

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 17, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

Agenda Page 2

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

Regular Meetings Agenda

Tuesday, December 17, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **December 17, 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

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

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
 - A. Consideration of DTE A2 Common Area Addendum
 - B. Ratification of 35269 Cassis Path Fence Encroachment Agreement
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the November 19, 2024 Meeting
 - B. Consideration of Operation and Maintenance Expenditures October 2024
 - C. Acceptance of the Financials and Approval of the Check Register for October 2024
- 5. BUILDER REQUESTS AND COMMENTS**
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Reports
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

The next Meeting is scheduled for Tuesday, January 21, 2025 at 11:00 a.m.

Third Order of Business



Landscape Maintenance Agreement

Attn: Jayna Cooper
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers Northwater/A2 Common Area Additions

Landscape Maintenance Summary

Lawncare Maintenance		\$ 84,584.00	Annually
Irrigation Inspection		\$ 2,496.00	Annually
Fertilization/Pest Control		\$ 2,911.00	Annually

Grand Total Annually	\$ 89,991.05
Grand Total Monthly	\$ 7,499.25

Contract Start Date: _____

Initial Contract Term Date: _____

Two Rivers Northwater/A2

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____ Date _____

Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓		✓		✓		✓		6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓			✓			✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. Highlighted terms: Contract will be renewed every 12 months. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater and be subject to a fuel surcharge if gasoline prices exceed thresholds. Payments are due 30 days from the invoice date, or a Credit Card may be used. Version 4 4 2024.



Blue: A2/Northwater Common Additions

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. Highlighted terms: Contract will be renewed every 12 months. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater and be subject to a fuel surcharge if gasoline prices exceed thresholds. Payments are due 30 days from the invoice date, or a Credit Card may be used. Version 4 4 2024.

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606
 Parcel No.: 29-26-21-0070-00400-0090

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of October __, 2024 (the "**Effective Date**"), between the **Two Rivers North Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **PIERRE FOSTER and BRYANT CHARITA** (collectively the "**Landowner**"), whose mailing address is **35269 CASSIS PATH**, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 9, Block 4, TWO RIVERS PARCEL A1 PHASE A (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 91, Pages 37-49 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 5' (CDD) Wall Easement (the "**Easement**") on the northern side of the Property, as shown on the Plat (attached as **Exhibit "A"**). Landowner desires to encroach into the Easement by installing a 6-foot-tall tan PVC vinyl privacy fence (the "**Improvements**"). The Improvements may be installed as long as the Improvements do not attach to the District's boundary wall. With the exception of cleaning and maintenance, the District's boundary wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District's boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner

is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.


6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
12. **Amendments.** This Agreement may only be amended in writing by the parties.


13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.


IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**Two Rivers North
Community Development District**


 Print Name: Carlos de la Ossa
 Address: 2003 Pan Am Cir Tampa, FL 33607


 Name: Carlos de la Ossa
 Title: Chair of the Board of Supervisors


 Print Name: BRYAN RAMIREZ
 Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on October 3, 2024, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers North Community Development District, on behalf of the District, who ☒ is personally known to me or ☐ has produced _____ (type of identification) as identification.


 Notary Public Signature

 Notary Stamp

Witnesses:

[Signature]
 Print Name: Zvon Telleria
 Address: 1936 Bruce B. Downs Blvd
Westchapel FL 33543

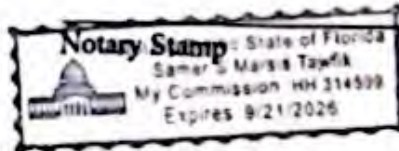
[Signature]
 Print Name: Lera Shulgq
 Address: 1936 Bruce B. Downs Blvd
Westchapel FL 33543

[Signature]
 Name: BRYANT CHARITA
 Title: Landowner

STATE OF FLORIDA
 COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on NOV
2nd, 2024, by BRYANT CHARITA, who [] is personally known to me or [] has produced
Driver License (type of identification) as identification.

