

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
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Public Hearing & Regular Meetings Agenda

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

The Public Hearing & Regular Meetings of Two Rivers North Community Development District will be held on **August 20, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the 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: 297 982 188 241

Passcode: Yz3RiT

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

Phone Conference ID: 769 240 715#

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

PUBLIC HEARING & 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. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2024-08; Adopting Final Fiscal Year 2025 Budget
 - E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-09; Levying O&M Assessments
 - E. Close Public Hearing on Levying O&M Assessments

6. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

- A. Open the Public Hearing on Adopting Amenities Rules and Policies
- B. Staff Presentations
- C. Public Comments
- D. Consideration of Resolution 2024-10; Adopting Amenities Rules and Policies
- E. Close the Public Hearing on Adopting Amenities Rules and Policies

7. RETURN AND PROCEED TO REGULAR MEETING

8. BUSINESS ITEMS

- A. Consideration of Resolution 2024-11; Setting the Fiscal Year 2025 Meeting Schedule

9. CONSENT AGENDA

- A. Approval of Minutes of the May 21, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures July 2024
- C. Acceptance of the Financials and Approval of the Check Register for July 2024

10. BUILDER REQUESTS AND COMMENTS

- A. Lennar
- B. DR Horton

11. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Reports

12. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

13. PUBLIC COMMENTS

14. ADJOURNMENT

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Two Rivers North Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Two Rivers North Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of **\$ 2,654,601.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 1,440,045.00
Total Debt Service Funds	\$ 1,214,556.00
Total All Funds*	\$ 2,654,601.00

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2024.

Attested By:

**Two Rivers North
Community Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

Two Rivers North
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



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Two Rivers North
Community Development District

Operating Budget
Fiscal Year 2025

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>Interest - Investments</i>	\$ -	\$ -
<i>Special Assmnts- Tax Collector</i>	424,685	1,500,047
<i>Special Assmnts- Discounts</i>	-	(60,002)
TOTAL REVENUES	\$ 424,685	\$ 1,440,045
EXPENDITURES		
Legislative		
Supervisor Fees	\$ 10,000	\$ 10,000
Total Legislative	\$ 10,000	\$ 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	1,200	5,000
Rentals & Leases	600	600
Office Supplies	100	100
Tax Collector	-	-
Technology Services	600	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	-	-
Field Services	8,000	12,000
Amenity Onsite Staff	-	85,000
Insurance - Property & Causality	-	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
Trail Maintenance	-	10,000
Insurance - Deductible	-	2,500
Utility - Gas	-	10,000
Utility - Internet	-	2,400
Boundary Wall Maintenance	-	30,000
Pool - Onsite Monitor	-	24,000
Security Monitoring Services	-	12,000
Waterway Management Program	-	2,500
Amenity Camera R&M	-	4,000
Tree Trimming	-	10,000
Total Financial and Administrative	\$ 103,225	\$ 334,999
Legal Counsel		
District Counsel	\$ 9,500	9,500
Total Legal Counsel	\$ 9,500	9,500
Electric Utility Services		
Electric Utility Services - Streetlights	\$ 34,800	190,000
Electric Utility Services	6,000.00	30,000
Total Electric Utility Services	\$ 40,800	\$ 220,000
Garbage/Solid Waste Control Services		
Garbage Recreation Center	\$ -	\$ -
Total Garbage/Solid Waste Control Services	\$ -	-
Water-Sewer Combination Services		
Water Utility Services	\$ 1,000	\$ 3,000
Total Water-Sewer Combination Services	\$ 1,000	\$ 3,000
Other Physical Environment		
General Liability Insurance	\$ 5,000	\$ 3,146
Aquatic Maintenance - Contract	35,220	38,000
Aquatic Plant Replacement	-	5,000
Contracts - Landscape	26,880	477,000
Debris Cleanup	3,000	9,000
Entry/Gate/Walls Maintenance	-	10,000
Facility Janitorial - Contract	-	32,000
Facility Janitorial Supplies/Other	-	3,000
Irrigation Maintenance	5,000	30,000
Landscape R&M	-	15,000

