 8 4 8 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

| ELECTRIC SERVICE | | | | | | |
|------------------|-------|-------|---------|------------|--------------|----------|
| From | To | Date | Reading | Multiplier | Dem. Reading | kWh Used |
| 03/07 | 04/05 | 03/07 | 15 | 79 | | 64 |

Previous Balance **49.15**
Payment **49.15CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 64 KWH @ 0.05017 **3.21**
Fuel Adjustment 64 KWH @ 0.03800 **2.43**
FL Gross Receipts Tax **1.15**
State Tax **3.19**
Pasco County Tax **0.46**

Total Current Charges **49.60**
Total Due **49.60** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **04/10/2024**

District: OP07

Use above space for address change ONLY.

Received
APR 15

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

| | |
|----------------------------------|-------------------|
| Current Charges Due Date | 05/02/2024 |
| TOTAL CHARGES DUE | 49.60 |
| Total Charges Due After Due Date | 54.60 |

22
9 - 8647

2277327
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07



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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2277333** Cycle **07**
Meter Number **70508236**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **04/10/2024**
Amount Due **43.64**
Current Charges Due **05/02/2024**

District Office Serving You
One Pasco Center

Service Address **2556 BIRNEY RUN**
Service Description **PANEL IR1**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | | | | | | |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 03/06 | | 04/05 | 3 | | | | 3 |

Comparative Usage Information
Average kWh

| Period | Days | Per Day |
|----------|------|---------|
| Apr 2024 | 30 | 0 |
| Mar 2024 | 0 | 0 |

**BILLS ARE DUE
WHEN RENDERED**
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 1 5 8 4 8 9

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 0.00
Payment 0.00
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3 KWH @ 0.05017 0.15
Fuel Adjustment 3 KWH @ 0.03800 0.11
FL Gross Receipts Tax 1.01
State Tax 2.81
Pasco County Tax 0.40

Total Current Charges 43.64
Total Due 43.64
Please Pay 43.64

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/10/2024

District: OP07

Use above space for address change ONLY.

2277333
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

| | |
|---|-------------------|
| Current Charges Due Date | 05/02/2024 |
| TOTAL CHARGES DUE | 43.64 |
| Total Charges Due After Due Date | 48.64 |

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**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2277341** Cycle 07
Meter Number 356593693
Customer Number 20158489
Customer Name TWO RIVERS NORTH CDD

Bill Date **04/10/2024**
Amount Due **44.23**
Current Charges Due **05/02/2024**

District Office Serving You
One Pasco Center

Service Address 2574 WIDEWATER WAY
Service Description PANEL IR2
Service Classification General Service Non-Demand

See Reverse Side For More Information

| ELECTRIC SERVICE | | | | | | | |
|------------------|------|---------|-------|----|---------|------------|--------------|
| Date | From | Reading | Date | To | Reading | Multiplier | Dem. Reading |
| 03/07 | | 15 | 04/05 | | 24 | | |

Comparative Usage Information
Average kWh

| Period | Days | Per Day |
|----------|------|---------|
| Apr 2024 | 29 | 0 |
| Mar 2024 | 29 | 0 |
| Jan 2024 | 26 | 0 |

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 1 5 8 4 8 9

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 49.06
Payment 49.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9 KWH @ 0.05017 0.45
Fuel Adjustment 9 KWH @ 0.03800 0.34
FL Gross Receipts Tax 1.02
State Tax 2.85
Pasco County Tax 0.41

Total Current Charges 44.23
Total Due 44.23
Please Pay

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/10/2024

District: OP07

Use above space for address change ONLY.

2277341
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

| | |
|----------------------------------|--------------|
| Current Charges Due Date | 05/02/2024 |
| TOTAL CHARGES DUE | 44.23 |
| Total Charges Due After Due Date | 49.23 |

000227734100000442300000492307

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



April 2024
97402

Customer

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

| Project/Job | Invoice Date | Due Date | Terms | PO # |
|--|--------------|----------|--------|------|
| Two Rivers North CDD - Northwater Contract (2024) - Estimate 69567 | 4/1/2024 | 5/1/2024 | Net 30 | |

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

| | |
|--------------------|-------------------|
| Subtotal | \$6,620.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$6,620.00 |

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



April 2024
 97403

Customer

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

| Project/Job | Invoice Date | Due Date | Terms | PO # |
|--|--------------|----------|--------|------|
| Two Rivers North CDD - Childers Contract (2024) - Estimate 68207 | 4/1/2024 | 5/1/2024 | Net 30 | |

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

| | |
|--------------------|-------------------|
| Subtotal | \$4,050.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$4,050.00 |

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



APPLICATION AND CERTIFICATION FOR PAYMENT

| | | | |
|---|---|---|--|
| TO OWNER Two Rivers North Community Development District 2005 Pan Am Circle Suite 300 Tampa FL 33607 | PROJECT: Two Rivers North A2 - Amenity/Common Areas 2689 Widewater Way Zephyrhills FL 33541 | APPLICATION NO: 7 PERIOD TO: 01/31/2024 | Distribution to: <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin-right: 5px; text-align: center; line-height: 20px;">X</div> OWNER </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin-right: 5px; text-align: center; line-height: 20px;">X</div> ARCHITECT </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin-right: 5px; text-align: center; line-height: 20px;">X</div> CONTRACTOR </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin-right: 5px;"></div> CONSULTANT </div> |
| FROM CONTRACTOR: Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765 | VIA ARCHITECT: Garrett Noble, Clearview Land Design, PL | CONTRACT FOR: Two Rivers North A2 - Amenity/Common Areas CONTRACT DATE: PROJECT NOS: | |

PAY APPLICATION REVIEW IS BASED ON VISUAL FIELD INSPECTION AND PERTAINS ONLY TO THE CURRENT WORK PERFORMED AS LISTED IN PAY APPLICATION. INSTALLATION PRACTICES AND METHODS HAVE NOT BEEN REVIEWED OR VERIFIED ASIDE FROM DOCUMENTATION OF PROGRESS. VERIFICATION OF FINANCIAL CALCULATIONS RELATED TO SPREADSHEETS, CHANGE ORDERS, ETC. HAS NOT BE PERFORMED.

CONTRACTOR'S APPLICATION FOR PAYMENT

| | |
|--|--------------|
| 1. ORIGINAL CONTRACT SUM | 3,607,676.75 |
| 2. Net change by Change Orders | 4,431.77 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | 3,612,108.52 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet) | 1,479,077.90 |
| 5. RETAINAGE: | |
| a. 10.00 % of Completed Work (Column D + E on detailed sheet) | 147,907.81 |
| b. 10.00 % of Stored Material (Column F on detailed sheet) | 0.00 |
| Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet) | 147,907.81 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) | 1,331,170.09 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | 982,413.57 |
| 8. CURRENT PAYMENT DUE | 348,756.52 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | 2,280,938.43 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|-----------|------------|
| Total Changes approved in Previous month by Owner | 0.00 | 0.00 |
| Total approved this Month | 0.00 | 0.00 |
| NET CHANGES by Change Order | 15,882.35 | -38,418.85 |
| TOTAL | 4,431.77 | |

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

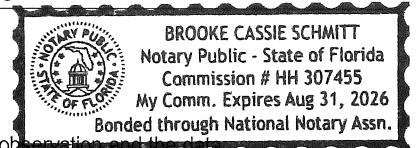
CONTRACTOR: _____ Date: 1/30/24

State of: Florida County of: Seminole

Subscribed and sworn to before me this 30 day of January 2024

Notary Public: Brooke Schmitt

My Commission Expires: 8/31/24



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 348,756.53

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT: Garrett Noble Date: 2/9/2024

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 7
 APPLICATION DATE: 01/29/2024
 PERIOD TO: 01/31/2024
 ARCHITECT'S PROJECT NO:

| B Description of Work | C Scheduled | D Previous Applications | E Work in Place | F Stored Materials | G Total Completed & Stored to Date | % | H Balance to Finish | D Retainage |
|--|----------------|-------------------------------|-----------------------|--------------------------|--|--------|---------------------------|----------------|
| A2 SR 56 BUFFER AND ENTRANC ENTRY FEATURE - INCL LIGHTING | 90,352.00 | 81,316.80 | | | 81,316.80 | 90.00 | 9,035.20 | 8,131.68 |
| WALLS AND FENCING | 109,209.00 | 38,223.15 | | | 38,223.15 | 35.00 | 70,985.85 | 3,822.32 |
| TRAFFIC SIGNAGE | 20,000.00 | | | | | | 20,000.00 | |
| PERMIT ALLOWANCE | 8,000.00 | | | | | | 8,000.00 | |
| IRRIGATION | 139,419.00 | 111,535.20 | 27,883.80 | | 139,419.00 | 100.00 | | 13,941.90 |
| TREES & PALMS | 193,030.00 | 154,424.00 | 38,606.00 | | 193,030.00 | 100.00 | | 19,303.00 |
| SHRUBS AND SHRUB AREAS | 135,289.50 | 108,231.60 | 27,057.90 | | 135,289.50 | 100.00 | | 13,528.95 |
| AQUATIC PLANTS | 864.00 | | | | | | 864.00 | |
| SOD | 28,420.00 | | 28,420.00 | | 28,420.00 | 100.00 | | 2,842.00 |
| ROCK AND MULCHES | 41,801.25 | | 41,801.25 | | 41,801.25 | 100.00 | | 4,180.13 |
| ROOT BARRIER | 5,600.00 | | 5,600.00 | | 5,600.00 | 100.00 | | 560.00 |
| A2 AMENITY BUILDING | 643,349.00 | 193,004.70 | 128,669.80 | | 321,674.50 | 50.00 | 321,674.50 | 32,167.45 |
| AUDIO ALLOWANCE | 15,000.00 | | | | | | 15,000.00 | |
| MAILBOXES | 109,702.00 | 38,418.85 | | | 38,418.85 | 35.02 | 71,283.15 | 3,841.89 |
| ACCESS CONTROLS | 10,000.00 | | | | | | 10,000.00 | |
| POOL | 286,353.00 | | 28,635.30 | | 28,635.30 | 10.00 | 257,717.70 | 2,863.53 |
| POOL EQUIPMENT WALL | 19,689.00 | | | | | | 19,689.00 | |
| POOL EQUIPMENT GATE | 1,180.00 | | | | | | 1,180.00 | |
| POOL FENCE | 38,410.00 | | | | | | 38,410.00 | |
| POOL ACCESS GATE | 4,995.00 | | | | | | 4,995.00 | |
| PERGOLA | 15,300.00 | | | | | | 15,300.00 | |
| SHADE SAIL WITH POSTS | 60,225.00 | | 17,900.00 | | 17,900.00 | 29.72 | 42,325.00 | 1,790.00 |
| PAINTING - PANEL WALL | 6,900.00 | | | | | | 6,900.00 | |
| TWO RAIL FENCE | 4,371.00 | | | | | | 4,371.00 | |
| STEM WALL/STEP TO LOWER DEC | 3,500.00 | | | | | | 3,500.00 | |
| CONCRETE WALKWAYS | 33,500.00 | | | | | | 33,500.00 | |

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 7
 APPLICATION DATE: 01/29/2024
 PERIOD TO: 01/31/2024
 ARCHITECT'S PROJECT NO:

| B Description of Work | C Scheduled | D Previous Applications | E Work in Place | F Stored Materials | G Total Completed & Stored to Date | % | H Balance to Finish | D Retainage |
|--------------------------------|----------------|-------------------------------|-----------------------|--------------------------|--|--------|---------------------------|----------------|
| TACTICLE WARNING PAVERS | 4,000.00 | | | | | | 4,000.00 | |
| POOL DECK | 79,336.00 | | | | | | 79,336.00 | |
| PAVERS AT LOWER DECK & PLAYG | 5,985.00 | | | | | | 5,985.00 | |
| PREVIOUS PATHWAYS/GATHERIN | 10,832.00 | | | | | | 10,832.00 | |
| BIKE RACK PAD | 2,000.00 | | | | | | 2,000.00 | |
| POOL DECK FURNISHINGS | 194,565.00 | | | | | | 194,565.00 | |
| PARK FURNISHINGS & SITE ELEM | 60,346.00 | | | | | | 60,346.00 | |
| INTERIOR FURNISHINGS | 33,785.00 | | | | | | 33,785.00 | |
| LIGHTING/ELECTRICAL | 67,000.00 | | | | | | 67,000.00 | |
| LED STRING LIGHTS & POSTS | 3,500.00 | | | | | | 3,500.00 | |
| TRAFFIC SIGNAGE | 20,000.00 | | | | | | 20,000.00 | |
| FINE GRADING & DRAINAGE | 58,450.00 | | | | | | 58,450.00 | |
| TOT LOT FREIGHT, TAX & INSTALL | 35,998.00 | | | | | | 35,998.00 | |
| CUSTOM AMENITY GATE | 9,000.00 | | | | | | 9,000.00 | |
| IRRIGATION | 54,696.00 | | | | | | 54,696.00 | |
| TREES | 66,930.00 | | | | | | 66,930.00 | |
| SHRUBS AND SHRUB AREAS | 56,630.00 | | | | | | 56,630.00 | |
| SOD | 2,190.00 | | | | | | 2,190.00 | |
| ROCK AND MULCHES | 18,760.00 | | | | | | 18,760.00 | |
| ROOT BARRIER | 1,040.00 | | | | | | 1,040.00 | |
| STEEL EDGING | 4,320.00 | | | | | | 4,320.00 | |
| PERMIT ALLOWANCE | 15,000.00 | 15,000.00 | | | 15,000.00 | 100.00 | | 1,500.00 |
| P&P BOND | 53,000.00 | 53,000.00 | | | 53,000.00 | 100.00 | | 5,300.00 |
| GENERAL CONDITONS | 40,600.00 | 26,390.00 | 2,030.00 | | 28,420.00 | 70.00 | 12,180.00 | 2,842.00 |
| PROJECT MANAGEMENT | 125,000.00 | 81,250.00 | 6,250.00 | | 87,500.00 | 70.00 | 37,500.00 | 8,750.00 |
| FEE AND MOBILIZATION | 346,532.00 | 207,919.20 | 34,653.20 | | 242,572.40 | 70.00 | 103,959.60 | 24,257.24 |
| A2 PASSIVE PARKS & PERIMETER | | | | | | | | |
| TWO RAIL FENCE | 1,263.00 | | | | | | 1,263.00 | |

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 7
 APPLICATION DATE: 01/31/2024
 PERIOD TO: 01/31/2024
 ARCHITECT'S PROJECT NO:

| B Description of Work | C Scheduled | D Previous Applications | E Work in Place | F Stored Materials | G Total Completed & Stored to Date | % | H Balance to Finish | D Retainage |
|------------------------------|---------------------|-------------------------------|-----------------------|--------------------------|--|--------------|---------------------------|-------------------|
| WALKWAYS/SURFACING | 62,749.00 | | | | | | 62,749.00 | |
| FURNISHINGS | 14,158.00 | | | | | | 14,158.00 | |
| IRRIGATION | 35,055.00 | | | | | | 35,055.00 | |
| TREES | 35,870.00 | | | | | | 35,870.00 | |
| SHRUBS AND SHRUB AREAS | 7,824.00 | | | | | | 7,824.00 | |
| SOD | 13,340.00 | | | | | | 13,340.00 | |
| ROCK AND MULCHES | 41,864.00 | | | | | | 41,864.00 | |
| ROOT BARRIER | 1,600.00 | | | | | | 1,600.00 | |
| CO#1 SITE PREPARATION | 15,882.35 | 15,882.35 | | | 15,882.35 | 100.00 | | 1,588.24 |
| CO#2 MAIL KIOSK - SNAKE RAIL | 26,968.27 | 5,393.65 | | | 5,393.65 | 20.00 | 21,574.62 | 539.37 |
| CO#3 CDD#1 CREATIVE MAILBOX | -38,418.85 | -38,418.85 | | | -38,418.85 | 100.00 | | -3,841.89 |
| Totals: | 3,612,108.52 | 1,091,570.65 | 387,507.25 | | 1,479,077.90 | 40.95 | 2,133,030.62 | 147,907.81 |



Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

| | |
|-----------------|----------|
| Date Issued: | 4/8/2024 |
| Invoice Number: | 24040 |
| Due Date: | 5/8/2024 |

Inframark
Leah Popelka
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

| DESCRIPTION | AMOUNT |
|--|----------|
| Two Rivers North Annual renewal fee | \$150.00 |
| TOTAL | \$150.00 |

Pasco County Property Appraiser
 Information Services Department
 PO Box 401
 Dade City, FL 33526-0401

**REP SERVICES, INC.***Experts at Play & Outdoor Spaces*

165 W. Jessup Ave. · Longwood, FL 32750-4146 · 407.831.9658 (P) · 866.232.8532 (F)

FEIN #59-2978507 · FL Lic. CGC1508223

Page 1 of 1

Account No: 025758

Invoice

Invoice No: **18718.17.01**

Invoice To: **Brandi Swadling**
Two Rivers North Community Development
District
c/o Ovida Construction Group, Inc.
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Ship To: **Tomas Lozada**
Two Rivers Ranch Mixed Use Development
2689 Widewater Way
between Morris Bridge Rd 579 & Gall Blvd 301
Zephyrhills, FL 33541

County: Pasco

1/15/24 - NS

| Customer PO | Project Name | Order No | Inv Date | Due Date | Payment Terms |
|-------------|--|----------|----------|----------|---------------|
| 2022-01-CDD | Two Rivers Ranch Site Furnishings A2-ODP | 18718.17 | 01/20/24 | 02/19/24 | Net 30 |

| Vendor: DuMor | | Proj Drawings: DUM | | | | 591223 |
|--|--------------|--------------------|--|---------------------|-----------|--------------------|
| Class | Part No | Qty | Description | Unit Price | Net Price | Ext Price |
| Benches | 165-60PL | 3 EA | 6' Cast Bench, Recycled Plastic (3) embedded | 1,514.00 | 1,514.00 | 4,542.00 |
| Parts | 63-471 | 28 EA | ALL STL ANCHORING POST | 35.00 | 35.00 | 980.00 |
| Receptacles | 187-32PL-FTO | 4 EA | 32-Gal Cast Receptacle, Plastic With Liner embedded | 1,976.00 | 1,976.00 | 7,904.00 |
| | PT | 4 EA | 25 3/8" DIA STL PUSH TOP CVR | 286.00 | 286.00 | 1,144.00 |
| Tables | 298-60-2PL | 1 EA | 6' ADA Steel Picnic Table, Recycled Plastic Embedded | 3,502.00 | 3,502.00 | 3,502.00 |
| | | | | Product Subtotal: | | \$18,072.00 |
| Freight: Prepaid Ship Method: Federal Express FOB: Destination Weight: 2,101 lbs | | | | Freight Charge: | | \$1,469.00 |
| | | | | DuMor Total: | | \$19,541.00 |

| | |
|-------------------------------------|-------------|
| Grand Total: | \$19,541.00 |
| Amount Paid: | \$0.00 |
| Balance Due on this Invoice: | \$19,541.00 |

Your shipment is being delivered via Federal Express with this tracking number: 789133456469. Check the status of your shipment here:

https://www.fedex.com/apps/fedextrack/?tracknumbers=789133456469&cntry_code=us.

We appreciate your prompt payment.

Please make your checks payable to Rep Services, Inc. and mail them to our address noted in the header.

A 1.5% finance charge per month will be assessed on past due balances after the due date.

If a waiver is required, email your request to: waivers@rep-services.com. If you have a preferred form please include it.

NOTE: To assure the safety of your payments, we will never email you instructions for wiring, EFT, ACH or other means of electronic payment without careful coordination with your accounts payable department.

If you have a question regarding any unsolicited instruction from us, please call the phone number found on our website and ask to speak to our controller.

CHECK REQUEST FORM

District Name: Two Rivers North

Date: 4/18/24

Invoice Number: Pay App 5 - 041824

Please issue a check to:

Vendor Name: The Rogers Group of South Florida, LLC

Vendor No.:

Check amount: \$40,221.98

Please code to:

Check Description/Reason: Partial Payment of Pay App 5

Mailing instructions: The Rogers Group of South Florida, LLC

710 E. Reynolds Street

Plant City, FL 33563

Due Date for Check:

Requestor: Per Angie Grunwald

Manager's review:

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1

TO OWNER:

Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

PROJECT:

Two Rivers A1 Parcel
Two Rivers A1
1990 Lanier Rd
Zephyrhills, Florida 33541

APPLICATION NO:

005

PERIOD TO:

02/07/2024

PROJECT NOS.:

399A

Distribution to:

- ☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐ FIELD
☐ OTHER

FROM CONTRACTOR:

AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

VIA ARCHITECT: Garrett Noble, Clearview Land Design, PL**CONTRACT DATE:** 07/27/2023**CUSTOMER CONTRACT ID:**

PAY APPLICATION REVIEW IS BASED ON VISUAL FIELD INSPECTION AND
PERTAINS ONLY TO THE CURRENT WORK PERFORMED AS LISTED IN
PAY APPLICATION.
INSTALLATION PRACTICES AND METHODS HAVE NOT BEEN REVIEWED
OR VERIFIED ASIDE FROM DOCUMENTATION OF PROGRESS.
VERIFICATION OF FINANCIAL CALCULATIONS RELATED TO
SPREADSHEETS, CHANGE ORDERS, ETC. HAS NOT BE PERFORMED.

DESCRIPTION:

Pay App # 5

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet.

| | |
|---|-----------------|
| 1. ORIGINAL CONTRACT SUM | \$ 3,321,958.45 |
| 2. Net change by Change Orders | \$ 56,572.34 |
| 3. CONTRACT SUM TO DATE (Line 1 + 2) | \$ 3,378,530.79 |
| SCHEDULE OF VALUE | \$ 3,378,530.77 |
| 4. TOTAL COMPLETED & STORED TO DATE | \$ 2,259,561.12 |
| 5. RETAINAGE: | |
| a. 10.00% of Completed Work (Columns D + E) | \$ 225,956.14 |
| b. 0.00% of Stored Material (Column F) | \$ 0.00 |
| Total Retainage (Line 5a + 5b) | \$ 225,956.14 |
| 6. TOTAL EARNED LESS RETAINAGE | \$ 2,033,604.98 |
| 7. LESS PREVIOUS APPLICATIONS FOR PAYMENTS | \$ 1,694,461.51 |
| 8. CURRENT PAYMENT DUE | \$ 339,143.47 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | 1,344,925.79 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-----------|------------|
| Total changes approved in previous months by Owner: | 56,572.34 | 0.00 |
| Total approved this Month: | 0.00 | 0.00 |
| TOTALS: | 56,572.34 | 0.00 |
| NET CHANGES by Change Order: | 56,572.34 | |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: AP@rogersgroupfla.com

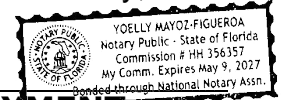
By: _____ Date: 02-07-2024

Jake Rogers / Owner

State of: Florida County of: HillsboroughSubscribed and sworn to before me this 7th day of February, 2024

Notary Public _____

My Commission expires: _____



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **339,143.47**

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____

Date: 2/9/2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

PAGE 2

TO:

Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

From:

AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

Project #:

399A

Application #:

005

Period:

02/07/2024

| A | B | C | D | E | F | G | | H | | |
|----|---|----------------------------|-----------------------------------|---|------------------------------------|--|------------------------------|---------------------------------------|----------------------|-------------------------|
| | DESCRIPTION | SCHEDULED VALUE (\$) | PRIOR COMPLETED AMOUNT (\$) | THIS PERIOD COMPLETED AMOUNT (\$) | PRESENTLY STORED AMOUNT (\$) | (D+E+F) COMPLETED & STORED TO DATE (\$) | (G/C) PROGRESS PERCENT | (C-G) BALANCE TO FINISH (\$) | RETAINAGE PERCENT | RETAINED AMOUNT (\$) |
| 1 | 01 A1 GENERAL REQUIREMENTS | | | | | | | | | |
| 2 | 01 GEN REQ: C01001 - Misc. Material | 4,742.68 | 1,659.94 | 711.40 | 0.00 | 2,371.34 | 50.00 % | 2,371.34 | 10.00 % | 237.13 |
| 3 | 01 GEN REQ: C01005 - Price & Payment Procedures | 3,161.79 | 1,106.63 | 474.26 | 0.00 | 1,580.89 | 50.00 % | 1,580.90 | 10.00 % | 158.09 |
| 4 | 01 GEN REQ: C01010 - Administrative Req. | 3,161.79 | 1,106.63 | 474.26 | 0.00 | 1,580.89 | 50.00 % | 1,580.90 | 10.00 % | 158.09 |
| 5 | 01 GEN REQ: C01020 - Permits and Fees | 10,960.87 | 10,960.87 | 0.00 | 0.00 | 10,960.87 | 100.00 % | (0.00) | 10.00 % | 1,096.09 |
| 6 | 01 GEN REQ: C01040 - Insurances & Bonds | 43,985.58 | 43,985.58 | 0.00 | 0.00 | 43,985.58 | 100.00 % | (0.00) | 10.00 % | 4,398.56 |
| 7 | 01 GEN REQ: C01060 - Project Manager | 90,174.21 | 40,578.39 | 18,034.85 | 0.00 | 58,613.24 | 65.00 % | 31,560.97 | 10.00 % | 5,861.32 |
| 8 | 01 GEN REQ: C01100 - Plan Review | 3,372.57 | 3,372.57 | 0.00 | 0.00 | 3,372.57 | 100.00 % | 0.00 | 10.00 % | 337.26 |
| 9 | 01 GEN REQ: C01120 - Surveying Turnkey | 19,127.24 | 9,563.62 | 2,869.09 | 0.00 | 12,432.71 | 65.00 % | 6,694.53 | 10.00 % | 1,243.27 |
| 10 | 01 GEN REQ: C01200 - Private Provider Inspections | 7,588.29 | 3,794.14 | 1,138.25 | 0.00 | 4,932.39 | 65.00 % | 2,655.90 | 10.00 % | 493.24 |

CONTINUATION SHEET

PAGE 3

TO:

Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

From:

AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

Project #:

399A

Application #:

005

Period:

02/07/2024

| A | B | C | D | E | F | G | H | | | |
|----|--|----------------------------|-----------------------------------|---|------------------------------------|--|------------------------------|---------------------------------------|----------------------|-------------------------|
| | DESCRIPTION | SCHEDULED VALUE (\$) | PRIOR COMPLETED AMOUNT (\$) | THIS PERIOD COMPLETED AMOUNT (\$) | PRESENTLY STORED AMOUNT (\$) | (D+E+F) COMPLETED & STORED TO DATE (\$) | (G/C) PROGRESS PERCENT | (C-G) BALANCE TO FINISH (\$) | RETAINAGE PERCENT | RETAINED AMOUNT (\$) |
| 11 | 01 GEN REQ: C02070 - Dumpster | 9,011.10 | 3,604.44 | 901.11 | 0.00 | 4,505.55 | 50.00 % | 4,505.55 | 10.00 % | 450.56 |
| 12 | 01 GEN REQ: C02150 - Portable Toilet | 2,134.21 | 853.68 | 213.43 | 0.00 | 1,067.11 | 50.00 % | 1,067.10 | 10.00 % | 106.71 |
| 13 | 01 GEN REQ: C02260 - Storage On Site | 52,696.47 | 23,713.41 | 7,904.47 | 0.00 | 31,617.88 | 60.00 % | 21,078.59 | 10.00 % | 3,161.79 |
| 14 | 01 GEN REQ: C02270 - Temporary Power | 2,213.25 | 995.96 | 331.99 | 0.00 | 1,327.95 | 60.00 % | 885.30 | 10.00 % | 132.80 |
| 15 | 01 GEN REQ: C02340 - Equipment Rental (^) A1 | 18,865.34 | 9,432.67 | 3,773.07 | 0.00 | 13,205.74 | 70.00 % | 5,659.60 | 10.00 % | 1,320.57 |
| 16 | 02 A1 ENTRY SIGN | | | | | | | | | |
| 17 | 02 ENT SGN: C02165 - RG Grading Labor | 537.50 | 268.75 | 134.38 | 0.00 | 403.13 | 75.00 % | 134.37 | 10.00 % | 40.31 |
| 18 | 02 ENT SGN: C03040 - Slab Labor A1 Entry Column; Slab Labor A1 Entry Sign | 3,451.62 | 3,451.62 | 0.00 | 0.00 | 3,451.62 | 100.00 % | (0.00) | 10.00 % | 345.16 |
| 19 | 02 ENT SGN: C03050 - Concrete Slab Material A1 Entry Column; Concrete Slab Material A1 Entry Sign | 7,103.48 | 7,103.48 | 0.00 | 0.00 | 7,103.48 | 100.00 % | 0.00 | 10.00 % | 710.35 |
| 20 | 02 ENT SGN: C03065 - Concrete Pump Labor A1 Entry Column; Concrete Pump Labor A1 Entry Sign | 2,424.04 | 2,424.04 | 0.00 | 0.00 | 2,424.04 | 100.00 % | (0.00) | 10.00 % | 242.40 |

CONTINUATION SHEET

PAGE 4

TO:

Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

From:

AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

Project #:

399A

Application #:

005

Period:

02/07/2024

| A | B | C | D | E | F | G | | H | | |
|----|--|----------------------------|-----------------------------------|---|------------------------------------|--|------------------------------|---------------------------------------|----------------------|-------------------------|
| | DESCRIPTION | SCHEDULED VALUE (\$) | PRIOR COMPLETED AMOUNT (\$) | THIS PERIOD COMPLETED AMOUNT (\$) | PRESENTLY STORED AMOUNT (\$) | (D+E+F) COMPLETED & STORED TO DATE (\$) | (G/C) PROGRESS PERCENT | (C-G) BALANCE TO FINISH (\$) | RETAINAGE PERCENT | RETAINED AMOUNT (\$) |
| 21 | 02 ENT SGN: C03085 - Concrete Footer Steel A1 Entry Column; Concrete Footer Steel A1 Entry Sign | 829.91 | 829.91 | 0.00 | 0.00 | 829.91 | 100.00 % | (0.00) | 10.00 % | 82.99 |
| 22 | 02 ENT SGN: C04050 - Masonry Materials A1 Entry Column; Masonry Materials A1 Entry Sign | 2,907.73 | 2,907.73 | 0.00 | 0.00 | 2,907.73 | 100.00 % | (0.00) | 10.00 % | 290.77 |
| 23 | 02 ENT SGN: C04060 - Masonry Labor A1 Entry Column; Masonry Labor A1 Entry Sign | 2,711.23 | 2,711.23 | 0.00 | 0.00 | 2,711.23 | 100.00 % | 0.00 | 10.00 % | 271.12 |
| 24 | 02 ENT SGN: C04090 - Lintel Steel / Rebar Entry Sign; Lintel Steel Rebar A1 Entry Column | 736.31 | 736.31 | 0.00 | 0.00 | 736.31 | 100.00 % | (0.00) | 10.00 % | 73.63 |
| 25 | 02 ENT SGN: C05094 - Structural Steel Turnkey | 3,372.57 | 3,372.57 | 0.00 | 0.00 | 3,372.57 | 100.00 % | 0.00 | 10.00 % | 337.26 |
| 26 | 02 ENT SGN: C06005 - Wood Framing Material | 3,643.15 | 3,643.15 | 0.00 | 0.00 | 3,643.15 | 100.00 % | (0.00) | 10.00 % | 364.32 |
| 27 | 02 ENT SGN: C06010 - Wood Framing Labor | 843.14 | 843.14 | 0.00 | 0.00 | 843.14 | 100.00 % | 0.00 | 10.00 % | 84.31 |
| 28 | 02 ENT SGN: C07100 - Paint Turnkey | 737.96 | 737.96 | 0.00 | 0.00 | 737.96 | 100.00 % | 0.00 | 10.00 % | 73.80 |
| 29 | 02 ENT SGN: C09350 - Stone Veneer Turnkey | 19,442.36 | 9,721.18 | 6,804.83 | 0.00 | 16,526.01 | 85.00 % | 2,916.35 | 10.00 % | 1,652.60 |
| 30 | 02 ENT SGN: C10050 - Fencing | 27,612.95 | 27,612.95 | 0.00 | 0.00 | 27,612.95 | 100.00 % | 0.00 | 10.00 % | 2,761.30 |