[Signature]
 Notary Public Signature



Witnesses:

[Signature]
 Print Name: Susan Tallon
 Address: 1936 River B Drive Unit

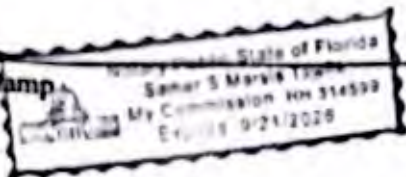
[Signature: Pierre Foster]
 Name: PIERRE FOSTER
 Title: Landowner

[Signature]
 Print Name: Lera Shulga
 Address: 1936 River B Drive Unit
Westgate 1900 FL 33502

STATE OF FLORIDA
 COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on ^{NOV} 2nd, 2024, by PIERRE FOSTER, who [] is personally known to me or [] has produced Driver License (type of identification) as identification.

[Signature]
 Notary Public Signature

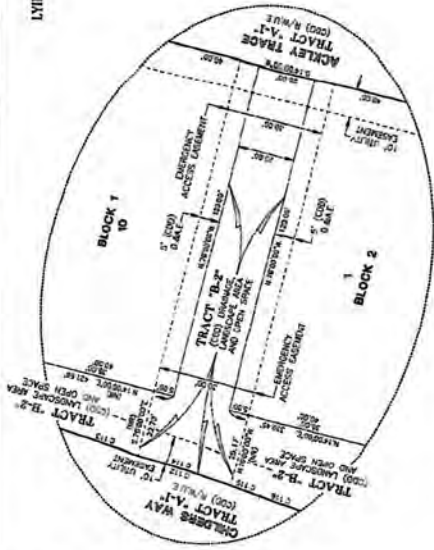
Notary Stamp: 