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 - Mulch	-	35,000
Landscape - Plant Replacement Program	-	30,000
Landscape Annuals	-	18,000
Pool - R&M	-	6,000
Wildlife Control	6,400	6,400
Bush Hogging	-	-
Landscape - Pond	101,160	-
Landscape - Entrance Other	75,000	15,000
Total Other Physical Environment	\$ 257,660	\$ 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
Contingency - Misc	-	-
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	\$ 2,500	\$ 10,000
Total Contingency	\$ 2,500	\$ 10,000
TOTAL EXPENDITURES	\$ 424,685	\$ 1,440,045

Budget Narrative
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity**Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative

Fiscal Year 2025

Amenity (Continued)**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Two Rivers North
Community Development District

Debt Service Budgets
Fiscal Year 2025

Series 2022 Bonds
Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,214,556
TOTAL REVENUES	\$ 1,214,556
EXPENDITURES	
Series 2022 May Bond Interest Payment	\$ 460,747
Series 2022 May Bond Principal Payment	\$ 300,000
Series 2022 November Bond Interest Payment	\$ 453,809
TOTAL EXPENDITURES	\$ 1,214,556
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 17,935,000
Principal Payment Applied Toward Series 2022 Bonds	\$ 300,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 17,635,000

Two Rivers North
Series 2022, Special Assessment Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2022	\$18,495,000			\$428,959	\$428,959
5/1/2023	\$18,495,000	\$ 275,000	4.625%	\$473,697	\$748,697
11/1/2023	\$18,220,000	\$ -		\$467,338	\$467,338
5/1/2024	\$18,220,000	\$ 285,000	4.625%	\$467,338	\$752,338
11/1/2024	\$17,935,000	\$ -		\$460,747	\$460,747
5/1/2025	\$17,935,000	\$ 300,000	4.625%	\$460,747	\$760,747
11/1/2025	\$17,635,000	\$ -		\$453,809	\$453,809
5/1/2026	\$17,635,000	\$ 315,000	4.625%	\$453,809	\$768,809
11/1/2026	\$17,320,000	\$ -		\$446,525	\$446,525
5/1/2027	\$17,320,000	\$ 330,000	4.625%	\$446,525	\$776,525
11/1/2027	\$16,990,000	\$ -		\$438,894	\$438,894
5/1/2028	\$16,990,000	\$ 345,000	4.875%	\$438,894	\$783,894
11/1/2028	\$16,645,000	\$ -		\$430,484	\$430,484
5/1/2029	\$16,645,000	\$ 365,000	4.875%	\$430,484	\$795,484
11/1/2029	\$16,280,000	\$ -		\$421,588	\$421,588
5/1/2030	\$16,280,000	\$ 380,000	4.875%	\$421,588	\$801,588
11/1/2030	\$15,900,000	\$ -		\$412,325	\$412,325
5/1/2031	\$15,900,000	\$ 400,000	4.875%	\$412,325	\$812,325
11/1/2031	\$15,500,000	\$ -		\$402,575	\$402,575
5/1/2032	\$15,500,000	\$ 420,000	4.875%	\$402,575	\$822,575
11/1/2032	\$15,080,000	\$ -		\$392,338	\$392,338
5/1/2033	\$15,080,000	\$ 440,000	5.125%	\$392,338	\$832,338
11/1/2033	\$14,640,000	\$ -		\$381,063	\$381,063
5/1/2034	\$14,640,000	\$ 465,000	5.125%	\$381,063	\$846,063
11/1/2034	\$14,175,000	\$ -		\$369,147	\$369,147
5/1/2035	\$14,175,000	\$ 490,000	5.125%	\$369,147	\$859,147
11/1/2035	\$13,685,000	\$ -		\$356,591	\$356,591
5/1/2036	\$13,685,000	\$ 515,000	5.125%	\$356,591	\$871,591
11/1/2036	\$13,170,000	\$ -		\$343,394	\$343,394
5/1/2037	\$13,170,000	\$ 540,000	5.125%	\$343,394	\$883,394
11/1/2037	\$12,630,000	\$ -		\$329,556	\$329,556
5/1/2038	\$12,630,000	\$ 570,000	5.125%	\$329,556	\$899,556
11/1/2038	\$12,060,000	\$ -		\$314,950	\$314,950
5/1/2039	\$12,060,000	\$ 600,000	5.125%	\$314,950	\$914,950
11/1/2039	\$11,460,000	\$ -		\$299,575	\$299,575
5/1/2040	\$11,460,000	\$ 635,000	5.125%	\$299,575	\$934,575
11/1/2040	\$10,825,000	\$ -		\$283,303	\$283,303
5/1/2041	\$10,825,000	\$ 665,000	5.125%	\$283,303	\$948,303
11/1/2041	\$10,160,000	\$ -		\$266,263	\$266,263
5/1/2042	\$10,160,000	\$ 700,000	5.125%	\$266,263	\$966,263
11/1/2042	\$9,460,000	\$ -		\$248,325	\$248,325
5/1/2043	\$9,460,000	\$ 740,000	5.250%	\$248,325	\$988,325
11/1/2043	\$8,720,000	\$ -		\$228,900	\$228,900
5/1/2044	\$8,720,000	\$ 780,000	5.250%	\$228,900	\$1,008,900
11/1/2044	\$7,940,000	\$ -		\$208,425	\$208,425
5/1/2045	\$7,940,000	\$ 820,000	5.250%	\$208,425	\$1,028,425
11/1/2045	\$7,120,000	\$ -		\$186,900	\$186,900
5/1/2046	\$7,120,000	\$ 865,000	5.250%	\$186,900	\$1,051,900
11/1/2046	\$6,255,000	\$ -		\$164,194	\$164,194
5/1/2047	\$6,255,000	\$ 910,000	5.250%	\$164,194	\$1,074,194
11/1/2047	\$5,345,000	\$ -		\$140,306	\$140,306
5/1/2048	\$5,345,000	\$ 960,000	5.250%	\$140,306	\$1,100,306
11/1/2048	\$4,385,000	\$ -		\$115,106	\$115,106
5/1/2049	\$4,385,000	\$ 1,010,000	5.250%	\$115,106	\$1,125,106
11/1/2049	\$3,375,000	\$ -		\$88,594	\$88,594
5/1/2050	\$3,375,000	\$ 1,065,000	5.250%	\$88,594	\$1,153,594
11/1/2050	\$2,310,000	\$ -		\$60,638	\$60,638
5/1/2051	\$2,310,000	\$ 1,125,000	5.250%	\$60,638	\$1,185,638
11/1/2051	\$1,185,000	\$ -		\$31,106	\$31,106
5/1/2052	\$1,185,000	\$ 1,185,000	5.250%	\$31,106	\$1,216,106
Total		\$ 18,495,000		\$18,388,568	\$36,883,568