CONTINUATION SHEET

PAGE 5

TO:

Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

From:

AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

Project #:

399A

Application #:

005

Period:

02/07/2024

| A | B | C | D | E | F | G | H | | | |
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| 31 | 02 ENT SGN: C10145 - Signage Turnkey | 10,910.94 | 5,455.47 | 0.00 | 0.00 | 5,455.47 | 50.00 % | 5,455.47 | 10.00 % | 545.55 |
| 32 | 02 ENT SGN: C16030 - Electrical Turnkey | 35,715.56 | 25,000.89 | 0.00 | 0.00 | 25,000.89 | 70.00 % | 10,714.67 | 10.00 % | 2,500.09 |
| 33 | 03 A1 CLUBHOUSE | | | | | | | | | |
| 34 | 03 CLB HSE: C02040 - Compaction Test | 526.96 | 526.96 | 0.00 | 0.00 | 526.96 | 100.00 % | 0.00 | 10.00 % | 52.70 |
| 35 | 03 CLB HSE: C02280 - Termite Treatment | 1,451.52 | 1,451.52 | 0.00 | 0.00 | 1,451.52 | 100.00 % | 0.00 | 10.00 % | 145.15 |
| 36 | 03 CLB HSE: C03040 - Concrete Slab Labor | 22,590.19 | 22,590.19 | 0.00 | 0.00 | 22,590.19 | 100.00 % | (0.00) | 10.00 % | 2,259.02 |
| 37 | 03 CLB HSE: C03060 - Concrete Slab Steel | 3,797.70 | 3,797.70 | 0.00 | 0.00 | 3,797.70 | 100.00 % | (0.00) | 10.00 % | 379.77 |
| 38 | 03 CLB HSE: C03050 - Concrete Slab Material | 17,358.22 | 17,358.22 | 0.00 | 0.00 | 17,358.22 | 100.00 % | (0.00) | 10.00 % | 1,735.82 |
| 39 | 03 CLB HSE: C03065 - Concrete Slab Pump | 2,450.39 | 2,450.39 | 0.00 | 0.00 | 2,450.39 | 100.00 % | (0.00) | 10.00 % | 245.04 |
| 40 | 03 CLB HSE: C04050 - Masonry Materials (^) | 14,098.31 | 14,098.31 | 0.00 | 0.00 | 14,098.31 | 100.00 % | (0.00) | 10.00 % | 1,409.83 |

CONTINUATION SHEET

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Plant City, FL 33563

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| 41 | 03 CLB HSE: C04060 - Masonry Labor (^) | 13,399.66 | 13,399.66 | 0.00 | 0.00 | 13,399.66 | 100.00 % | (0.00) | 10.00 % | 1,339.97 |
| 42 | 03 CLB HSE: C04090 - Lintel Steel / Rebar | 1,557.95 | 1,557.95 | 0.00 | 0.00 | 1,557.95 | 100.00 % | 0.00 | 10.00 % | 155.80 |
| 43 | 03 CLB HSE: C04091 - Masonry Connectors | 567.37 | 567.37 | 0.00 | 0.00 | 567.37 | 100.00 % | 0.00 | 10.00 % | 56.74 |
| 44 | 03 CLB HSE: C05060 - Ornamental Metal | 1,264.72 | 632.36 | 0.00 | 0.00 | 632.36 | 50.00 % | 632.36 | 10.00 % | 63.24 |
| 45 | 03 CLB HSE: C06005 - Wood Framing Material | 18,919.90 | 18,919.90 | 0.00 | 0.00 | 18,919.90 | 100.00 % | (0.00) | 10.00 % | 1,891.99 |
| 46 | 03 CLB HSE: C06010 - Wood Framing Labor | 23,371.94 | 22,203.34 | 0.00 | 0.00 | 22,203.34 | 95.00 % | 1,168.60 | 10.00 % | 2,220.33 |
| 47 | 03 CLB HSE: C06020 - Roof Trusses | 20,234.92 | 20,234.92 | 0.00 | 0.00 | 20,234.92 | 100.00 % | (0.00) | 10.00 % | 2,023.49 |
| 48 | 03 CLB HSE: C06030 - Frame Connectors | 2,736.91 | 2,736.91 | 0.00 | 0.00 | 2,736.91 | 100.00 % | (0.00) | 10.00 % | 273.69 |
| 49 | 03 CLB HSE: C07060 - Insulation Batts | 5,164.25 | 0.00 | 3,873.19 | 0.00 | 3,873.19 | 75.00 % | 1,291.06 | 10.00 % | 387.32 |
| 50 | 03 CLB HSE: C07100 - Paint Turnkey | 18,665.09 | 0.00 | 7,466.04 | 0.00 | 7,466.04 | 40.00 % | 11,199.05 | 10.00 % | 746.60 |

CONTINUATION SHEET

PAGE 7

TO:

Two Rivers North CDD
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From:

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710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

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399A

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02/07/2024

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| 51 | 03 CLB HSE: C07180 - Roofing Turnkey | 25,707.45 | 12,853.73 | 12,853.72 | 0.00 | 25,707.45 | 100.00 % | (0.00) | 10.00 % | 2,570.75 |
| 52 | 03 CLB HSE: C08011 - Exterior Door Materials | 4,425.49 | 4,425.49 | 0.00 | 0.00 | 4,425.49 | 100.00 % | 0.00 | 10.00 % | 442.55 |
| 53 | 03 CLB HSE: C08012 - Exterior Door Labor | 2,213.25 | 2,213.25 | 0.00 | 0.00 | 2,213.25 | 100.00 % | 0.00 | 10.00 % | 221.33 |
| 54 | 03 CLB HSE: C08014 - Ext. Door Lock Out MTL | 1,258.32 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,258.32 | 0.00 % | 0.00 |
| 55 | 03 CLB HSE: C08015 - Ext. Door Lock Out LBR | 1,190.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,190.94 | 0.00 % | 0.00 |
| 56 | 03 CLB HSE: C08090 - Windows and Sliders Turnkey | 19,520.26 | 19,520.26 | 0.00 | 0.00 | 19,520.26 | 100.00 % | (0.00) | 10.00 % | 1,952.03 |
| 57 | 03 CLB HSE: C09040 - Cabinets Turnkey | 19,632.10 | 9,816.05 | 0.00 | 0.00 | 9,816.05 | 50.00 % | 9,816.05 | 10.00 % | 981.61 |
| 58 | 03 CLB HSE: C09080 - Ceramic Tile Turnkey | 28,760.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 28,760.63 | 0.00 % | 0.00 |
| 59 | 03 CLB HSE: C09110 - Countertops Granite Turnkey | 15,620.20 | 7,810.10 | 0.00 | 0.00 | 7,810.10 | 50.00 % | 7,810.10 | 10.00 % | 781.01 |
| 60 | 03 CLB HSE: C09150 - Drywall Turnkey | 13,332.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 13,332.21 | 0.00 % | 0.00 |

CONTINUATION SHEET

PAGE 8

TO:
Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

From:
AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Parcel
Project #: 399A
Application #: 005
Period: 02/07/2024

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| 61 | 03 CLB HSE: C09153 - Exterior Trim Turnkey | 30,614.81 | 0.00 | 29,084.07 | 0.00 | 29,084.07 | 95.00 % | 1,530.74 | 10.00 % | 2,908.41 |
| 62 | 03 CLB HSE: C09154 - Exterior Trim Materials | 7,918.64 | 0.00 | 7,522.71 | 0.00 | 7,522.71 | 95.00 % | 395.93 | 10.00 % | 752.27 |
| 63 | 03 CLB HSE: C09170 - Interior Lock Out and Hardware | 1,580.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,580.89 | 0.00 % | 0.00 |
| 64 | 03 CLB HSE: C09172 - Interior Lock Out Lbr | 1,264.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,264.72 | 0.00 % | 0.00 |
| 65 | 03 CLB HSE: C09180 - Interior Rough Clean | 462.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 462.68 | 0.00 % | 0.00 |
| 66 | 03 CLB HSE: C09185 - Interior Final Clean | 462.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 462.68 | 0.00 % | 0.00 |
| 67 | 03 CLB HSE: C09186 - Ext. Pressure Wash | 229.76 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 229.76 | 0.00 % | 0.00 |
| 68 | 03 CLB HSE: C09195 - Interior Trim & Doors Labor | 822.06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 822.06 | 0.00 % | 0.00 |
| 69 | 03 CLB HSE: C09196 - Interior Trim & Doors MTL | 3,458.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 3,458.79 | 0.00 % | 0.00 |
| 70 | 03 CLB HSE: C09220 - Mirrors | 268.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 268.75 | 0.00 % | 0.00 |

CONTINUATION SHEET

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Two Rivers North CDD
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Suite # 300
Tampa, Florida 33607

From:
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710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Parcel
Project #: 399A
Application #: 005
Period: 02/07/2024

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| 71 | 03 CLB HSE: C09310 - Stucco Turnkey | 66,606.23 | 0.00 | 16,651.56 | 0.00 | 16,651.56 | 25.00 % | 49,954.67 | 10.00 % | 1,665.16 |
| 72 | 03 CLB HSE: C09340 - Precast Concrete Turnkey | 2,339.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 2,339.72 | 0.00 % | 0.00 |
| 73 | 03 CLB HSE: C10002 - Bathroom Partitions Turnkey | 8,689.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 8,689.65 | 0.00 % | 0.00 |
| 74 | 03 CLB HSE: C10004 - Bath Accessories Turnkey | 3,614.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 3,614.98 | 0.00 % | 0.00 |
| 75 | 03 CLB HSE: C10070 - Gutters Turnkey | 1,554.81 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,554.81 | 0.00 % | 0.00 |
| 76 | 03 CLB HSE: C10091 - Mailbox Turnkey | 87,490.11 | 87,490.11 | 0.00 | 0.00 | 87,490.11 | 100.00 % | 0.00 | 10.00 % | 8,749.01 |
| 77 | 03 CLB HSE: C11001 - Appliances Equipment | 3,288.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 3,288.26 | 0.00 % | 0.00 |
| 78 | 03 CLB HSE: C11029 - Audio/Visual Turnkey | 14,986.88 | 7,493.44 | 0.00 | 0.00 | 7,493.44 | 50.00 % | 7,493.44 | 10.00 % | 749.34 |
| 79 | 03 CLB HSE: C11999 - RG Labor Division 11 | 579.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 579.66 | 0.00 % | 0.00 |
| 80 | 03 CLB HSE: C13021 - Fire Equipment | 289.83 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 289.83 | 0.00 % | 0.00 |

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From:
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710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Parcel
Project #: 399A
Application #: 005
Period: 02/07/2024

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| 81 | 03 CLB HSE: C13120 - Access Control Systems Turnkey | 20,925.77 | 10,462.89 | 0.00 | 0.00 | 10,462.89 | 50.00 % | 10,462.88 | 10.00 % | 1,046.29 |
| 82 | 03 CLB HSE: C15040 - HVAC Turnkey | 37,182.63 | 24,168.71 | 5,577.39 | 0.00 | 29,746.10 | 80.00 % | 7,436.53 | 10.00 % | 2,974.61 |
| 83 | 03 CLB HSE: C15100 - Plumbing Turnkey | 46,372.90 | 30,142.39 | 6,955.93 | 0.00 | 37,098.32 | 80.00 % | 9,274.58 | 10.00 % | 3,709.83 |
| 84 | 03 CLB HSE: C16030 - Electrical Turnkey | 71,279.36 | 46,331.58 | 10,691.91 | 0.00 | 57,023.49 | 80.00 % | 14,255.87 | 10.00 % | 5,702.35 |
| 85 | 04 A1 POOL & POOL DECK | | | | | | | | | |
| 86 | 04 POL & DECK: C02165 - Grading Labor | 5,480.43 | 3,288.26 | 0.00 | 0.00 | 3,288.26 | 60.00 % | 2,192.17 | 10.00 % | 328.83 |
| 87 | 04 POL & DECK: C03050 - Concrete Slab Material (^) A1 Pool Equip Wall; Concrete Slab Material (^) Masonry Bar | 5,459.35 | 2,183.74 | 0.00 | 0.00 | 2,183.74 | 40.00 % | 3,275.61 | 10.00 % | 218.37 |
| 88 | 04 POL & DECK: C03065 - Concrete Pump Labor (^) A1 Pool Equip Wall | 379.41 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 379.41 | 0.00 % | 0.00 |
| 89 | 04 POL & DECK: C03081 - Continuous Footer Labor (^) Masonry Bar; Continuous Footer Labor (^) Pool Equip | 6,892.70 | 2,757.08 | 0.00 | 0.00 | 2,757.08 | 40.00 % | 4,135.62 | 10.00 % | 275.71 |
| 90 | 04 POL & DECK: C03085 - Concrete Footer Steel (^) Masonry Bar; Concrete Footer Steel (^) Pool Equip Wall | 528.69 | 0.00 | 264.35 | 0.00 | 264.35 | 50.00 % | 264.34 | 10.00 % | 26.44 |

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| 91 | 04 POL & DECK: C04050 - Masonry Materials (^) A1 Pool Equip Wall; Masonry Materials (^) Masonry Bar | 3,617.75 | 0.00 | 1,808.88 | 0.00 | 1,808.88 | 50.00 % | 1,808.87 | 10.00 % | 180.89 |
| 92 | 04 POL & DECK: C04060 - Masonry Labor (^) A1 Pool Equip Wall; Masonry Labor (^) Masonry Bar | 3,396.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 3,396.29 | 0.00 % | 0.00 |
| 93 | 04 POL & DECK: C04090 - Lintel Steel / Rebar (^) A1 Bar; Lintel Steel / Rebar (^) Pool Wall | 534.17 | 0.00 | 534.17 | 0.00 | 534.17 | 100.00 % | 0.00 | 10.00 % | 53.42 |
| 94 | 04 POL & DECK: C07100 - Paint Turnkey | 843.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 843.14 | 0.00 % | 0.00 |
| 95 | 04 POL & DECK: C09110 - Countertops Granite Turnkey | 5,287.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 5,287.62 | 0.00 % | 0.00 |
| 96 | 04 POL & DECK: C09310 - Stucco Turnkey | 3,983.85 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 3,983.85 | 0.00 % | 0.00 |
| 97 | 04 POL & DECK: C09340 - Precast Concrete Turnkey | 1.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1.05 | 0.00 % | 0.00 |
| 98 | 04 POL & DECK: C09350 - Stone Veneer Turnkey | 6,450.05 | 0.00 | 3,225.03 | 0.00 | 3,225.03 | 50.00 % | 3,225.02 | 10.00 % | 322.50 |
| 99 | 04 POL & DECK: C10050 - Fencing | 26,613.26 | 13,306.63 | 0.00 | 0.00 | 13,306.63 | 50.00 % | 13,306.63 | 10.00 % | 1,330.66 |
| 100 | 04 POL & DECK: C10051 - Gates | 5,954.70 | 2,977.35 | 0.00 | 0.00 | 2,977.35 | 50.00 % | 2,977.35 | 10.00 % | 297.74 |