TWO RIVERS PARCEL A1 PHASE A LYING IN SECTIONS 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

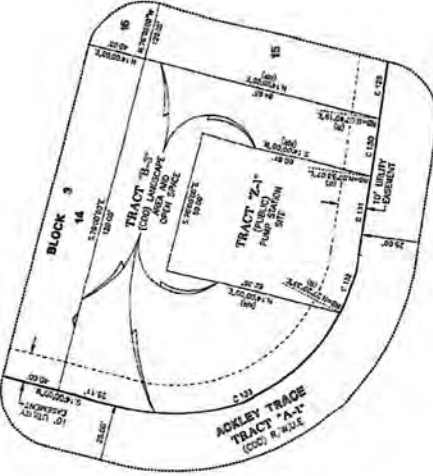
PLAT BOOK PAGE NO.
91 44

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA	CHORD PERIMETER
1	N 0° 00' 00" E	10.00	0.00	10.00
2	N 89° 59' 59" E	10.00	0.00	20.00
3	S 0° 00' 00" E	10.00	0.00	30.00
4	S 89° 59' 59" E	10.00	0.00	40.00
5	N 0° 00' 00" E	10.00	0.00	50.00
6	N 89° 59' 59" E	10.00	0.00	60.00
7	S 0° 00' 00" E	10.00	0.00	70.00
8	S 89° 59' 59" E	10.00	0.00	80.00
9	N 0° 00' 00" E	10.00	0.00	90.00
10	N 89° 59' 59" E	10.00	0.00	100.00
11	S 0° 00' 00" E	10.00	0.00	110.00
12	S 89° 59' 59" E	10.00	0.00	120.00
13	N 0° 00' 00" E	10.00	0.00	130.00
14	N 89° 59' 59" E	10.00	0.00	140.00
15	S 0° 00' 00" E	10.00	0.00	150.00
16	S 89° 59' 59" E	10.00	0.00	160.00
17	N 0° 00' 00" E	10.00	0.00	170.00
18	N 89° 59' 59" E	10.00	0.00	180.00
19	S 0° 00' 00" E	10.00	0.00	190.00
20	S 89° 59' 59" E	10.00	0.00	200.00
21	N 0° 00' 00" E	10.00	0.00	210.00
22	N 89° 59' 59" E	10.00	0.00	220.00
23	S 0° 00' 00" E	10.00	0.00	230.00
24	S 89° 59' 59" E	10.00	0.00	240.00
25	N 0° 00' 00" E	10.00	0.00	250.00
26	N 89° 59' 59" E	10.00	0.00	260.00
27	S 0° 00' 00" E	10.00	0.00	270.00
28	S 89° 59' 59" E	10.00	0.00	280.00
29	N 0° 00' 00" E	10.00	0.00	290.00
30	N 89° 59' 59" E	10.00	0.00	300.00
31	S 0° 00' 00" E	10.00	0.00	310.00
32	S 89° 59' 59" E	10.00	0.00	320.00
33	N 0° 00' 00" E	10.00	0.00	330.00
34	N 89° 59' 59" E	10.00	0.00	340.00
35	S 0° 00' 00" E	10.00	0.00	350.00
36	S 89° 59' 59" E	10.00	0.00	360.00
37	N 0° 00' 00" E	10.00	0.00	370.00
38	N 89° 59' 59" E	10.00	0.00	380.00
39	S 0° 00' 00" E	10.00	0.00	390.00
40	S 89° 59' 59" E	10.00	0.00	400.00
41	N 0° 00' 00" E	10.00	0.00	410.00
42	N 89° 59' 59" E	10.00	0.00	420.00
43	S 0° 00' 00" E	10.00	0.00	430.00
44	S 89° 59' 59" E	10.00	0.00	440.00
45	N 0° 00' 00" E	10.00	0.00	450.00
46	N 89° 59' 59" E	10.00	0.00	460.00
47	S 0° 00' 00" E	10.00	0.00	470.00
48	S 89° 59' 59" E	10.00	0.00	480.00
49	N 0° 00' 00" E	10.00	0.00	490.00
50	N 89° 59' 59" E	10.00	0.00	500.00
51	S 0° 00' 00" E	10.00	0.00	510.00
52	S 89° 59' 59" E	10.00	0.00	520.00
53	N 0° 00' 00" E	10.00	0.00	530.00
54	N 89° 59' 59" E	10.00	0.00	540.00
55	S 0° 00' 00" E	10.00	0.00	550.00
56	S 89° 59' 59" E	10.00	0.00	560.00
57	N 0° 00' 00" E	10.00	0.00	570.00
58	N 89° 59' 59" E	10.00	0.00	580.00
59	S 0° 00' 00" E	10.00	0.00	590.00
60	S 89° 59' 59" E	10.00	0.00	600.00
61	N 0° 00' 00" E	10.00	0.00	610.00
62	N 89° 59' 59" E	10.00	0.00	620.00
63	S 0° 00' 00" E	10.00	0.00	630.00
64	S 89° 59' 59" E	10.00	0.00	640.00
65	N 0° 00' 00" E	10.00	0.00	650.00
66	N 89° 59' 59" E	10.00	0.00	660.00
67	S 0° 00' 00" E	10.00	0.00	670.00
68	S 89° 59' 59" E	10.00	0.00	680.00
69	N 0° 00' 00" E	10.00	0.00	690.00
70	N 89° 59' 59" E	10.00	0.00	700.00
71	S 0° 00' 00" E	10.00	0.00	710.00
72	S 89° 59' 59" E	10.00	0.00	720.00
73	N 0° 00' 00" E	10.00	0.00	730.00
74	N 89° 59' 59" E	10.00	0.00	740.00
75	S 0° 00' 00" E	10.00	0.00	750.00
76	S 89° 59' 59" E	10.00	0.00	760.00
77	N 0° 00' 00" E	10.00	0.00	770.00
78	N 89° 59' 59" E	10.00	0.00	780.00
79	S 0° 00' 00" E	10.00	0.00	790.00
80	S 89° 59' 59" E	10.00	0.00	800.00
81	N 0° 00' 00" E	10.00	0.00	810.00
82	N 89° 59' 59" E	10.00	0.00	820.00
83	S 0° 00' 00" E	10.00	0.00	830.00
84	S 89° 59' 59" E	10.00	0.00	840.00
85	N 0° 00' 00" E	10.00	0.00	850.00
86	N 89° 59' 59" E	10.00	0.00	860.00
87	S 0° 00' 00" E	10.00	0.00	870.00
88	S 89° 59' 59" E	10.00	0.00	880.00
89	N 0° 00' 00" E	10.00	0.00	890.00
90	N 89° 59' 59" E	10.00	0.00	900.00
91	S 0° 00' 00" E	10.00	0.00	910.00
92	S 89° 59' 59" E	10.00	0.00	920.00
93	N 0° 00' 00" E	10.00	0.00	930.00
94	N 89° 59' 59" E	10.00	0.00	940.00
95	S 0° 00' 00" E	10.00	0.00	950.00
96	S 89° 59' 59" E	10.00	0.00	960.00
97	N 0° 00' 00" E	10.00	0.00	970.00
98	N 89° 59' 59" E	10.00	0.00	980.00
99	S 0° 00' 00" E	10.00	0.00	990.00
100	S 89° 59' 59" E	10.00	0.00	1000.00