Budget Narrative

Fiscal Year 2025

REVENUES**Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Two Rivers North

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

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	\$ 431.06	\$ 1,141.15	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,848.81	\$ 1,707.66	\$ 1,141.15
SF 50'	368	\$ 1,965.26	\$ 538.82	\$ 1,426.44	\$ 1,595.74	\$ 1,595.74	\$ -	\$ 3,561.00	\$ 2,134.56	\$ 1,426.44
	923									

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2024-2025 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2024.

Attested By:

**Two Rivers North
Community Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE AMENITIES RULES & POLICIES.

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders for the District; and

WHEREAS, the District set August 20, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication.

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

Section 1: The Board hereby adopts the Amenities Rules and Policies as attached hereto as **Exhibit “A”**.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF August 2024.

Attest:

**Two Rivers North Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

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

TWO RIVERS NORTH

Community Development District

Recreational Facilities Rules & Regulations

Proposed June 2024

Recreational Facilities Rules & Regulations

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Recreational Facilities Rules & Regulations

General

The Two Rivers North Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at the average cost of the O&M expenses for the current fiscal year per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the Two Rivers North Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Recreational Facilities – Includes the swimming pool facilities, picnic area, basketball court, pickle ball court, playground, restrooms, and dog park.
14. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
15. Resident – A homeowner living within the District's boundaries.
16. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

Conduct Code

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
 - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
 - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
 - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
 - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
 - f. Hours for the Community Facilities are from dawn to dusk. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area, basketball court and pickle ball court.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.
 - j. Proper disposal of personal trash is required.
 - k. Profanity and bullying will not be tolerated.