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| 101 | 04 POL & DECK: C10170 - Sun Shades Turnkey | 61,197.28 | 21,419.05 | 0.00 | 0.00 | 21,419.05 | 35.00 % | 39,778.23 | 10.00 % | 2,141.91 |
| 102 | 04 POL & DECK: C12030 - Furniture Turnkey | 18,057.33 | 18,057.33 | 0.00 | 0.00 | 18,057.33 | 100.00 % | 0.00 | 10.00 % | 1,805.73 |
| 103 | 04 POL & DECK: C12032 - Furniture Lbr | 1,053.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,053.93 | 0.00 % | 0.00 |
| 104 | 04 POL & DECK: C13077 - Pool Turnkey | 318,863.20 | 79,715.80 | 191,317.92 | 0.00 | 271,033.72 | 85.00 % | 47,829.48 | 10.00 % | 27,103.37 |
| 105 | 04 POL & DECK: C15001 - Gas Piping Turnkey | 8,431.44 | 4,215.72 | 0.00 | 0.00 | 4,215.72 | 50.00 % | 4,215.72 | 10.00 % | 421.57 |
| 106 | 04 POL & DECK: C15100 - Plumbing Turnkey | 11,329.74 | 5,664.87 | 0.00 | 0.00 | 5,664.87 | 50.00 % | 5,664.87 | 10.00 % | 566.49 |
| 107 | 04 POL & DECK: C16030 - Electrical Turnkey | 852.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 852.63 | 0.00 % | 0.00 |
| 108 | 05 A1 WALKWAYS & SITEWORK | | | | | | | | | |
| 109 | 05 WLK WYS & SIT WRK: C02066 - Site Drainage Materials | 24,134.98 | 12,067.49 | 0.00 | 0.00 | 12,067.49 | 50.00 % | 12,067.49 | 10.00 % | 1,206.75 |
| 110 | 05 WLK WYS & SIT WRK: C02067 - RG Site Drainage Labor | 25,294.31 | 12,647.16 | 12,647.15 | 0.00 | 25,294.31 | 100.00 % | (0.00) | 10.00 % | 2,529.43 |

CONTINUATION SHEET

TO:

Two Rivers North CDD
2005 Pan Am Circle
Suite # 300
Tampa, Florida 33607

From:

AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

Project #:

399A

Application #:

005

Period:

02/07/2024

| A | B | C | D | E | F | G | | H | | |
|-----|---|----------------------------|-----------------------------------|---|------------------------------------|--|------------------------------|---------------------------------------|----------------------|-------------------------|
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| 111 | 05 WLK WYS & SIT WRK: C02067 - RG Site Drainage Labor | -25,294.31 | 0.00 | -25,294.31 | 0.00 | -25,294.31 | 100.00 % | 0.00 | 10.00 % | (2,529.43) |
| 112 | 05 WLK WYS & SIT WRK: C02999 - RG DIVISION 2Labor | 25,294.31 | 0.00 | 12,647.16 | 0.00 | 12,647.16 | 50.00 % | 12,647.15 | 10.00 % | 1,264.72 |
| 113 | 05 WLK WYS & SIT WRK: C02080 - Erosion Control Silt Fence | 3,161.79 | 2,371.34 | 0.00 | 0.00 | 2,371.34 | 75.00 % | 790.45 | 10.00 % | 237.13 |
| 114 | 05 WLK WYS & SIT WRK: C02165 - RG Grading Labor | 42,386.94 | 6,358.04 | 6,358.04 | 0.00 | 12,716.08 | 30.00 % | 29,670.86 | 10.00 % | 1,271.61 |
| 115 | 05 WLK WYS & SIT WRK: C02181 - Synthetic Turf Turnkey | 27,469.62 | 13,734.81 | 0.00 | 0.00 | 13,734.81 | 50.00 % | 13,734.81 | 10.00 % | 1,373.48 |
| 116 | 05 WLK WYS & SIT WRK: C02360 - Gravel Material - Pool Equip | 474.27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 474.27 | 0.00 % | 0.00 |
| 117 | 05 WLK WYS & SIT WRK: C02400 - Crushed Shell Turnkey | 13,337.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 13,337.16 | 0.00 % | 0.00 |
| 118 | 05 WLK WYS & SIT WRK: C02999 - RG Labor Division 2 | 323.13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 323.13 | 0.00 % | 0.00 |
| 119 | 05 WLK WYS & SIT WRK: C03050 - Concrete Slab Material (^) A1 Sidewalks; Concrete Slab Material (^) Firepit; Concrete Slab Material (^) Playground Curb | 19,613.63 | 9,806.82 | 0.00 | 0.00 | 9,806.82 | 50.00 % | 9,806.81 | 10.00 % | 980.68 |
| 120 | 05 WLK WYS & SIT WRK: C03065 - Concrete Pump Labor (^) A1 Sidewalks | 2,529.43 | 1,897.07 | 0.00 | 0.00 | 1,897.07 | 75.00 % | 632.36 | 10.00 % | 189.71 |

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Suite # 300
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From:
AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Parcel
Project #: 399A
Application #: 005
Period: 02/07/2024

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| 121 | 05 WLK WYS & SIT WRK: C03072 - Flatwork Concrete Labor (^) A1 Sidewalks; Flatwork Concrete Labor (^) Firepit; Flatwork Concrete Labor (^) Playground Curb | 14,365.85 | 10,774.39 | 0.00 | 0.00 | 10,774.39 | 75.00 % | 3,591.46 | 10.00 % | 1,077.44 |
| 122 | 05 WLK WYS & SIT WRK: C03085 - Concrete Footer Steel (^) String Light Posts | 421.57 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 421.57 | 0.00 % | 0.00 |
| 123 | 05 WLK WYS & SIT WRK: C06005 - Wood Framing Material | 362.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 362.38 | 0.00 % | 0.00 |
| 124 | 05 WLK WYS & SIT WRK: C06999 - RG Labor Division 6 | 843.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 843.14 | 0.00 % | 0.00 |
| 125 | 05 WLK WYS & SIT WRK: C07100 - Paint Turnkey | 526.96 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 526.96 | 0.00 % | 0.00 |
| 126 | 05 WLK WYS & SIT WRK: C09371 - Pavers Material (^) Pool Deck; Pavers Material (^) Porcelain | 49,424.76 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 49,424.76 | 0.00 % | 0.00 |
| 127 | 05 WLK WYS & SIT WRK: C09372 - Pavers Labor (^) | 16,567.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 16,567.77 | 0.00 % | 0.00 |
| 128 | 05 WLK WYS & SIT WRK: C16030 - Electrical Turnkey | 35,537.45 | 7,107.49 | 0.00 | 0.00 | 7,107.49 | 20.00 % | 28,429.96 | 10.00 % | 710.75 |
| 129 | 06 A1 POOL DECK FURNISHINGS | | | | | | | | | |
| 130 | 06 PLD FUR: C02360 - Gravel Material | 179.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 179.17 | 0.00 % | 0.00 |

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710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Parcel
Project #: 399A
Application #: 005
Period: 02/07/2024

[illegible]

CONTINUATION SHEET

PAGE 16

TO:
Two Rivers North CDD
2005 Pan Am Circle
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Tampa, Florida 33607

From:
AP@rogersgroupfla.com
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710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Parcel
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| 141 | 07 PRK FUR: C03031 - Concrete Forms and Acc. MTL | 189.71 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 189.71 | 0.00 % | 0.00 |
| 142 | 07 PRK FUR: C03999 - RG Labor Division 3 | 1,053.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,053.93 | 0.00 % | 0.00 |
| 143 | 07 PRK FUR: C12031 - Furniture Materials | 22,653.47 | 11,326.74 | 0.00 | 0.00 | 11,326.74 | 50.00 % | 11,326.73 | 10.00 % | 1,132.67 |
| 144 | 07 PRK FUR: C12999 - RG Labor Division 12 | 1,475.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,475.50 | 0.00 % | 0.00 |
| 145 | 07 PRK FUR: C13069 - Playground Turnkey | 142,234.00 | 49,781.90 | 0.00 | 0.00 | 49,781.90 | 35.00 % | 92,452.10 | 10.00 % | 4,978.19 |
| 146 | 08 A1 INTERNAL FURNISHINGS | | | | | | | | | |
| 147 | 08 INT FUR: C12031 - Furniture Materials; Furniture Materials (^) Janus | 25,447.64 | 25,447.64 | 0.00 | 0.00 | 25,447.64 | 100.00 % | 0.00 | 10.00 % | 2,544.76 |
| 148 | 08 INT FUR: C12999 - RG Labor Division 12 | 447.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 447.92 | 0.00 % | 0.00 |
| 149 | 09 A1 PARKS AND BUFFERS | | | | | | | | | |
| 150 | 09 PAR & BUF: C02001 - Asphalt Paving | 11,154.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 11,154.79 | 0.00 % | 0.00 |

CONTINUATION SHEET

PAGE 17

TO:

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710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

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| 151 | 09 PAR & BUF: C02165 - Grading Labor | 10,757.04 | 0.00 | 2,151.41 | 0.00 | 2,151.41 | 20.00 % | 8,605.63 | 10.00 % | 215.14 |
| 152 | 09 PAR & BUF: C02360 - Gravel Material | 1,939.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,939.23 | 0.00 % | 0.00 |
| 153 | 09 PAR & BUF: C02370 - Misc. Site Material | 2,633.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 2,633.77 | 0.00 % | 0.00 |
| 154 | 09 PAR & BUF: C02400 - Crushed Shell Turnkey | 52,385.09 | 0.00 | 13,096.27 | 0.00 | 13,096.27 | 25.00 % | 39,288.82 | 10.00 % | 1,309.63 |
| 155 | 09 PAR & BUF: C02999 - RG Labor Division 2 | 309.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 309.86 | 0.00 % | 0.00 |
| 156 | 09 PAR & BUF: C03040 - Slab Labor (^) A1 Lift Station | 5,944.16 | 5,944.16 | 0.00 | 0.00 | 5,944.16 | 100.00 % | 0.00 | 10.00 % | 594.42 |
| 157 | 09 PAR & BUF: C03050 - Concrete Slab Material (^) A1 Lift Station | 5,116.83 | 5,116.83 | 0.00 | 0.00 | 5,116.83 | 100.00 % | (0.00) | 10.00 % | 511.68 |
| 158 | 09 PAR & BUF: C03065 - Concrete Pump Labor (^) A1 Lift Station | 474.27 | 474.27 | 0.00 | 0.00 | 474.27 | 100.00 % | (0.00) | 10.00 % | 47.43 |
| 159 | 09 PAR & BUF: C03071 - Flatwork Concrete Material (^) Park Walkways | 1,301.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 1,301.60 | 0.00 % | 0.00 |
| 160 | 09 PAR & BUF: C03072 - Flatwork Concrete Labor | 942.53 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 942.53 | 0.00 % | 0.00 |

CONTINUATION SHEET

PAGE 18

TO:

Two Rivers North CDD
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Suite # 300
Tampa, Florida 33607

From:

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710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

Project #:

399A

Application #:

005

Period:

02/07/2024

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| 161 | 09 PAR & BUF: C03073 - Flatwork Pump | 1,001.23 | 1,001.23 | 0.00 | 0.00 | 1,001.23 | 100.00 % | 0.00 | 10.00 % | 100.12 |
| 162 | 09 PAR & BUF: C03085 - Concrete Footer Steel (^) A1 Lift Station | 866.26 | 866.26 | 0.00 | 0.00 | 866.26 | 100.00 % | (0.00) | 10.00 % | 86.63 |
| 163 | 09 PAR & BUF: C04050 - Masonry Materials (^) A1 Lift Station | 3,838.39 | 3,838.39 | 0.00 | 0.00 | 3,838.39 | 100.00 % | 0.00 | 10.00 % | 383.84 |
| 164 | 09 PAR & BUF: C04060 - Masonry Labor (^) A1 Lift Station | 3,725.64 | 3,725.64 | 0.00 | 0.00 | 3,725.64 | 100.00 % | 0.00 | 10.00 % | 372.56 |
| 165 | 09 PAR & BUF: C04090 - Lintel Steel / Rebar (^) A1 Lift Station | 820.51 | 820.51 | 0.00 | 0.00 | 820.51 | 100.00 % | (0.00) | 10.00 % | 82.05 |
| 166 | 09 PAR & BUF: C07100 - Paint Turnkey | 2,575.80 | 2,575.80 | 0.00 | 0.00 | 2,575.80 | 100.00 % | 0.00 | 10.00 % | 257.58 |
| 167 | 09 PAR & BUF: C09310 - Stucco Turnkey | 10,454.98 | 10,454.98 | 0.00 | 0.00 | 10,454.98 | 100.00 % | 0.00 | 10.00 % | 1,045.50 |
| 168 | 09 PAR & BUF: C10050 - Fencing | 499.56 | 249.78 | 0.00 | 0.00 | 249.78 | 50.00 % | 249.78 | 10.00 % | 24.98 |
| 169 | 09 PAR & BUF: C10051 - Gates | 2,213.25 | 1,106.63 | 0.00 | 0.00 | 1,106.63 | 50.00 % | 1,106.62 | 10.00 % | 110.66 |
| 170 | 09 PAR & BUF: C10145 - Signage Lettering Turnkey | 38,265.05 | 24,872.28 | 0.00 | 0.00 | 24,872.28 | 65.00 % | 13,392.77 | 10.00 % | 2,487.23 |

CONTINUATION SHEET

PAGE 19

TO:

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From:

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710 E Reynolds St
Plant City, FL 33563

Project Name:

Two Rivers A1 Parcel

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02/07/2024

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| 171 | 09 PAR & BUF: C12031 - Furniture Materials; Furniture Mtl | 8,942.96 | 0.00 | 4,471.48 | 0.00 | 4,471.48 | 50.00 % | 4,471.48 | 10.00 % | 447.15 |
| 172 | 09 PAR & BUF: C12999 - RG Labor Division 12 | 526.96 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 526.96 | 0.00 % | 0.00 |
| 173 | 10 A1 LANDSCAPING & IRRIGATION | | | | | | | | | |
| 174 | 10 LSP & IRR: C02185 - Landscape Turnkey | 711,010.86 | 497,707.60 | 0.00 | 0.00 | 497,707.60 | 70.00 % | 213,303.26 | 10.00 % | 49,770.76 |
| 175 | 10 LSP & IRR: C02350 - Irrigation | 210,070.28 | 168,056.22 | 0.00 | 0.00 | 168,056.22 | 80.00 % | 42,014.06 | 10.00 % | 16,805.62 |
| 176 | 10 LSP & IRR: C16030 - Electrical Turnkey | 5,822.96 | 4,949.52 | 0.00 | 0.00 | 4,949.52 | 85.00 % | 873.44 | 10.00 % | 494.95 |
| 177 | CO - CO#1 Landscape Scope Change (Scope Add) (Scope: 01) | | | | | | | | | |
| 178 | CO - 01 GEN REQ: C01006 - Price & Payment Procedures (Scope: 01) | 79.04 | 79.04 | 0.00 | 0.00 | 79.04 | 99.99 % | 0.00 | 9.99 % | 7.90 |
| 179 | CO - 01 GEN REQ: C01010 - Administrative Req. (Scope: 01) | 79.04 | 79.04 | 0.00 | 0.00 | 79.04 | 99.99 % | 0.00 | 9.99 % | 7.90 |
| 180 | CO - 09 PAR & BUF: C02185 - Landscape Turnkey (Scope: 01) | 16,335.91 | 16,335.91 | 0.00 | 0.00 | 16,335.91 | 100.00 % | (0.00) | 10.00 % | 1,633.59 |

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| 181 | CO - CO # 2 Temp Mailbox Cluster Area (Scope: 02) | | | | | | | | | |
| 182 | CO - 01 GEN REQ: C01006 - Price & Payment Procedures (Scope: 02) | 333.33 | 333.33 | 0.00 | 0.00 | 333.33 | 100.00 % | 0.00 | 10.00 % | 33.33 |
| 183 | CO - 01 GEN REQ: C01010 - Administrative Req. (Scope: 02) | 333.33 | 333.33 | 0.00 | 0.00 | 333.33 | 100.00 % | 0.00 | 10.00 % | 33.33 |
| 184 | CO - 01 GEN REQ: C01060 - Project Manager (Scope: 02) | 2,222.22 | 555.55 | 0.00 | 0.00 | 555.55 | 25.00 % | 1,666.67 | 10.00 % | 55.55 |
| 185 | CO - 01 GEN REQ: C02070 - Dumpster (Scope: 02) | 1,083.33 | 270.83 | 0.00 | 0.00 | 270.83 | 25.00 % | 812.50 | 10.00 % | 27.08 |
| 186 | CO - 03 CLB HSE: C02999 - RG Labor Division 2 (Scope: 02) | 3,333.33 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 3,333.33 | 0.00 % | 0.00 |
| 187 | CO - 03 CLB HSE: C03071 - Flatwork Concrete MTL (Scope: 02) | 1,972.07 | 1,972.07 | 0.00 | 0.00 | 1,972.07 | 100.00 % | (0.00) | 10.00 % | 197.21 |
| 188 | CO - 03 CLB HSE: C03072 - Flatwork Concrete LBR (Scope: 02) | 1,506.67 | 1,506.67 | 0.00 | 0.00 | 1,506.67 | 100.00 % | (0.00) | 10.00 % | 150.67 |
| 189 | CO - 03 CLB HSE: C03073 - Flatwork Pump (Scope: 02) | 833.33 | 833.33 | 0.00 | 0.00 | 833.33 | 100.00 % | 0.00 | 10.00 % | 83.33 |
| 190 | CO - 03 CLB HSE: C06005 - Wood Framing MTL (Scope: 02) | 5,862.94 | 1,465.73 | 3,517.77 | 0.00 | 4,983.50 | 85.00 % | 879.44 | 10.00 % | 498.35 |