NORTHWEST 1/4 OF
 SECTION 29-28-21
 SOUTHWEST 1/4 OF
 SECTION 29-28-21



DETAIL "J"
 NOT TO SCALE
 (SEE SHEET 9)



Fourth Order of Business

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

The landowner's election and regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, September 17, 2024, and called to order at 11:10 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer
Chris Taras	Inframark - CMS President
Gary Schwartz	Field Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper 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

Organizational Matters

A. Consideration of Resolution 2025-01, Canvassing and Certifying the Landowners Election

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-01, Canvassing and Certifying the Landowners Election was adopted. 3-0
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B. Consideration of Resolution 2025-02, Designating Officers

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-02, Designating Officers with no changes to officer designations was adopted. 3-0

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Easement Encroachment Agreement 35275 Cassis Path

B. Ratification of Easement Encroachment Agreement 35226 Ackley Trace

Unapproved Minutes

C. Ratification of Easement Encroachment Agreement 35242 Ackley Trace
D. Ratification of Easement Encroachment Agreement 35218 Ackley Trace

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, easement encroachment agreements were ratified. 3-0

E. Consideration of Tree Replacement Proposal from Down to Earth

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Tree Replacement Proposal from Down to Earth was approved. 3-0

F. Consideration of Addendums from Down to Earth

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Addendums from Down to Earth was approved. 3-0

G. Consideration of Resolution 2025-03, General Fund Budget for Fiscal Year 2023-2024

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-03, General Fund Budget for Fiscal Year 2023-2024 was adopted. 3-0

H. Consideration of Grau Audit Engagement Letter

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Grau audit engagement letter for Fiscal Year 2024 – Fiscal Year 2027 was approved. 3-0

I. Consideration of Resolution 2025-04, Adopting Parking and Towing Policies

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-04, Adopting Parking and Towing Policies was adopted. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the September 04, 2024 Meeting**
B. Consideration of Operation and Maintenance Expenditures August 2024
C. Acceptance of the Financials and Approval of the Check Register for August 2024

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

SIXTH ORDER OF BUSINESS

Builder Requests and Comments.

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

SEVENTH 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 was presented, a copy of which is included in the agenda package.