- l. No vandalizing of Community Facilities.
 - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at basketball court, pickle ball court, dog park, picknick area, or playground.
 - n. Diving or flips from the deck into the swimming pool will not be allowed.
 - o. No fighting.
 - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - q. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
 - r. Illegal drugs and paraphernalia are prohibited.
 - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
 - t. Community Facilities shall be used only for the purpose for which they are designed.
 - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Call 911 in the event of an emergency and inform the District Manager.

Community Facility Reservation Policies

Private reservations of recreational facilities are prohibited, except as provided in the attached Amenity Center Meeting Room Usage Agreement (Exhibit "A").

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

Playground Rules (the "Park")

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Use of profanity and/or disruptive behavior will not be tolerated.
6. Report violators, damaged equipment and unsafe conditions to the District Manager.

Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from dawn until dusk.
2. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
 - a. Submitting false information on any application for use of the Community Facilities;
 - b. Permitting the unauthorized use of an Amenity Access Card;
 - c. Exhibiting unsatisfactory behavior or appearance;
 - d. Failing to pay amounts owed to the District in a proper and timely manner;
 - e. Failing to abide by any District Rule or Regulation contained herein;
 - f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
 - g. Damaging or destroying District property; or
 - h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
3. *Authority of District Manager.* The District Manager may at any time restrict, suspend

or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.

4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

RESOLUTION 2024-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS
NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2024

ATTEST:

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR- VICE CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

October 15, 2024	11:00 a.m
November 19, 2024	11:00 a.m.
December 17, 2024	11:00 a.m.
January 21, 2025	11:00 a.m.
February 18, 2025	11:00 a.m.
March 18, 2025	11:00 a.m.
April 15, 2025	11:00 a.m.
May 20, 2025	11:00 a.m.
June 17, 2025	11:00 a.m.
July 15, 2025	11:00 a.m.
August 19, 2025	11:00 a.m.
September 16, 2025	11:00 a.m.

**All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway
located at 16615 Bexley Village Dr, Land O' Lakes, FL 34638.**

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

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, May 21, 2024, and called to order at 11:03 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

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

Also present were:

Angie Grunwald	District Manager
John Vericker	District Counsel
Michael Broadus	District Counsel
Jen Taylor	Gray-Robinson
Bert	Sitex

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-02, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-02, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing for Tuesday, August 20, 2024 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638, was adopted. 4-0
--

B. Announcement of Qualified Electors

- Ms. Grunwald informed the Board that as of April 15, 2024, a total of 119 electors.

C. Consideration of Pool Maintenance Agreement

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, the Pool Maintenance Agreement with *Alchemy Commercial Pool Services*, was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Operation and Maintenance Expenditures April 2024**
- B. Acceptance of the Financials and Approval of the Check Register for April 2024**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS

Builder Requests and Comments.

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

There being no requests or comments, the next order of business followed.

SIXTH ORDER OF BUSINESS

Staff Reports

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

There being none, the next item followed.

i. Community Inspection Reports

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

- *Sitex* representative Bert, was present to discuss the pond quality with the Board.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

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

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned. 4-0

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ALCHEMY POOL SERVICE LLC	7/2/2024	000704-R-0001	\$1,875.00	\$1,875.00	POOL - JULY 2024
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/10/2024	105580	\$370.84	\$370.84	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/5/2024	105423	\$104.43	\$104.43	MAY 2024 IRR REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/28/2024	108452	\$389.98	\$389.98	JUNE 2024 CLEANUP
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2024	104704	\$4,393.36	\$4,393.36	LANDSCAPE MAINT. - JUNE 2024
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2024	104692	\$4,050.00	\$4,050.00	LANDSCAPE MAINT. JUNE 2024 - CHILDERS
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2024	104703	\$4,278.93	\$4,278.93	LANDSCAPE MAINT- JUNE 2024
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/28/2024	108450	\$714.97	\$714.97	STREET MOWING
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2024	108067	\$4,050.00	\$4,050.00	GENERAL MAINT/ POND MOWS
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/11/2024	109098	\$3,509.06	\$3,509.06	LANDSCAPING CONTRACT JULY 2024
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2024	104691	\$6,620.00	\$6,620.00	LANDSCAPE MAINT JUNE 2024
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/23/2024	110263	\$714.97	\$714.97	STREET MOWING JULY 2024
INFRAMARK LLC	5/2/2024	124179	\$65.27		DISTRICT SERVICES APRIL 2024
INFRAMARK LLC	5/2/2024	124179	\$81.20	\$146.47	DISTRICT SERVICES APRIL 2024
INFRAMARK LLC	5/7/2024	124804	\$750.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124804	\$375.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124804	\$2,083.33		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124804	\$50.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124804	\$50.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124804	\$100.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124804	\$416.67	\$3,825.00	DISTRICT INVOICE MAY 2024
INFRAMARK LLC	6/3/2024	126190	\$750.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126190	\$375.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126190	\$2,083.33		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126190	\$50.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126190	\$50.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126190	\$100.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126190	\$416.67	\$3,825.00	DISTRICT INVOICE JUNE 2024
SITEX AQUATICS	6/1/2024	8627-B	\$3,010.00	\$3,010.00	AQUATIC MAINT. - JUNE 2024
SITEX AQUATICS	7/1/2024	8757-B	\$3,010.00	\$3,010.00	LAKE MAINT - JULY 2024
Monthly Contract Subtotal			\$44,888.01	\$44,888.01	