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| 191 | CO - 03 CLB HSE: C06999 - RG Labor Division 6 (Scope: 02) | 4,444.44 | 1,111.11 | 2,666.66 | 0.00 | 3,777.77 | 85.00 % | 666.67 | 10.00 % | 377.78 |
| 192 | CO - 03 CLB HSE: C07100 - Paint Turnkey (Scope: 02) | 4,666.67 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 4,666.67 | 0.00 % | 0.00 |
| 193 | CO - 03 CLB HSE: C09999 - RG Labor Division 9 (Scope: 02) | 4,444.44 | 1,111.11 | 2,222.22 | 0.00 | 3,333.33 | 75.00 % | 1,111.11 | 10.00 % | 333.33 |
| 194 | CO - 03 CLB HSE: C10091 - Mailbox Turnkey (Scope: 02) | 4,042.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 4,042.22 | 0.00 % | 0.00 |
| 195 | CO - 09 PAR & BUF: C10999 - Snake Rail Fence Adjustment (Scope: 02) | 5,000.02 | 4,250.02 | 750.00 | 0.00 | 5,000.02 | 100.00 % | 0.00 | 10.00 % | 500.00 |
| Totals: | | 3,378,530.77 | 1,882,735.01 | 376,826.11 | 0.00 | 2,259,561.12 | 66.88 % | 1,118,969.69 | | 225,956.14 |

CHANGE ORDER DETAIL

| | | |
|---|--|---|
| TO: Two Rivers North CDD 2005 Pan Am Circle Suite # 300 Tampa, Florida 33607 | From: AP@rogersgroupfla.com The Rogers Group of South Florida, LLC 710 E Reynolds St Plant City, FL 33563 | Project Name: Two Rivers A1 Parcel Project #: 399A Application #: 005 Period: 02/07/2024 |
|---|--|---|

| Changes | | Days | Amount (\$) |
|--------------------|---|----------|------------------|
| Authorized: | | | |
| CO# 01 | Change 01 - 08/31/2023 | 0 | 16,494.00 |
| | -Scope Change 01: CO # 1 - Change in Landscaping - 10/13/2023 | | |
| CO# 02 | Change 02 - 09/26/2023 | 0 | 40,078.34 |
| | -Scope Change 02: CO # 2 - Temp Mailbox Cluster Area - 12/14/2023 | | |
| | | 0 | 56,572.34 |
| Potential: | | | |
| # TBD | -Scope Change 03: CO # 3 - Price Increases - 09/29/2023 | TBD | TBD |



Titan Florida LLC
Attn: Accounts Receivable Dept
455 Fairway Drive #200
Deerfield Beach, FL 33441

INVOICE

| CUSTOMER I.D. | INVOICE DATE | INVOICE NUMBER |
|-----------------|--------------|----------------|
| US51-1000057016 | 02/14/2024 | 3001650850 |

PAYMENT INQUIRIES: 800-330-3380
BILLING INQUIRIES: 800-204-0632

We appreciate your business

SOLD TO:

SHIP TO:

TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

PO# 399A04C03050
TWO RIVERS NORTH CDD
1990 LANIER RD
ZEPHYRHILLS

| DATE | | TICKET NUMBER | MATERIAL NUMBER | DESCRIPTION | BILLING | | | GROSS AMOUNT |
|-----------|-----|------------------|--------------------|---------------------------|----------|-----|------------|-----------------|
| MO | DAY | | | | QUANTITY | U/M | UNIT PRICE | |
| 02 | 14 | 25127 | 1004870 | R168 Zephyrhills RM Plant | 8.00 | YD3 | 157.00 | 1,256.00 |
| 02 | 14 | 25127 | 98000303 | BAGZ5RZY 3000 #57 | 1.00 | LD | 27.50 | 27.50 |
| 02 | 14 | 25127 | 98000442 | VARIABLE FUEL SURCHARGE | 1.00 | LD | 20.00 | 20.00 |
| | | | | ENVIRON SURCHG | | | | |
| | | | | PRODUCT RECAP | | | | |
| | | | 1004870 | BAGZ5RZY 3000 #57 | 8.00 | | | |
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INVOICE

Titan Florida LLC
Attn: Accounts Receivable Dept
455 Fairway Drive #200
Deerfield Beach, FL 33441

| CUSTOMER I.D. | INVOICE DATE | INVOICE NUMBER |
|-----------------|--------------|----------------|
| US51-1000057016 | 02/16/2024 | 3001657825 |

PAYMENT INQUIRIES: 800-330-3380
BILLING INQUIRIES: 800-204-0632

We appreciate your business

SOLD TO:

SHIP TO:

TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

PO# 399A04C03050
TWO RIVERS NORTH CDD
1990 LANIER RD
ZEPHYRHILLS

| DATE | | TICKET NUMBER | MATERIAL NUMBER | DESCRIPTION | BILLING | | | GROSS AMOUNT |
|-----------|-----|------------------|--------------------|---------------------------|----------|-----|------------|-----------------|
| MO | DAY | | | | QUANTITY | U/M | UNIT PRICE | |
| 02 | 16 | 25147 | 1004872 | R168 Zephyrhills RM Plant | 6.00 | YD3 | 167.00 | 1,002.00 |
| 02 | 16 | 25147 | 98000303 | BAGZ8PZY 3000 #8 PM | 1.00 | LD | 27.50 | 27.50 |
| 02 | 16 | 25147 | 98000442 | VARIABLE FUEL SURCHARGE | 1.00 | LD | 20.00 | 20.00 |
| | | | | ENVIRON SURCHG | | | | |
| | | | | PRODUCT RECAP | | | | |
| | | | 1004872 | BAGZ8PZY 3000 #8 PM | 6.00 | | | |
| | | | 98000442 | ENVIRON SURCHG | 1.00 | | | |
| | | | 98000303 | VARIABLE FUEL SURCHARGE | 1.00 | | | |
| Net Total | | | | | | | | 1,049.50 |
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CHECK REQUEST FORM
Two Rivers North

Date:

4/10/2024

Invoice#:

04052024-01

Vendor#:

V00008

Vendor Name:

Two Rivers North

Pay From:

Truist Acct# 5652

Description:

Series 2022 - FY 24 Tax Dist ID 01/01-03/31 INT

Code to:

204.103200.1000

Amount:

\$13.67

Requested By:

Teresa Farlow

4/10/2024

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2024a

Payable To Two Rivers North CDD

Check Amount \$13.67

Check Description Series 2022- FY 24 Tax Dist. ID 01/01-03/31 Int

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 _____ |

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2024, Tax Year 2023

100.2%

W:\DMS\Client Files\Two Rivers North CDD 530\Financial Services\Accounting\Debt Service\FY 2024\TRN FY 2024 DS SCHEDULE

Distribution Details

Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 03/01/2024 - 03/31/2024

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 | Tax Due | \$7,373.72 | \$147.47 |
| TWO RIVERS NORTH (TRNOR) | | | | Total | \$7,373.72 | \$147.47 |
| Wire Total | | | | | \$7,226.25 | |

Distribution Details

Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 01/01/2024 - 03/31/2024

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

| District/Agency | Fund | Category | Type | Amount |
|--------------------------|--------------------------|---------------|---------------|---------|
| TWO RIVERS NORTH (TRNOR) | TWO RIVERS NORTH (TRNOR) | Bank Interest | Bank Interest | \$15.79 |
| TWO RIVERS NORTH (TRNOR) | | | Total | \$15.79 |
| Wire Total | | | | \$15.79 |

CHECK REQUEST FORM
Two Rivers North

Date: 4/10/2024

Invoice#: 04052024-02

Vendor#: V00008

Vendor Name: Two Rivers North

Pay From: Truist Acct# 5652

Description: Series 2022 - FY 24 Tax Dist ID 03/01-03/31

Code to: 204.103200.1000

Amount: \$6,255.31

Requested By: 4/10/2024
Teresa Farlow

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2024

Payable To Two Rivers North CDD

Check Amount \$6,255.31

Check Description Series 2022- FY 24 Tax Dist. ID 03/01-03/31

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 _____ |

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2024, Tax Year 2023

100.2%

W:\DMSClient Files\Two Rivers North CDD 530\Financial Services\Accounting\Debt Service\FY 2024\TRN FY 2024 DS SCHEDULE

Distribution Details

Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 03/01/2024 - 03/31/2024

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 | Tax Due | \$7,373.72 | \$147.47 |
| TWO RIVERS NORTH (TRNOR) | | | | Total | \$7,373.72 | \$147.47 |
| | | | | Wire Total | \$7,226.25 | |

Distribution Details

Funding Agency: TWO RIVERS NORTH (TRNOR)

Date: 01/01/2024 - 03/31/2024

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

| District/Agency | Fund | Category | Type | Amount |
|--------------------------|--------------------------|---------------|---------------|---------|
| TWO RIVERS NORTH (TRNOR) | TWO RIVERS NORTH (TRNOR) | Bank Interest | Bank Interest | \$15.79 |
| TWO RIVERS NORTH (TRNOR) | | | Total | \$15.79 |
| Wire Total | | | | \$15.79 |



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7203104



000002443 02 SP 106481950179274 P

Two Rivers North
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7203104
Account Number: 270366000
Invoice Date: 01/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Two Rivers North
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607

United States
**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 REVENUE FUND**

Invoice Number: 7203104
Account Number: 270366000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank

Invoice # 7203104
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7203104
Invoice Date: 01/25/2024
Account Number: 270366000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 REVENUE FUND

Accounts Included 270366000 270366001 270366002 270366003 270366004 270366005
In This Relationship: 270366006 270366007

| CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP | | | | |
|---|----------|----------|-----------------|------------|
| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
| 04200 Trustee | 1.00 | 3,950.00 | 100.00% | \$3,950.00 |
| Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024 | | | | \$3,950.00 |
| Incidental Expenses 01/01/2024 to 12/31/2024 | 3,950.00 | 0.0775 | | \$306.13 |
| Subtotal Incidental Expenses | | | | \$306.13 |
| TOTAL AMOUNT DUE | | | | \$4,256.13 |





White Cap, L.P.
PO Box 4944
Orlando, FL 32802-4944

BRANCH ADDRESS

237 - TAMPA (002R)
(813) 626-6200
8210 SABAL INDUSTRIAL BLVD.
TAMPA FL 33619
HILLSBOROUGH

INVOICE**INVOICE NUMBER**

50025026874

INVOICE DATE

01/04/2024

CUSTOMER PO NUMBER

PUMP STATION FOOTER

TO VIEW AND PAY ONLINE GO TO:<http://whitecap.billtrust.com>**ENROLLMENT TOKEN:**

LTM MXR TVH

TERRITORY:**SHIP TO: 10004708763****MAKE CHECKS PAYABLE TO:**

White Cap, L.P.
P.O. Box 4852
ORLANDO, FL 32802-4852

SOLD TO: 10000750589

TWO RIVERS NORTH COMM DEV CO THE ROGERS GROUP
2005 PAN AM CIR STE 300
TAMPA FL 33607

TWO RIVERS A1-PASCO COUNTY
1990 LANIER RD.
ZEPHYRHILLS FL 33541

| ORDER DATE | | ORDER NO. | ORDERED BY | ACCOUNT MANAGER | | | TAKEN BY | | |
|--|--------------|--|-------------|--------------------|------------|-----------------------------|--------------------|----------------|------------------|
| 01/04/2024 | | 56987175 | JAY MCCOY | COFFELT, ALBERT A | | | SIMON, ZACH JOSEPH | | |
| BRANCH | | ACCT JOB NO. | TERMS | SHIP VIA / ROUTING | | | | | CUSTOMER JOB NO. |
| 237 | | 10004708763 | NET 30 DAYS | 2. OUR TRUCK | | | | | PASCO COUNTY |
| LINE | PART NUMBER | DESCRIPTION | | QTY ORD | UNIT PRICE | QTY BKO | QTY SHP | EXTENDED PRICE | TAX AMT |
| 0 | HDRDESC | ***** SHIPPING NOTES: RE-BILL ***** | | 1 | 0 | 0 | 1 | 0.00 | |
| 1 | 43552060 | #5 GR60 5/8"X20' REBAR SOLD/PC | | 35 | 13.19 EA | 0 | 35 | 461.65 | 0.00 |
| 2 | 4B25-4812 | #5 GR60 4'-0"X1'-0" ELL REBAR | | 136 | 4.29 EA | 0 | 136 | 583.44 | 0.00 |
| 3 | 1042X4X85000 | 2" X 4" X 8" 5000PSI GRAY BRICK BEDROCK INDUSTRIES | | 108 | 0.84 EA | 0 | 108 | 90.72 | 0.00 |
| 4 | 510BT6 | 6" IMPORT BAR TIE 1M/ROLL | | 4 | 12.19 RL | 0 | 4 | 48.76 | 0.00 |
| 5 | 4B25-3030 | #5 GR60 2'-6"X2'-6" ELL REBAR | | 12 | 3.89 EA | 0 | 12 | 46.68 | 0.00 |
| 6 | 43542060 | #4 GR60 1/2"X20' REBAR SOLD/PC | | 13 | 8.49 EA | 0 | 13 | 110.37 | 0.00 |
| <div>The White Cap Family of Brands includes All-Tex Waterproofing Solutions, Harmac, Kenseal, Marvel Building & Masonry Supply, MASONPRO, Williams Equipment & Supply, Valley Supply Co, and Diamond Tool. Learn more at About.WhiteCap.com</div> <div>Pay your invoices online by visiting: https://whitecap.billtrust.com</div> <div>Sales Tax Exemption Questions or Certificates: TaxExemptCredit@whitecap.com</div> <div>THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.</div> | | | | | | | | | |
| For questions regarding this invoice please call 1-866-857-0295. | | | | | | TOTAL GROSS | | 1,341.62 | |
| NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE | | | | | | TOTAL TAX | | 0.00 | |
| Visit https://www.whitecap.com/terms/terms-conditions-of-sale-terms to view complete terms and conditions. | | | | | | TOTAL SHIPPING AND HANDLING | | 0.00 | |
| RECEIVED BY: REBILL TO DPO | | | | | | TOTAL INVOICE | | 1,341.62 | |
| SIGNATURE COPY ON FILE | | | | | | | | | |



White Cap, L.P.
PO Box 4944
Orlando, FL 32802-4944

BRANCH ADDRESS

237 - TAMPA (002R)
(813) 626-6200
8210 SABAL INDUSTRIAL BLVD.
TAMPA FL 33619
HILLSBOROUGH

INVOICE**INVOICE NUMBER**

50025026875

INVOICE DATE

01/04/2024

CUSTOMER PO NUMBER

C04090

TO VIEW AND PAY ONLINE GO TO:<http://whitecap.billtrust.com>**ENROLLMENT TOKEN:**