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

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

NINTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

TENTH 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 at 11:28 am. 3-0
--

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS	8/24/2024	2424 082424 ACH	\$74.99	\$74.99	INTERNTE
CHARTER COMMUNICATIONS	8/24/2024	1665027082424 ACH	\$74.99	\$74.99	ACCT# 8337130621665027
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2024	115387	\$4,578.78	\$4,578.78	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2024	115386	\$5,973.74	\$5,973.74	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2024	115383	\$6,884.80	\$6,884.80	LANDSCAPING
INFRAMARK LLC	9/5/2024	132419	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132419	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132419	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132419	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132419	\$416.67		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132419	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132419	\$100.00	\$3,825.00	MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	10/4/2024	#134880	\$416.67	\$3,825.00	MANAGEMENT FEE
JAYMAN ENTERPRISES	9/1/2024	3384	\$1,375.00	\$1,375.00	PURCHASE AND INSTALL COMMUNITY BOARD
SITEX AQUATICS	9/1/2024	9024-B	\$3,010.00	\$3,010.00	AQUATIC MAINT. - JUNE 2024
Monthly Contract Subtotal			\$29,622.30	\$29,622.30	
Variable Contract					
CARLOS DE LA OSSA	9/17/2024	CO 091724	\$200.00	\$200.00	SUPERVISOR FEES
KELLY ANN EVANS	9/17/2024	KE 091724	\$200.00	\$200.00	SUPERVISOR FEES
NICHOLAS J. DISTER	9/17/2024	ND 091724	\$200.00	\$200.00	SUPERVISOR FEES
THOMAS R. SPENCE	9/17/2024	TS 091724	\$200.00	\$200.00	SUPERVISOR FEES
Variable Contract Subtotal			\$800.00	\$800.00	
Utilities					
PASCO COUNTY UTILITIES SERVICE	9/19/2024	21057959	\$112.02	\$112.02	SVC PRD 08/08/24-09/06/24
PASCO COUNTY UTILITIES SERVICE	9/19/2024	21056482	\$5.46	\$5.46	SVC PRD 08/07/24-09/06/24
WITHLACOOCHIE RIVER ELECTRIC	10/10/2024	7327 101024	\$44.61	\$44.61	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC	10/10/2024	7332 101024	\$50.67	\$50.67	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC	10/10/2024	7333 101024	\$43.95	\$43.95	ELECTRIC SVCS- 05/07/24-06/07/24
WITHLACOOCHIE RIVER ELECTRIC	10/10/2024	7341 101024	\$43.84	\$43.84	ELECTRIC

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	10/10/2024	8834 101024	\$4,697.16	\$4,697.16	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	10/10/2024	8838 101024	\$6,853.68	\$6,853.68	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	10/10/2024	6250 101024	\$500.61	\$500.61	ELECTRIC
Utilities Subtotal			\$12,352.00	\$12,352.00	
Regular Services					
DEPARTMENT OF HEALTH	9/16/2024	51-BID-7543897	\$280.00	\$280.00	POOL
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	115999	\$714.97	\$714.97	DRAINE CLEANING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	116001	\$715.00	\$715.00	STREET MOWING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	116000	\$655.44	\$655.44	IRRIGATION
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2024	115384	\$4,212.00	\$4,212.00	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	116003	\$650.00	\$650.00	STREET MOWING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	116002	\$215.97	\$215.97	IRRIGATION
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	1159998	\$865.08	\$865.08	STREET MOWING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/11/2024	115998	\$865.08	\$865.08	STREET MOWING
EGIS INSURANCE ADVISORS	9/10/2024	25499	\$13,544.00	\$13,544.00	INSURANCE
EGIS INSURANCE ADVISORS	9/9/2024	25380	\$33,412.00	\$33,412.00	INSURANCE
GRAU AND ASSOCIATES	9/3/2024	26371	\$2,000.00	\$2,000.00	AUDIT SERV
JAYMAN ENTERPRISES	10/21/2024	3498	\$375.00	\$375.00	PURCHASE AND INSTALL WOMEN'S HYGIENE TRASH BINS
KINGS POWER WASHING SERVICE	8/12/2024	1070	\$550.00	\$550.00	PRESSURE WASHING
MONICA ALVAREZ	9/12/2024	MA 09122024	\$300.00	\$300.00	KEY FOB DISTRIBUTION
STANTEC	9/19/2024	2289698	\$165.50	\$165.50	PROF SVCS SEPT GENERAL CONSULTING
STRALEY ROBIN VERICKER	9/12/2024	25286	\$4,764.20	\$4,764.20	PROFESSIONAL SERVICES
Regular Services Subtotal			\$64,284.24	\$64,284.24	
Additional Services					
BOS OF FLORIDA, INC	10/21/2024	CONST 66562	\$84,086.73	\$84,086.73	CONSTRUCTION INV 66562
OVIDA CONSTRUCTION GROUP INC.	10/16/2024	PAY APP 14 OVIDA	\$457,038.07	\$457,038.07	CONSTRUCTION PAY APP 14 PAYMENT
OVIDA CONSTRUCTION GROUP INC.	10/21/2024	PAY APP 15 OVIDA	\$127,501.48	\$127,501.48	CONSTRUCTION PAY APP 15 PAYMENT
The Rogers Group of South Florida	10/21/2024	PAY APP 5 & 6 ROGERS	\$76,159.68	\$76,159.68	PAY APP 8 CONSTRUCTION FUNDING
Additional Services Subtotal			\$744,785.96	\$744,785.96	
TOTAL			\$851,844.50	\$851,844.50	