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
CARLOS DE LA OSSA	7/16/2024	CDLO 071624	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	7/16/2024	KE 071624	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	7/16/2024	ND 071624	\$200.00	\$200.00	SUPERVISOR FEE
THOMAS R. SPENCE	7/16/2024	TS 071624	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$800.00	\$800.00	
Utilities					
PASCO COUNTY UTILITIES SERVICE	6/19/2024	20566393	\$1,737.29	\$1,737.29	SERVICE 05/06/2024 - 06/06/2024
PASCO COUNTY UTILITIES SERVICE	6/19/2024	20566718	\$11.48	\$11.48	SERVICE 05/06/2024 - 06/06/2024
PASCO COUNTY UTILITIES SERVICE	6/19/2024	20566391	\$46.41	\$46.41	RECLAIM
PASCO COUNTY UTILITIES SERVICE	6/19/2024	20566390	\$60.92	\$60.92	RECLAIM
PASCO COUNTY UTILITIES SERVICE	6/19/2024	20566388	\$532.43	\$532.43	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/18/2024	BULK PAY 071824	\$215.50	\$215.50	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/10/2024	BULK PAY 071024	\$1,765.58	\$1,765.58	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/19/2024	20725246	\$445.30	\$445.30	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/19/2024	20725248	\$60.92	\$60.92	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/22/2024	BULK PAY 072224	\$374.69	\$374.69	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/12/2024	BULK PAY 071224	\$4,448.37	\$4,448.37	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/19/2024	20725253	\$50.15	\$50.15	RECLAIM
PASCO COUNTY UTILITIES SERVICE	7/19/2024	20725247	\$7.64	\$7.64	RECLAIM
TAMPA ELECTRIC	6/20/2024	062024-9981	\$302.99	\$302.99	ELECTRIC
TAMPA ELECTRIC	6/20/2024	062024-6184	\$972.92	\$972.92	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	6/12/2024	7341-061224	\$44.13	\$44.13	ELECTRIC SVCS- 05/07/24-06/07/24
WITHLACOOCHEE RIVER ELECTRIC	6/12/2024	8838-061224	\$8,667.37	\$8,667.37	ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC	6/12/2024	6250-061224	\$512.42	\$512.42	ELECTRIC SVCS- 05/17/24-06/07/24
WITHLACOOCHEE RIVER ELECTRIC	6/12/2024	7333-061224	\$43.84	\$43.84	ELECTRIC SVCS- 05/07/24-06/07/24
WITHLACOOCHEE RIVER ELECTRIC	6/12/2024	7327-061224	\$48.63	\$48.63	ELECTRIC SVCS- 05/07/24-06/07/24
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	7327-071124	\$45.69	\$45.69	ELECTRIC SVCS- 06/07/24-07/08/24
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	7332-071124	\$51.75	\$51.75	ELECTRIC SVCS- 05/21/24-07/08/24
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	7333-071124	\$43.84	\$43.84	ELECTRIC SVCS- 06/07/24-07/08/24