LTM MXR TVH

TERRITORY:**SHIP TO: 10004708763****MAKE CHECKS PAYABLE TO:**

White Cap, L.P.
P.O. Box 4852
ORLANDO, FL 32802-4852

SOLD TO: 10000750589

TWO RIVERS NORTH COMM DEV CO THE ROGERS GROUP
2005 PAN AM CIR STE 300
TAMPA FL 33607

TWO RIVERS A1-PASCO COUNTY
1990 LANIER RD.
ZEPHYRHILLS FL 33541

| ORDER DATE | | ORDER NO. | ORDERED BY | ACCOUNT MANAGER | | | TAKEN BY | | |
|---|-------------|--|-------------|--------------------|-----------------------------|---------|----------------|------------------|--|
| 01/03/2024 | | 56973833 | JAY MCCOY | COFFELT, ALBERT A | | | PRYOR, JESSE | | |
| BRANCH | | ACCT JOB NO. | TERMS | SHIP VIA / ROUTING | | | | CUSTOMER JOB NO. | |
| 237 | | 10004708763 | NET 30 DAYS | 2. OUR TRUCK | | | | PASCO COUNTY | |
| LINE | PART NUMBER | DESCRIPTION | QTY ORD | UNIT PRICE | QTY BKO | QTY SHP | EXTENDED PRICE | TAX AMT | |
| 0 | HDRDESC | ***** SHIPPING NOTES: REBILLED FROM SO# 56205734 & RO# 56956373 ***** | 1 | 0 | 0 | 1 | 0.00 | | |
| 1 | 43552060 | #5 GR60 5/8"X20' REBAR SOLD/PC | 5 | 11.94 EA | 0 | 5 | 59.70 | 0.00 | |
| 2 | 4B25-3612 | #5 GR60 3'-0"X1'-0" ELL REBAR | 7 | 2.99 EA | 0 | 7 | 20.93 | 0.00 | |
| 3 | 4B25-4812 | #5 GR60 4'-0"X1'-0" ELL REBAR | 6 | 3.45 EA | 0 | 6 | 20.70 | 0.00 | |
| <div>The White Cap Family of Brands includes All-Tex Waterproofing Solutions, Harmac, Kenseal, Marvel Building & Masonry Supply, MASONPRO, Williams Equipment & Supply, Valley Supply Co, and Diamond Tool. Learn more at About.WhiteCap.com</div> <div>Pay your invoices online by visiting: https://whitecap.billtrust.com</div> <div>Sales Tax Exemption Questions or Certificates: TaxExemptCredit@whitecap.com</div> <div>THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.</div> | | | | | | | | | |
| For questions regarding this invoice please call 1-866-857-0295. | | | | | TOTAL GROSS | | 101.33 | | |
| NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE | | | | | TOTAL TAX | | 0.00 | | |
| Visit https://www.whitecap.com/terms/terms-conditions-of-sale-terms to view complete terms and conditions. | | | | | TOTAL SHIPPING AND HANDLING | | 0.00 | | |
| RECEIVED BY: REBILL TO DPO | | | | | TOTAL INVOICE | | 101.33 | | |
| SIGNATURE COPY ON FILE | | | | | | | | | |



White Cap, L.P.
PO Box 4944
Orlando, FL 32802-4944

BRANCH ADDRESS

237 - TAMPA (002R)
(813) 626-6200
8210 SABAL INDUSTRIAL BLVD.
TAMPA FL 33619
HILLSBOROUGH

INVOICE**INVOICE NUMBER**

50025026876

INVOICE DATE

01/04/2024

CUSTOMER PO NUMBER

AMENITY CENTER

TO VIEW AND PAY ONLINE GO TO:<http://whitecap.billtrust.com>**ENROLLMENT TOKEN:**

LTM MXR TVH

TERRITORY:**SHIP TO: 10004708763****MAKE CHECKS PAYABLE TO:**

White Cap, L.P.
P.O. Box 4852
ORLANDO, FL 32802-4852

SOLD TO: 10000750589

TWO RIVERS NORTH COMM DEV CO THE ROGERS GROUP
2005 PAN AM CIR STE 300
TAMPA FL 33607

TWO RIVERS A1-PASCO COUNTY
1990 LANIER RD.
ZEPHYRHILLS FL 33541

| ORDER DATE | | ORDER NO. | ORDERED BY | ACCOUNT MANAGER | | | TAKEN BY | | | |
|--|--------------|---|-------------|--------------------|------------|-----|-----------------------------|---------|------------------|---------|
| 01/02/2024 | | 56957391 | JAY MCCOY | COFFELT, ALBERT A | | | GREENE, COURTNEY | | | |
| BRANCH | | ACCT JOB NO. | TERMS | SHIP VIA / ROUTING | | | | | CUSTOMER JOB NO. | |
| 237 | | 10004708763 | NET 30 DAYS | 0. WILL CALL | | | | | PASCO COUNTY | |
| LINE | PART NUMBER | DESCRIPTION | | QTY ORD | UNIT PRICE | | QTY BKO | QTY SHP | EXTENDED PRICE | TAX AMT |
| 1 | 43552060 | #5 GR60 5/8"X20' REBAR SOLD/PC | | 70 | 11.94 | EA | 0 | 70 | 835.80 | 0.00 |
| 2 | 4B25-4812 | #5 GR60 4'-0"X1'-0" ELL REBAR | | 96 | 3.45 | EA | 0 | 96 | 331.20 | 0.00 |
| 3 | 4B25-3612 | #5 GR60 3'-0"X1'-0" ELL REBAR | | 85 | 2.99 | EA | 0 | 85 | 254.15 | 0.00 |
| 4 | 4B25-3030 | #5 GR60 2'-6"X2'-6" ELL REBAR | | 55 | 3.45 | EA | 0 | 55 | 189.75 | 0.00 |
| 5 | 505RCP2 | 8" 2-BAR ROD CHAIR | | 100 | 0.38 | EA | 0 | 100 | 38.00 | 0.00 |
| 6 | 505RCP316 | 3-BAR ROD CHAIR | | 100 | 0.49 | EA | 0 | 100 | 49.00 | 0.00 |
| 7 | 137ABU66 | ABU66 ADJUSTABLE POST BASE WITH STANDOFF SIMPSON | | 20 | 25.49 | EA | 0 | 20 | 509.80 | 0.00 |
| 8 | 432620 | 6MIL 20'X100' CLEAR POLYFILM VISQUEEN SOLD/ROLL | | 2 | 72.47 | RL | 0 | 2 | 144.94 | 0.00 |
| 9 | 213PETR2180C | 2"X60YD RED POLY TAPE REMOVABLE WITH TEETH MARK EDGES SURFACE SHIELDS | | 2 | 6.47 | EA | 0 | 2 | 12.94 | 0.00 |
| 10 | 13710212R100 | SD10212R100-R #10X2-1/2" STEEL SCREW 100/BX SIMPSON | | 1 | 25.89 | BOX | 0 | 1 | 25.89 | 0.00 |
| 11 | 137THD62500H | 5/8"X5" HWH TITEN HD SCREW ANCHOR SIMPSON | | 20 | 3.09 | EA | 0 | 20 | 61.80 | 0.00 |
| <div>The White Cap Family of Brands includes All-Tex Waterproofing Solutions, Harmac, Kenseal, Marvel Building & Masonry Supply, MASONPRO, Williams Equipment & Supply, Valley Supply Co, and Diamond Tool. Learn more at About.WhiteCap.com</div> <div>Pay your invoices online by visiting: https://whitecap.billtrust.com</div> <div>Sales Tax Exemption Questions or Certificates: TaxExemptCredit@whitecap.com</div> <div>THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.</div> | | | | | | | | | | |
| For questions regarding this invoice please call 1-866-857-0295. | | | | | | | TOTAL GROSS | | 2,453.27 | |
| NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE Visit https://www.whitecap.com/terms/terms-conditions-of-sale-terms to view complete terms and conditions. | | | | | | | TOTAL TAX | | 0.00 | |
| | | | | | | | TOTAL SHIPPING AND HANDLING | | 0.00 | |
| RECEIVED BY: REBILL TO DPO | | | | | | | TOTAL INVOICE | | 2,453.27 | |
| SIGNATURE COPY ON FILE | | | | | | | | | | |



White Cap, L.P.
PO Box 4944
Orlando, FL 32802-4944

BRANCH ADDRESS

237 - TAMPA (002R)
(813) 626-6200
8210 SABAL INDUSTRIAL BLVD.
TAMPA FL 33619
HILLSBOROUGH

INVOICE**INVOICE NUMBER**

50025026877

INVOICE DATE

01/04/2024

CUSTOMER PO NUMBER

ENTRY SIGN FOOTER

TO VIEW AND PAY ONLINE GO TO:<http://whitecap.billtrust.com>**ENROLLMENT TOKEN:**

LTM MXR TVH

TERRITORY:**SHIP TO: 10004708763****MAKE CHECKS PAYABLE TO:**

White Cap, L.P.
P.O. Box 4852
ORLANDO, FL 32802-4852

SOLD TO: 10000750589

TWO RIVERS NORTH COMM DEV CO THE ROGERS GROUP
2005 PAN AM CIR STE 300
TAMPA FL 33607

TWO RIVERS A1-PASCO COUNTY
1990 LANIER RD.
ZEPHYRHILLS FL 33541

| ORDER DATE | | ORDER NO. | ORDERED BY | ACCOUNT MANAGER | | | TAKEN BY | | |
|---|--------------|--|-------------|--------------------|---------|-----------------------------|------------------|---------|------------------|
| 01/04/2024 | | 56987384 | JAY MCCOY | COFFELT, ALBERT A | | | GREENE, COURTNEY | | |
| BRANCH | | ACCT JOB NO. | TERMS | SHIP VIA / ROUTING | | | | | CUSTOMER JOB NO. |
| 237 | | 10004708763 | NET 30 DAYS | 2. OUR TRUCK | | | | | PASCO COUNTY |
| LINE | PART NUMBER | DESCRIPTION | QTY ORD | UNIT PRICE | QTY BKO | QTY SHP | EXTENDED PRICE | TAX AMT | |
| 1 | 43552060 | #5 GR60 5/8"X20' REBAR SOLD/PC | 16 | 12.78 EA | 0 | 16 | 204.48 | 0.00 | |
| 2 | 4B25-4812 | #5 GR60 4'-0"X1'-0" ELL REBAR | 67 | 3.76 EA | 0 | 67 | 251.92 | 0.00 | |
| 3 | 1042X4X85000 | 2" X 4" X 8" 5000PSI GRAY BRICK BEDROCK INDUSTRIES | 40 | 0.80 EA | 0 | 40 | 32.00 | 0.00 | |
| 4 | 510BT6 | 6" IMPORT BAR TIE 1M/ROLL | 4 | 13.93 RL | 0 | 4 | 55.72 | 0.00 | |
| <div>The White Cap Family of Brands includes All-Tex Waterproofing Solutions, Harmac, Kenseal, Marvel Building & Masonry Supply, MASONPRO, Williams Equipment & Supply, Valley Supply Co, and Diamond Tool. Learn more at About.WhiteCap.com</div> <div>Pay your invoices online by visiting: https://whitecap.billtrust.com</div> <div>Sales Tax Exemption Questions or Certificates: TaxExemptCredit@whitecap.com</div> <div>THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.</div> | | | | | | | | | |
| For questions regarding this invoice please call 1-866-857-0295. | | | | | | TOTAL GROSS | | 544.12 | |
| NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE Visit https://www.whitecap.com/terms/terms-conditions-of-sale-terms to view complete terms and conditions. | | | | | | TOTAL TAX | | 0.00 | |
| | | | | | | TOTAL SHIPPING AND HANDLING | | 0.00 | |
| RECEIVED BY: REBILL TO DPO | | | | | | TOTAL INVOICE | | 544.12 | |
| SIGNATURE COPY ON FILE | | | | | | | | | |



White Cap, L.P.
PO Box 4944
Orlando, FL 32802-4944

BRANCH ADDRESS

237 - TAMPA (002R)
(813) 626-6200
8210 SABAL INDUSTRIAL BLVD.
TAMPA FL 33619
HILLSBOROUGH

INVOICE**INVOICE NUMBER**

50025026878

INVOICE DATE

01/04/2024

CUSTOMER PO NUMBER

2 RIVERS

TO VIEW AND PAY ONLINE GO TO:<http://whitecap.billtrust.com>**ENROLLMENT TOKEN:**

LTM MXR TVH

TERRITORY:**SHIP TO: 10004708763****MAKE CHECKS PAYABLE TO:**

White Cap, L.P.
P.O. Box 4852
ORLANDO, FL 32802-4852

SOLD TO: 10000750589

TWO RIVERS NORTH COMM DEV CO THE ROGERS GROUP
2005 PAN AM CIR STE 300
TAMPA FL 33607

TWO RIVERS A1-PASCO COUNTY
1990 LANIER RD.
ZEPHYRHILLS FL 33541

| ORDER DATE | | ORDER NO. | ORDERED BY | ACCOUNT MANAGER | | | TAKEN BY | | | |
|---|-------------|--------------------------------|-------------|--------------------|---------|------------|-----------------------------|---------|------------------|---------|
| 01/04/2024 | | 56987609 | JAY MCCOY | COFFELT, ALBERT A | | | GREENE, COURTNEY | | | |
| BRANCH | | ACCT JOB NO. | TERMS | SHIP VIA / ROUTING | | | | | CUSTOMER JOB NO. | |
| 237 | | 10004708763 | NET 30 DAYS | 2. OUR TRUCK | | | | | PASCO COUNTY | |
| LINE | PART NUMBER | DESCRIPTION | | | QTY ORD | UNIT PRICE | QTY BKO | QTY SHP | EXTENDED PRICE | TAX AMT |
| 1 | 43552060 | #5 GR60 5/8"X20' REBAR SOLD/PC | | | 25 | 11.94 EA | 0 | 25 | 298.50 | 0.00 |
| <div>The White Cap Family of Brands includes All-Tex Waterproofing Solutions, Harmac, Kenseal, Marvel Building & Masonry Supply, MASONPRO, Williams Equipment & Supply, Valley Supply Co, and Diamond Tool. Learn more at About.WhiteCap.com</div> <div>Pay your invoices online by visiting: https://whitecap.billtrust.com</div> <div>Sales Tax Exemption Questions or Certificates: TaxExemptCredit@whitecap.com</div> <div>THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.</div> | | | | | | | | | | |
| For questions regarding this invoice please call 1-866-857-0295. | | | | | | | TOTAL GROSS | | 298.50 | |
| NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE Visit https://www.whitecap.com/terms/terms-conditions-of-sale-terms to view complete terms and conditions. | | | | | | | TOTAL TAX | | 0.00 | |
| | | | | | | | TOTAL SHIPPING AND HANDLING | | 0.00 | |
| RECEIVED BY: REBILL TO DPO | | | | | | | TOTAL INVOICE | | 298.50 | |
| SIGNATURE COPY ON FILE | | | | | | | | | | |

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

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 April 30, 2024

(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 | \$ 85,508 | \$ - | \$ - | \$ - | \$ - | \$ 85,508 |
| Due From Other Funds | - | 13,536 | 38 | - | - | 13,574 |
| Investments: | | | | | | |
| Acquisition & Construction Account | - | - | 4,503 | - | - | 4,503 |
| Reserve Fund | - | 608,939 | - | - | - | 608,939 |
| Revenue Fund | - | 1,249,148 | - | - | - | 1,249,148 |
| Deposits | 2,195 | - | - | - | - | 2,195 |
| Utility Deposits | 319,926 | - | - | - | - | 319,926 |
| Fixed Assets | | | | | | |
| Construction Work In Process | - | - | - | 10,436,499 | - | 10,436,499 |
| Amount To Be Provided | - | - | - | - | 18,414,500 | 18,414,500 |
| TOTAL ASSETS | \$ 407,629 | \$ 1,871,623 | \$ 4,541 | \$ 10,436,499 | \$ 18,414,500 | \$ 31,134,792 |