August 24, 2024
Invoice Number: 1665027082424
Account Number: **8337 13 062 1665027**
Security Code: **5981**
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

*Service from 08/24/24 through 09/23/24
details on following pages*

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 09/11/24	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

Get 1 FREE Mobile Unlimited Line when you add Spectrum Business Connect to your Internet service. Over \$350 Savings! [Call 1-866-790-3328](tel:1-866-790-3328) for details.

NEW! Now you can add NFL Sunday Ticket from Everpass to your Business TV service! [Call 1-877-401-7409](tel:1-877-401-7409) to find out if you qualify for a unique savings opportunity!



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 24 08252024 NNNNNNNN 01 000895 0003

TWO RIVERS NORTH CDDA1
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Received
AUG 29

August 24, 2024

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027082424
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay \$74.99



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062166502700074997

Invoice Number: TWO RIVERS NORTH CDDA1
 Account Number: 1665027082424
 Security Code: 8337 13 062 1665027
 5981

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 08252024 NNNNNNNN 01 000895 0003

Charge Details

Previous Balance		74.99
EFT Payment	08/11	-74.99
Remaining Balance		\$0.00

Payments received after 08/24/24 will appear on your next bill.

Service from 08/24/24 through 09/23/24

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	129.99
Promotional Discount	-65.00
Business WiFi	10.00
	\$74.99

Spectrum Business™ Internet Total **\$74.99**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$74.99**

Total Due by Auto Pay **\$74.99**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1665027082424
Account Number: 8337 13 062 1665027
Security Code: **5981**

TWO RIVERS NORTH CDDA1

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 24 08252024 NNNNNNNN 01 000895 0003

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



August 24, 2024
 Invoice Number: 1665027082424
 Account Number: **8337 13 062 1665027**
 Security Code: **5981**
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

Contact Us

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Get 1 FREE Mobile Unlimited Line when you add Spectrum Business Connect to your Internet service. Over \$350 Savings! Call **1-866-790-3328** for details.

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Summary

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 details on following pages*

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
<i>YOUR AUTO PAY WILL BE PROCESSED 09/11/24</i>	
Total Due by Auto Pay	\$74.99

Thank you for choosing Spectrum Business.

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 24 08252024 NNNNNNNN 01 000895 0003

TWO RIVERS NORTH CDDA1
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

August 24, 2024

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027082424
 Account Number: 8337 13 062 1665027
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay \$74.99



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713062166502700074997

Invoice Number: 1665027082424
 Account Number: 8337 13 062 1665027
 Security Code: 5981

TWO RIVERS NORTH CDDA1

Contact Us

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 Or, call us at **855-252-0675**

8633 2390 NO RP 24 08252024 NNNNNNNN 01 000895 0003

Charge Details

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EFT Payment	08/11	-74.99
Remaining Balance		\$0.00

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Service from 08/24/24 through 09/23/24

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	129.99
Promotional Discount	-65.00
Business WiFi	10.00
	\$74.99

Spectrum Business™ Internet Total **\$74.99****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$74.99****Total Due by Auto Pay** **\$74.99****Billing Information**