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	7341-071124	\$43.95	\$43.95	ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	8834 - 07112024	\$4,762.16	\$4,762.16	ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	8838-071124	\$4,268.68	\$4,268.68	ELECTRIC SVCS-
WITHLACOOCHEE RIVER ELECTRIC	7/11/2024	6250-071124	\$547.18	\$547.18	ELECTRIC SVCS- 06/07/24-07/06/24
WITHLACOOCHEE RIVER ELECTRIC	7/16/2024	WREC 071624 ACH	\$1,350.00	\$1,350.00	ELECTRIC SVCS- 05/07/24-06/07/24
Utilities Subtotal			\$31,462.23	\$31,462.23	
Regular Services					
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/10/2024	105579	\$270.46	\$270.46	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2024	108076	\$4,414.16	\$4,414.16	LANDSCAPING A1 CONTRACT
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2024	108077	\$4,578.78	\$4,578.78	LANDSCAPING A2 CONTRACT
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/23/2024	110264	\$649.99	\$649.99	STREET MOWING
GRAU AND ASSOCIATES	7/1/2024	26198	\$1,000.00	\$1,000.00	AUDIT FYE 09/30/2024
MIKE FASANO TAX COLLECTOR	6/14/2024	MF 061424	\$218.16	\$218.16	TAX COLLECTOR
STANTEC	5/29/2024	2238741	\$3,538.00	\$3,538.00	PROF SVCS
STRALEY ROBIN VERICKER	6/11/2024	24722	\$1,957.50	\$1,957.50	PROFESSIONAL SERVICES
STRALEY ROBIN VERICKER	7/9/2024	24907	\$4,585.35	\$4,585.35	PROFESSIONAL SERVICES
TIMES PUBLISHING COM	7/17/2024	349830 071724	\$95.20	\$95.20	AD SERVICES
US BANK	6/25/2024	7375754	\$4,040.63	\$4,040.63	ADMIN FEES
Regular Services Subtotal			\$25,348.23	\$25,348.23	
Additional Services					
AYSHA TORRES	7/2/2024	AT 07022024	\$600.00	\$600.00	AMENITY CARDS
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/28/2024	108451	\$649.99	\$649.99	MOW FRONT AREAS UP TO ROAD
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2024	108066	\$6,620.00	\$6,620.00	LANDSCAPE MAINT- ADDITIONAL MOW
MONICA ALVAREZ	7/2/2024	MA 07022024	\$600.00	\$600.00	AMENITY CARDS
The Rogers Group of South Florida	7/2/2024	PAY APP 9	\$205,851.37	\$205,851.37	PAY APP 9 CONSTRUCTION FUNDING
Additional Services Subtotal			\$214,321.36	\$214,321.36	
TOTAL			\$316,819.83	\$316,819.83	

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 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	\$ 46,230	\$ -	\$ -	\$ -	\$ -	\$ 46,230
Due From Developer	32,153	-	-	-	-	32,153
Due From Other Funds	-	13,536	38	-	-	13,574
Investments:						
Acquisition & Construction Account	-	-	4,558	-	-	4,558
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	513,457	-	-	-	513,457
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
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	\$ 403,198	\$ 1,135,932	\$ 4,596	\$ 10,436,499	\$ 18,414,500	\$ 30,394,725

LIABILITIES

Accounts Payable	\$ 120,648	\$ -	\$ -	\$ -	\$ -	\$ 120,648
Accounts Payable - Other	(19,292)	-	-	-	-	(19,292)
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	433,656	-	-	-	18,414,500	18,848,156

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Trustee Fees	2,694	-	-	-	-	-	2,694
Restricted for:							
Debt Service	-	1,135,932	-	-	-	-	1,135,932
Capital Projects	-	-	4,596	-	-	-	4,596
Unassigned:	(33,152)	-	-	10,436,499	-	-	10,403,347
TOTAL FUND BALANCES	(30,458)	1,135,932	4,596	10,436,499	-	-	11,546,569
TOTAL LIABILITIES & FUND BALANCES	\$ 403,198	\$ 1,135,932	\$ 4,596	\$ 10,436,499	\$ 18,414,500	\$	\$ 30,394,725