LIABILITIES

| | | | | | | |
|--------------------------|----------------|----------|----------|----------|-------------------|-------------------|
| Accounts Payable | \$ 66,650 | \$ - | \$ - | \$ - | \$ - | \$ 66,650 |
| Due To Developer | 318,726 | - | - | - | - | 318,726 |
| Bonds Payable | - | - | - | - | 18,414,500 | 18,414,500 |
| Due To Other Funds | 13,574 | - | - | - | - | 13,574 |
| TOTAL LIABILITIES | 398,950 | - | - | - | 18,414,500 | 18,813,450 |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(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 | |
| <u>FUND BALANCES</u> | | | | | | |
| Restricted for: | | | | | | |
| Debt Service | - | 1,871,623 | - | - | - | 1,871,623 |
| Capital Projects | - | - | 4,541 | - | - | 4,541 |
| Unassigned: | 8,679 | - | - | 10,436,499 | - | 10,445,178 |
| TOTAL FUND BALANCES | 8,679 | 1,871,623 | 4,541 | 10,436,499 | - | 12,321,342 |
| | | | | | | |
| TOTAL LIABILITIES & FUND BALANCES | \$ 407,629 | \$ 1,871,623 | \$ 4,541 | \$ 10,436,499 | \$ 18,414,500 | \$ 31,134,792 |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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 | \$ 201,125 | \$ 191,078 | \$ (10,047) | 95.00% |
| Special Assmnts- CDD Collected | - | 210,000 | 210,000 | 0.00% |
| Developer Contribution | 223,560 | 320,312 | 96,752 | 143.28% |
| TOTAL REVENUES | 424,685 | 721,390 | 296,705 | 169.86% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 10,000 | 5,200 | 4,800 | 52.00% |
| ProfServ-Dissemination Agent | 4,200 | 2,917 | 1,283 | 69.45% |
| ProfServ-Info Technology | 600 | 350 | 250 | 58.33% |
| ProfServ-Recording Secretary | 2,400 | 600 | 1,800 | 25.00% |
| ProfServ-Tax Collector | 1,200 | - | 1,200 | 0.00% |
| ProfServ-Trustee Fees | 6,500 | 5,756 | 744 | 88.55% |
| District Counsel | 9,500 | 15,220 | (5,720) | 160.21% |
| District Engineer | 9,500 | 9,455 | 45 | 99.53% |
| Administrative Services | 4,500 | 2,756 | 1,744 | 61.24% |
| Management & Accounting Services | 9,000 | - | 9,000 | 0.00% |
| District Manager | 25,000 | 14,583 | 10,417 | 58.33% |
| Accounting Services | 9,000 | 5,550 | 3,450 | 61.67% |
| Auditing Services | 6,000 | - | 6,000 | 0.00% |
| Website Compliance | 1,800 | 1,500 | 300 | 83.33% |
| Postage, Phone, Faxes, Copies | 500 | 127 | 373 | 25.40% |
| Rentals & Leases | 600 | 481 | 119 | 80.17% |
| 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 | 65 | 3,935 | 1.63% |
| Website Administration | 1,200 | 700 | 500 | 58.33% |
| Miscellaneous Expenses | 250 | - | 250 | 0.00% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 890 | (715) | 508.57% |
| Total Administration | 114,725 | 66,679 | 48,046 | 58.12% |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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>Electric Utility Services</u> | | | | |
| Utility - Electric | 6,000 | 367 | 5,633 | 6.12% |
| Utility - StreetLights | 34,800 | - | 34,800 | 0.00% |
| Total Electric Utility Services | 40,800 | 367 | 40,433 | 0.90% |
| <u>Water-Sewer Comb Services</u> | | | | |
| Utility - Water | 1,000 | 6,253 | (5,253) | 625.30% |
| Total Water-Sewer Comb Services | 1,000 | 6,253 | (5,253) | 625.30% |
| <u>Other Physical Environment</u> | | | | |
| Contracts-Trash & Debris Removal | 3,000 | - | 3,000 | 0.00% |
| Contracts-Other Landscape | 75,000 | - | 75,000 | 0.00% |
| Contracts - Landscape | 26,880 | - | 26,880 | 0.00% |
| Insurance - General Liability | 5,000 | - | 5,000 | 0.00% |
| R&M-Bush Hogging | 6,400 | - | 6,400 | 0.00% |
| R&M-Landscape Pond Areas | 101,160 | 92,180 | 8,980 | 91.12% |
| Irrigation Maintenance | 5,000 | - | 5,000 | 0.00% |
| Aquatic Maintenance | 35,220 | 24,320 | 10,900 | 69.05% |
| Total Other Physical Environment | 257,660 | 116,500 | 141,160 | 45.21% |
| <u>Parks and Recreation</u> | | | | |
| Field Services | 8,000 | - | 8,000 | 0.00% |
| Total Parks and Recreation | 8,000 | - | 8,000 | 0.00% |
| <u>Contingency</u> | | | | |
| Misc-Contingency | 2,500 | - | 2,500 | 0.00% |
| Total Contingency | 2,500 | - | 2,500 | 0.00% |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 478,966 | (478,966) | 0.00% |
| Total Construction In Progress | - | 478,966 | (478,966) | 0.00% |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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 |
|--|-----------------------------|------------------------|-----------------------------|--|
| TOTAL EXPENDITURES | 424,685 | 668,765 | (244,080) | 157.47% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 52,625 | 52,625 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | (43,946) | | |
| FUND BALANCE, ENDING | | \$ 8,679 | | |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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 | \$ - | \$ 31,695 | \$ 31,695 | 0.00% |
| Special Assmnts- Tax Collector | 1,219,675 | 1,231,028 | 11,353 | 100.93% |
| Special Assmnts- CDD Collected | - | 452,526 | 452,526 | 0.00% |
| TOTAL REVENUES | 1,219,675 | 1,715,249 | 495,574 | 140.63% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 285,000 | - | 285,000 | 0.00% |
| Interest Expense | 934,675 | 467,338 | 467,337 | 50.00% |
| Total Debt Service | 1,219,675 | 467,338 | 752,337 | 38.32% |
| TOTAL EXPENDITURES | 1,219,675 | 467,338 | 752,337 | 38.32% |
| Excess (deficiency) of revenues Over (under) expenditures | - | 1,247,911 | 1,247,911 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 623,712 | | |
| FUND BALANCE, ENDING | | \$ 1,871,623 | | |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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 | \$ - | \$ 54,053 | \$ 54,053 | 0.00% |
| TOTAL REVENUES | - | 54,053 | 54,053 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 3,105,641 | (3,105,641) | 0.00% |
| Total Construction In Progress | - | 3,105,641 | (3,105,641) | 0.00% |
| TOTAL EXPENDITURES | - | 3,105,641 | (3,105,641) | 0.00% |
| Excess (deficiency) of revenues Over (under) expenditures | - | (3,051,588) | (3,051,588) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 3,056,129 | | |
| FUND BALANCE, ENDING | | \$ 4,541 | | |

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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, 2023) | | 10,436,499 | | |
| FUND BALANCE, ENDING | | <u>\$ 10,436,499</u> | | |

Bank Account Statement

Two Rivers North CDD

Bank Account Statement: Bank Account No.: 5652, Statement No.: 04-24

Currency Code

| | | | |
|---------------------------------|------------|--------------------------------------|------------|
| Statement Date | 04/30/24 | Statement Balance | 113,590.00 |
| Balance Last Statement | 40,221.78 | Outstanding Bank Transactions | 12,140.13 |
| Statement Ending Balance | 113,590.00 | Subtotal | 125,730.13 |
| | | Outstanding Checks | -40,221.98 |
| G/L Balance at 04/30/24 | 85,508.15 | Bank Account Balance | 85,508.15 |

| Transaction Date | Type | Document No. | Description | Value Date | Applied Entries | Applied Amount | Statement Amount |
|----------------------------|---------------------------|--------------|---------------------------|------------|-----------------|----------------|------------------|
| Statement No. 04-24 | | | | | | | |
| 03/26/24 | Bank Account Ledger Entry | 1124 | Check for Vendor V00031 | | 1 | -822.90 | -822.90 |
| 03/26/24 | Bank Account Ledger Entry | 1125 | Check for Vendor V00020 | | 1 | -6,371.00 | -6,371.00 |
| 03/26/24 | Bank Account Ledger Entry | 1126 | Check for Vendor V00030 | | 1 | -98.21 | -98.21 |
| 03/26/24 | Bank Account Ledger Entry | 1127 | Check for Vendor V00010 | | 1 | -200.00 | -200.00 |
| 04/05/24 | Bank Account Ledger Entry | JE000290 | Debt Service/ Tax Revenue | | 1 | 15.79 | 15.79 |
| 04/05/24 | Bank Account Ledger Entry | JE000291 | Debt Service/ Tax Revenue | | 1 | 7,226.25 | 7,226.25 |
| 04/11/24 | Bank Account Ledger Entry | DD112 | Payment of Invoice 000503 | | 1 | -83.13 | -83.13 |
| 04/16/24 | Bank Account Ledger Entry | BD00001 | Deposit No. BD00001 | | 1 | 261,460.50 | 261,460.50 |
| 04/16/24 | Bank Account Ledger Entry | 1128 | Check for Vendor V00008 | | 1 | -6,268.98 | -6,268.98 |
| 04/16/24 | Bank Account Ledger Entry | 1129 | Check for Vendor V00016 | | 1 | -592.56 | -592.56 |
| 04/16/24 | Bank Account Ledger Entry | 1130 | Check for Vendor V00025 | | 1 | -7,569.58 | -7,569.58 |
| 04/16/24 | Bank Account Ledger Entry | 1131 | Check for Vendor V00031 | | 1 | -90.64 | -90.64 |
| 04/16/24 | Bank Account Ledger Entry | BD00002 | Deposit No. BD00002 | | 1 | 49,720.00 | 49,720.00 |
| 04/17/24 | Bank Account Ledger Entry | DD103 | Payment of Invoice 000461 | | 1 | -1,303.50 | -1,303.50 |
| 04/17/24 | Bank Account Ledger Entry | DD104 | Payment of Invoice 000462 | | 1 | -1,049.50 | -1,049.50 |
| 04/17/24 | Bank Account Ledger Entry | DD105 | Payment of Invoice 000463 | | 1 | -1,341.62 | -1,341.62 |
| 04/17/24 | Bank Account Ledger Entry | DD106 | Payment of Invoice 000464 | | 1 | -101.33 | -101.33 |
| 04/17/24 | Bank Account Ledger Entry | DD107 | Payment of Invoice 000465 | | 1 | -2,453.27 | -2,453.27 |
| 04/17/24 | Bank Account Ledger Entry | DD108 | Payment of Invoice 000466 | | 1 | -544.12 | -544.12 |
| 04/17/24 | Bank Account Ledger Entry | DD109 | Payment of Invoice 000467 | | 1 | -298.50 | -298.50 |
| 04/17/24 | Bank Account Ledger Entry | DD110 | Payment of Invoice 000460 | | 1 | -19,541.00 | -19,541.00 |
| 04/17/24 | Bank Account Ledger Entry | DD111 | Payment of Invoice 000469 | | 1 | -196,324.47 | -196,324.47 |

Bank Account Statement

Two Rivers North CDD

Currency Code

| | | | |
|--------------------------|------------|-------------------------------|------------|
| Statement Date | 04/30/24 | Statement Balance | 113,590.00 |
| Balance Last Statement | 40,221.78 | Outstanding Bank Transactions | 12,140.13 |
| Statement Ending Balance | 113,590.00 | Subtotal | 125,730.13 |
| | | Outstanding Checks | -40,221.98 |
| G/L Balance at 04/30/24 | 85,508.15 | Bank Account Balance | 85,508.15 |

| Transaction Date | Type | Document No. | Description | Value Date | Applied Entries | Applied Amount | Statement Amount |
|------------------|---------------------------|--------------|--|------------|-----------------|----------------|------------------|
| 04/17/24 | Bank Account Ledger Entry | JE000304 | Construction in progress 1 ct correction | | 1 | -0.01 | -0.01 |
| Total | | | | | | 73,368.22 | 73,368.22 |

Outstanding Payments

| Posting Date | Document Type | Document No. | Description | Statement Amount |
|--------------|---------------|--------------|--------------------|------------------|
| 11/17/23 | | JE000199 | Tax Collector Pymt | 9,365.24 |
| 11/28/23 | | JE000200 | Tax Collector Pymt | 2,774.89 |
| Quantity | | 2 | Total | 12,140.13 |

Outstanding Checks

| Posting Date | Document Type | Check No. | Description | Statement Amount |
|--------------|---------------|-----------|-------------------------|------------------|
| 04/25/24 | Payment | 1132 | Check for Vendor V00033 | -40,221.98 |
| Quantity | | 1 | Total | -40,221.98 |



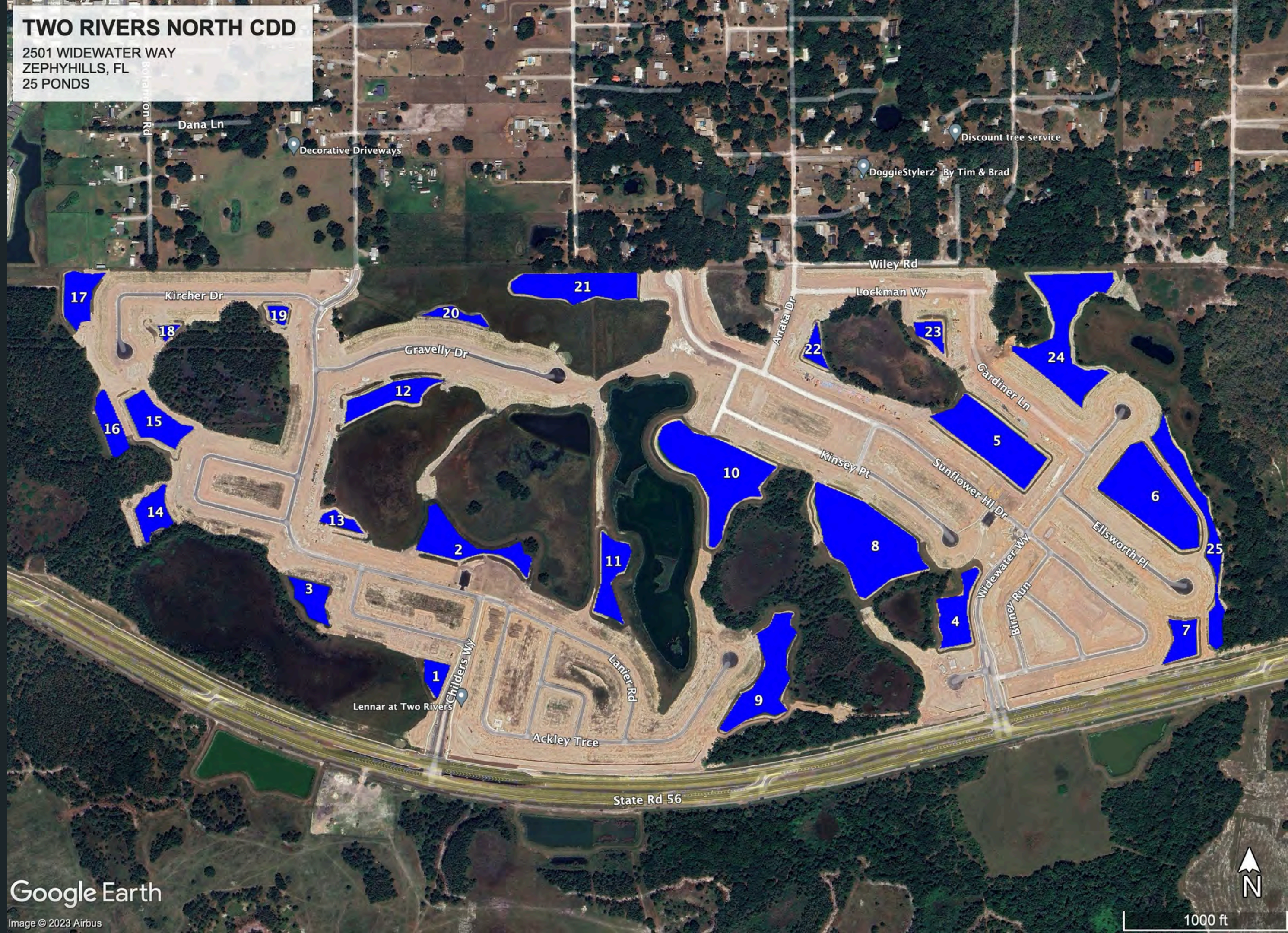
MONTHLY REPORT

MAY, 2024



TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYRHILLS, FL
25 PONDS



Google Earth

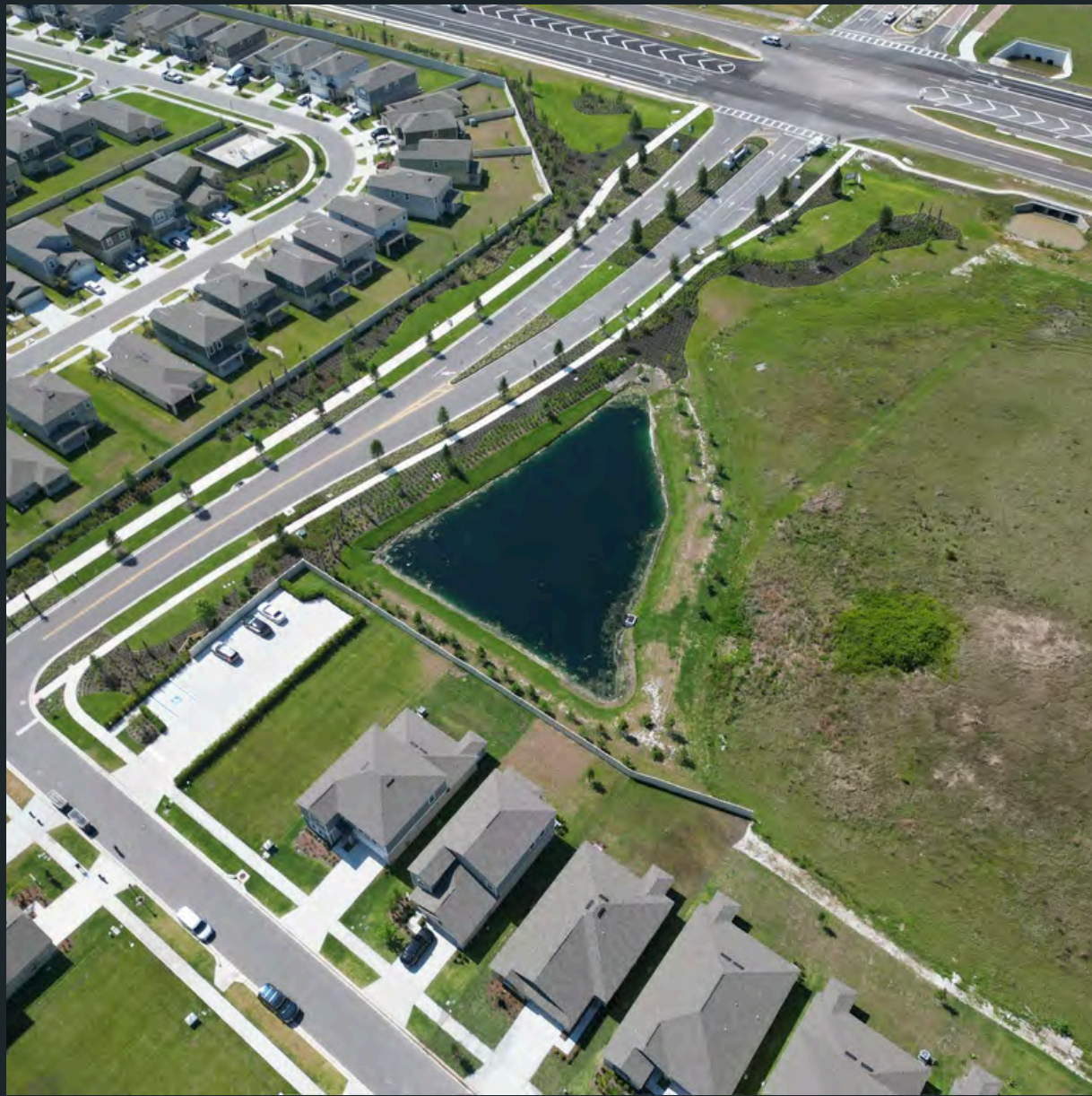
Image © 2023 Airbus

1000 ft

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

SUMMARY:

The lack of rain is definitely making things difficult this year as water temperatures rise with air temperature. Prevent maintenance is being conducted primarily by way of dye. This helps keep water temperatures down and slow down the growth of algae's. The water reduction in the ponds in some places is worse than others however we will keep ponds in good shape leading up to rainy season.



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 Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



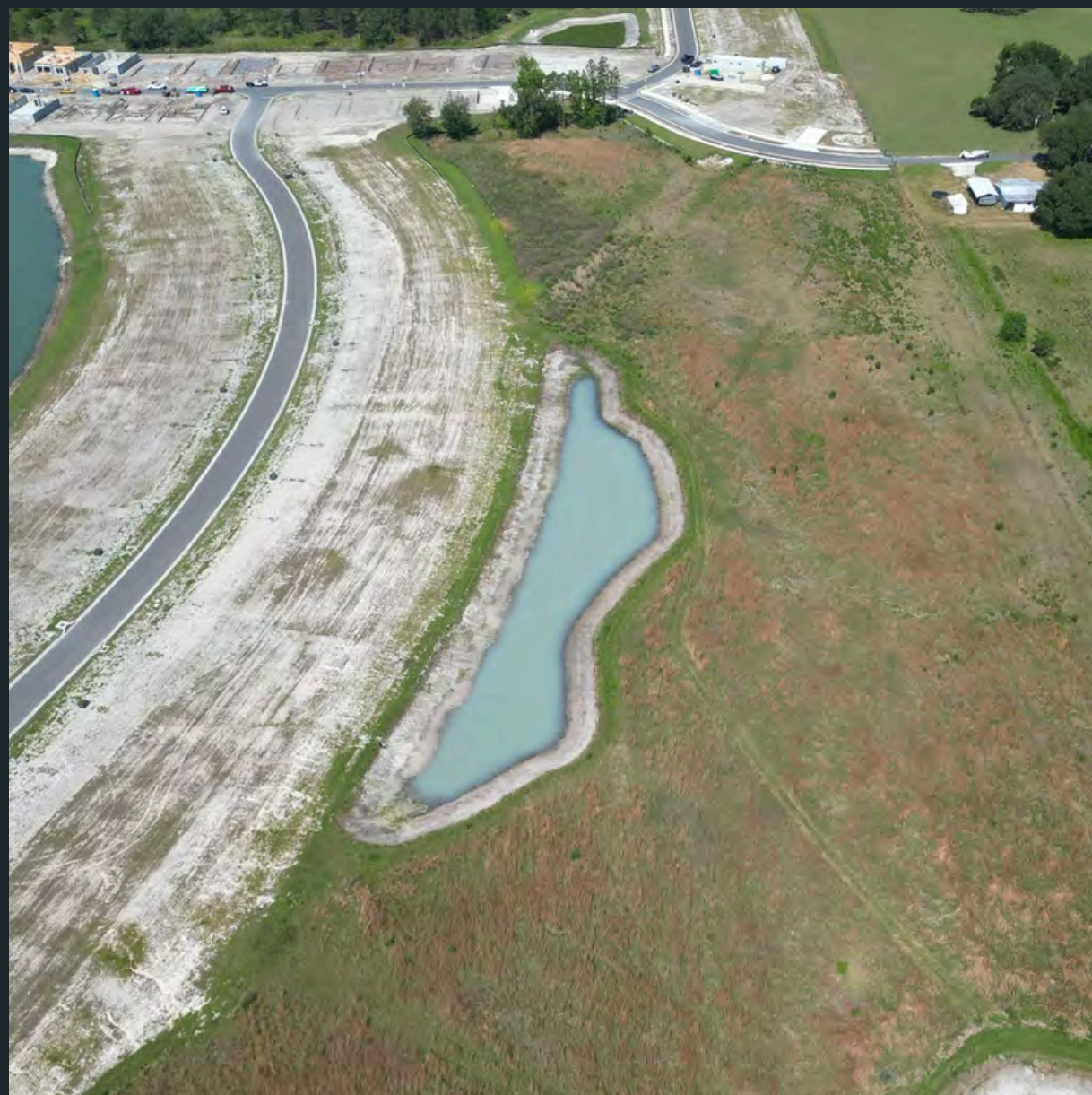
Pond #17 Treated for Shoreline Vegetation.



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 INSPECTION REPORT. 5/3/24, 8:57 AM

Two Rivers North CDD. Northwater.

Friday, May 3, 2024

Prepared For Board of supervisors.

33 Issue Identified



SR 56.

Assigned To DTE.

Check the irrigation coverage and report your findings back to Inframark.



SR 56.

Assigned To DTE.

The plants, trees, and ornamental grass are healthy and look good. There are no weeds in the bed.



SR 56.

Assigned To DTE.

I previously requested the account manager to keep a hard eye on any declining Sabal palm trees. DTE will be responsible for warranty replacements if any trees die.



Widewater Way.

Assigned To DTE.

The East & West sides of the community entrance is clean and looks good.



Widewater Way.

Assigned To DTE.

The West side entrance plants, turf, and trees are healthy and look good.



Widewater Way.

Assigned To DTE.

The dead Jasmine plants need to be replaced under warranty. Check the irrigation in this area and make adjustments if needed.



Widewater Way.

Assigned To DTE.

The East & West sides of the community entrance facade are clean and looks good.



Widewater Way.

Assigned To DTE.

Heading North on the East sidewalk is clean and looks good.



Widewater Way.

Assigned To DTE.

The plants and trees adjacent to the West sidewalk are healthy and look good.



Widewater Way.

Assigned To DTE.

The sidewalk crack weeds need to be treated and burned.



Pond # 4.

Assigned To Sitex.

There is planktonic algae in the heavily receded pond.



Widewater Way.

Assigned To DTE.

There are various Sabal palm trees have poor fertility. Have your Arborist evaluate the trees, and develop an action plan to improve the deficient tree fertility. Report your findings back to Inframark. This includes all deficient palm trees throughout Northwater & Childers. DTE will be responsible for warranty replacements for any dead trees.



Widewater Way.

Assigned To District Manager.
The amenity center build in progress.



Widewater Way.

Assigned To District manager.
The mailbox build in progress.



Widewater Way.

Assigned To District manager.

The clubhouse build in progress.



Widewater Way.

Assigned To District manager.

The office build in progress.



Widewater Way.

Assigned To District manager.
The amenity center build in progress.



Widewater Way.

Assigned To District manager.
The pool build in progress.



Pond # 8.

Assigned To Sitex.

The heavily receded pond is murky.



Pond # 10.

Assigned To Sitex.

There is planktonic algae in the heavily receded pond.



Pond # 21.

Assigned To Sitex.

There is platonic algae in the heavily receded pond.



Pond # 22.

Assigned To Sitex.

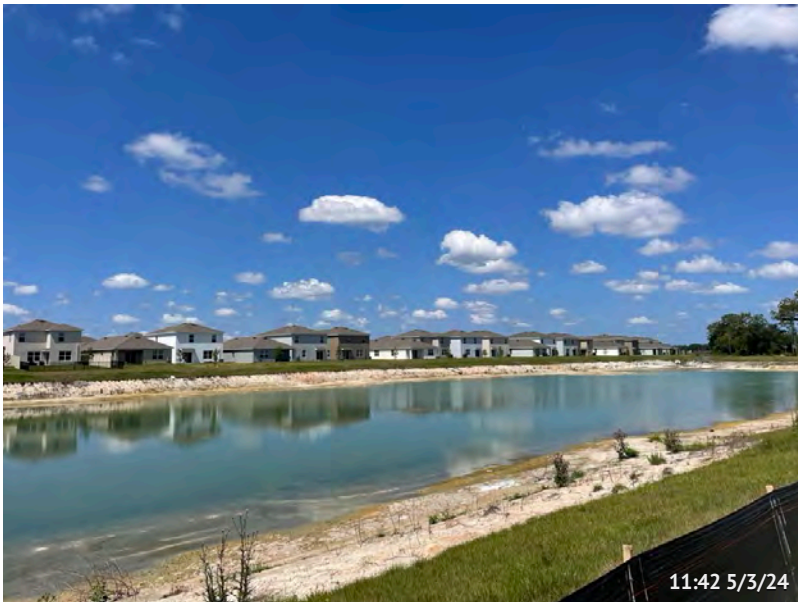
The heavily receded pond is murky.



Pond # 23.

Assigned To Sitex.

The heavily reset pond is murky.



Pond # 5.

Assigned To Sitex.

There is platonic algae in the pond.



Pond # 24.

Assigned To Sitex.

The heavily receded pond is murky.



Pond # 6

Assigned To Sitex.

The filamentous algae bloom in the pond looks like it's been treated and is beginning to die.



Pond # 25.

Assigned To Sitex.

The pond is heavily receded.



Pond # 7.

Assigned To Sitex.

There is planktonic and filamentous algae in the pond.



Pond # 5

Assigned To District manager.

The contractor debris in the pond needs to be removed.



Widewater way.

Assigned To District manager.

The newly planted turf is dead.



Birney Run.

Assigned To District manager

There is contractor turf damage next to the sidewalk.



Birney Run.

Assigned To DTE.

The plants and trees in the pocket park are healthy and look good.



Birney Run.

Assigned To DTE.

Check the irrigation coverage in the pocket park, and report your findings back to Inframark.

TWO RIVERS NORTH INSPECTION REPORT. 5/3/24, 8:59 AM

Two Rivers North CDD. Childers.

Friday, May 3, 2024

Prepared For Board of supervisors.

35 Issue Identified



SR 56.

Assigned To DTE.

The turf is dry due to the weather conditions, and there is no irrigation.



Childers Way.

Assigned To DTE.

The community entrance is clean and looks good.



Childers Way.

Assigned To DTE.

The West side entrance turf is dry due to the weather conditions and the water restrictions. Check the irrigation coverage to confirm coverage & report your finds back to Inframark.



Childers Way.

Assigned To DTE.

Detail the Palmetto plants. The beds are free of weeds.



Childers Way.

Assigned To DTE.

Confirm the irrigation coverage and report you're findings back to Inframark.



Childers Way.

Assigned To DTE.

The West & East sides of the community entrance facade is clean and looks good.



Childers Way.

Assigned To DTE.

The plants, trees, and turf on the East side entrance are healthy and looks good.



Childers Way.

Assigned To DTE.

Heading North on the East sidewalk is clean and looks good. The plant beds are free of weeds.



Childers Way.

Assigned To DTE.

Clean & detail the ornamental grass bed.



Childers Way.

Assigned To DTE.

I previously requested the account manager to keep a hard eye on any declining Sabal palm trees, so that we don't experience any die back. DTE will be responsible for warranty replacements if any trees die.



Pond # 1

Assigned To Sitex.

There is planktonic and filamentous algae in the pond.



Pond # 3.

Assigned To Sitex.

There is filamentous algae in the pond.



Pond # 13.

Assigned To DTE.

The heavily receded pond is murky.



Pond # 14.

Assigned To DTE.

The receded pond is murky.



Pond # 15.

Assigned To Sitex.

There is filamentous algae in the receded pond.



Pond # 16.

Assigned To Sitex.

The pond is murky, but looks good overall.



Pond # 19.

Assigned To Sitex.

The heavily receded pond is murky, but looks good overall.



Pond # 18.

Assigned To Sitex.

The heavenly receded pond is murky.



Pond # 17.

Assigned To Sitex.

The heavily receded pond is murky, but looks good over all.



Pond # 12.

Assigned To Sitex.

The pond looks good overall.



Pond # 20.

Assigned To Sitex.

The pond is heavily receded.



Lanier.

Assigned To District manager.

The amenity center build in progress.



Lanier.

Assigned To District manager.

The newly installed plant material is healthy and looks good.



Lanier.

Assigned To District manager.

The newly plant material is healthy and looks good.



Lanier.

Assigned To District manager.

The playground is clean and looks good.



Lanier.

Assigned To District manager.

The mailbox build in progress.



Lanier.

Assigned To District manager.
The pool fence has been built.



Lanier.

Assigned To District manager.
The amenity center build in
progress.



Lanier.

Assigned To District manager.
The pool build in progress.



Lanier.

Assigned To District manager.
The newly installed plants and trees
inside the amenity center are
healthy and look good.



Lanier.

Assigned To District manager.
The pool pavers look good.



Pond # 2.

Assigned To Sitex.
The pond is dry.



Pond # 11.

Assigned To Sitex.

There is planktonic algae in the receded pond.



Ackley Trace.

Assigned To DTE.

The plants and trees are healthy and look good.



Pond # 9.

Assigned To Sitex.

There is platonic algae in the heavily receded pond.