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>				
Interest - Tax Collector	\$ -	\$ 7	\$ 7	0.00%
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	2,131,798	1,908,238	953.57%
Other Miscellaneous Revenues	-	675	675	0.00%
TOTAL REVENUES	424,685	2,533,558	2,108,873	596.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	7,600	2,400	76.00%
ProfServ-Dissemination Agent	4,200	3,750	450	89.29%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	5,756	744	88.55%
District Counsel	9,500	25,103	(15,603)	264.24%
District Engineer	9,500	12,993	(3,493)	136.77%
Administrative Services	4,500	8,746	(4,246)	194.36%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	18,750	6,250	75.00%
Accounting Services	9,000	7,050	1,950	78.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,600	200	88.89%
Postage, Phone, Faxes, Copies	500	208	292	41.60%
Rentals & Leases	600	581	19	96.83%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	943	2,557	26.94%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	65	3,935	1.63%
Website Administration	1,200	800	400	66.67%
Miscellaneous Expenses	250	155	95	62.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	254,728	(254,553)	145558.86%
Total Administration	114,725	349,878	(235,153)	304.97%
<u>Electric Utility Services</u>				
Utility - Electric	6,000	27,635	(21,635)	460.58%
Utility - StreetLights	34,800	-	34,800	0.00%
Total Electric Utility Services	40,800	27,635	13,165	67.73%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>Water-Sewer Comb Services</u>				
Utility - Water	1,000	19,139	(18,139)	1913.90%
Total Water-Sewer Comb Services	1,000	19,139	(18,139)	1913.90%
<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	37,410	(10,530)	139.17%
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Bush Hogging	6,400	-	6,400	0.00%
Landscape Maintenance	-	32,092	(32,092)	0.00%
R&M-Landscape Pond Areas	101,160	92,451	8,709	91.39%
Irrigation Maintenance	5,000	-	5,000	0.00%
Aquatic Maintenance	35,220	35,225	(5)	100.01%
Misc-Contingency	-	183	(183)	0.00%
Total Other Physical Environment	257,660	197,361	60,299	76.60%
<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	1,300	1,200	52.00%
Total Contingency	2,500	1,300	1,200	52.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,977,896	(1,977,896)	0.00%
Total Construction In Progress	-	1,977,896	(1,977,896)	0.00%
TOTAL EXPENDITURES	424,685	2,573,209	(2,148,524)	605.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(39,651)	(39,651)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,193		
FUND BALANCE, ENDING		\$ (30,458)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 48,341	\$ 48,341	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	1,731,895	512,220	142.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	-	285,000	0.00%
Interest Expense	934,675	1,219,675	(285,000)	130.49%
Total Debt Service	1,219,675	1,219,675	-	100.00%
TOTAL EXPENDITURES	1,219,675	1,219,675	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	512,220	512,220	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		623,712		
FUND BALANCE, ENDING		<u>\$ 1,135,932</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 54,108	\$ 54,108	0.00%
TOTAL REVENUES	-	54,108	54,108	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	-	(3,051,533)	(3,051,533)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,056,129		
FUND BALANCE, ENDING		\$ 4,596		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>		

Two Rivers North CDD

GL Balance (LCY)	46,229.65
GL Balance	46,229.65
Positive Adjustments	0.00
<hr/>	
Subtotal	46,229.65
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	46,229.65

Outstanding Deposits

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 07_24

Statement Date 07/31/2024

11/17/2023	JE000199	Tax Collector Pymt	9,365.24
11/28/2023	JE000200	Tax Collector Pymt	2,774.89
Total Outstanding Deposits			12,140.13

TWO RIVERS NORTH INSPECTION REPORT. 8/8/24, 1:37 PM

Childers.

Thursday, August 8, 2024

Prepared For Board of supervisors.

56 Issue Identified

Gary Schwartz





SR 56.

Assigned To DTE.

Fill in with sod next to the light pole.



SR 56.

Assigned To DTE.

Heading West on the frontage looks good.



Childers.

Assigned To DTE.

The community entrance is clean and looks good.



Childers.

Assigned To DTE.

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



Childers.

Assigned To DTE.

West view looks good.



SR 56.

Assigned To DTE.

Cutback overgrowth next to the retention area.



Childers.

Assigned To DTE.

Heading North on the sidewalk looks good overall.



Childers.

Assigned To DTE.

Remove all trash from the West side bed.



Childers.

Assigned To DTE.

Replace the dead plant material.



Childers.

Assigned To DTE.

Treat and burn the crack weeds.



SR 56.

Assigned To DTE

Heading East on the frontage looks good.



Childers.

Assigned To DTE.

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



Childers.

Assigned To DTE.

Heading North on the sidewalk looks good.



Pond # 1.

Assigned To Sitex.

The pond has a marginal amount of filamentous algae, but looks good overall.



Childers.

Assigned To DTE

Heading North on the street looks good.



Pond # 3.

Assigned To Sitex.

There is filamentous algae in the pond.



Pond # 3.

Assigned To DTE.

Trim closer to the pond edge.



Pond # 13.

Assigned To Sitex.

It looks like the invasive plant material on the top of the pond is beginning to die, and the pond looks good overall.



Pond # 13.

Assigned To DTE

Trim the overgrowth.



Pond # 14.

Assigned To DTE.

Pick up and remove the fallen tree branches.



Pond # 14.

Assigned To Sitex.

The pond looks good.



Pond # 14 & 15.

Assigned To DTE

I have requested multiple times for the CDD property to be maintained. Please send a picture to Inframark once completed.



Pond # 15.

Assigned To Sitex.

The pond looks good.



Pond # 16.

Assigned To Sitex.

The recent rains have caused turbidity in the pond, but the pond looks good overall.



Pond # 19.

Assigned To Sitex.

The recent rain has caused turbidity in the pond, but the pond looks good overall.



Pond # 19.

Assigned To District manager.

I contacted the Lennar project manager to remove the trash in the pond. I was assured that the trash in the pond will be scheduled for removal.



Pond # 18.

Assigned To Sitex.

The recent rains have caused turbidity in the pond, but the pond looks good overall.



Pond # 17.

Assigned To Sitex.

The recent rains have caused turbidity in the pond, but the pond looks good overall.



Lanier.

Assigned To District manager.

The newly installed plant material next to the utility station looks good.



Lanier & Gravelly.

Assigned To District manager.

The street sign is knocked over.



Lanier & Gravelly.

Assigned To District manager.

Leaning street sign.



Pond # 12.

Assigned To Sitex.

The pond looks good.



Pond # 12.

Assigned To DTE.

Trim closer to the ponds edge.



Pond # 20.

Assigned To Sitex.

The recent rains have caused turbidity in the pond.



Pond # 20.

Assigned To DTE.

I reached out to DTE to find out why there is so much overgrowth on this pond bank.



Lanier.

Assigned To DTE.

Replace the dead plant and remove the bed weeds.



Pond # 2.

Assigned To Sitex.

There is invasive plant material in the receded pond.



Lanier.

Assigned To District manager.

The mailboxes are clean and look good.



Lanier.

Assigned To DTE.

Fill in the divot hole next to the sidewalk in front of the mailboxes.



Lanier.

Assigned To DTE.

The amenity center is clean and looks good.



Lanier.

Assigned To District manager.

The playground is clean and looks good.



Lanier.

Assigned To DTE.

There are grass clippings in the bed.
The mower should not be facing the bed.



Lanier.

Assigned To DTE.

The shelled walking path needs to be treated for weeds.



Lanier.

Assigned To DTE.

The shells in the walking path are becoming discolored. Please make recommendations to solve this issue.



Lanier.

Assigned To DTE. District. manager.
Check the irrigation in this area for a leak. The sidewalk needs to be pressure cleaned.



Lanier.

Assigned To DTE. district. manager.
It looks to be a drainage issue in this area. Please make recommendations to solve this issue.



Lanier.

Assigned To Alchemy.

The pool is clear and blue.



Lanier.

Assigned To District manager.

The lounge furniture is clean and looks good.



Lanier.

Assigned To District manager.

Looks good.



Lanier.

Assigned To District manager.

The table and chairs are clean and look good.



Lanier.

Assigned To District manager.

The amenity center clubhouse build is in progress.



Lanier.

Assigned To District manager.

Sidewalks need to be pressure clean.



Pond # 18.

Assigned To DTE.

The thatch left on the turf needs to totally mulched.



Pond # 19.

Assigned To Sitex.

The recent rains have caused turbidity in the pond, but the pond looks good overall.



Pond # 18.

Assigned To Sitex.

The recent rains have caused turbidity in the pond, and the pond looks good overall.



Ackley Trace.

Assigned To DTE.

The pocket park looks good.