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Invoice Number: 1665027082424
Account Number:: 8337 13 062 1665027
Security Code: **5981**

TWO RIVERS NORTH CDDA1

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 24 08252024 NNNNNNNN 01 000895 0003



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115387

September 2024

Customer

Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers North CDD A2 Contract (2024)	9/1/2024	10/1/2024	Net 30	
Estimate # 80727				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#80727 - Two Rivers North CDD A2 Contract (2024)				\$4,578.78
LCR003: General Maintenance				\$4,393.36
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$185.42

Billing Questions

Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$4,578.78
Credits/Payments	(\$0.00)
Total	\$4,578.78

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115386

September 2024

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers North CDD A1 Contract (2024)	9/1/2024	10/1/2024	Net 30	
Estimate # 80705				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#80705 - Two Rivers North CDD A1 Contract (2024)				\$5,973.74
LCR003: General Maintenance				\$4,278.93
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$135.23
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,559.58

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$5,973.74
Credits/Payments	(\$0.00)
Total	\$5,973.74

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115383

September 2024

Customer

Two Rivers North CDD - Northwater
Inframark
210 N. University Drive, Suite 702

Coral Springs, Florida, 33071

Property / Project Address

Two Rivers North CDD -
Northwater
35726 Durand Court
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers North CDD - Northwater Contract (2024)	9/1/2024	10/1/2024	Net 30	
Estimate # 69567				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#69567 - Two Rivers North CDD - Northwater Contract (2024)				\$6,884.80
LCR003: General Maintenance				\$915.20
LCR003: Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23				\$1,965.60
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: Additional Mowing Behind DRH Sales Model - Start 10/1/23				\$364.00

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all
other questions or concerns.

Total	\$6,884.80
Credits/Payments	(\$0.00)
Total	\$6,884.80



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#132419

DATE

9/5/2024

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#

DUE DATE

10/5/2024

BILL TO

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

Services provided for the Month of: September 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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#134880

CUSTOMER ID

C2410

PO#

DATE

10/4/2024

NET TERMS

Net 30

DUE DATE

11/3/2024

Services provided for the Month of: October 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.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
9/1/2024	3384

Bill To
Two Rivers North, Childers C/O Inframark 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	August 2024 Monthly janitorial maintenance	1,375.00	1,375.00
All work is complete!		Total	\$1,375.00

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
9024-B	09/01/2024	\$3,010.00	10/01/2024	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 25 - Waterways-Twice a month	1	2,935.00	2,935.00
	Additional Services	Drone Reports	1	75.00	75.00

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

TWO RIVERS NORTH CDDMEETING DATE: September 17, 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 Jayna Cooper

TWO RIVERS NORTH CDDMEETING DATE: September 17, 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 Jayna Cooper

TWO RIVERS NORTH CDDMEETING DATE: September 17, 2024

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Nicholas Dister *	✓	Accept	\$200
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Ryan Zook	✓	Salary Waived	\$0.00
Thomas Spence	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

TWO RIVERS NORTH CDDMEETING DATE: September 17, 2024

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

DMS Staff Signature Jayna Cooper



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

Agenda Page 36

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

1 1 1
14-92800

EPG TWO RIVERS LLC

TWO RIVERS NORTH

Service Address: **BROWARD DR**

Bill Number: 21057959

Billing Date: 9/19/2024

Billing Period: 8/8/2024 to 9/6/2024

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	46.59
Past Due	46.59
Current Transactions	
Water	
Water Base Charge	60.77
Adjustments	
Late Payment Charge	4.66
Total Current Transactions	65.43
TOTAL BALANCE DUE	\$112.02

*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

TWO RIVERS NORTH

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1285610
Customer # 01541133
Past Due 46.59
Current Transactions 65.43

Total Balance Due	\$112.02
Due Date	10/7/2024

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

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

☐ Check this box to participate in Round-Up.

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



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

Agenda Page 37

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

1 1 1
14-92800

TWO RIVERS NORTH

TWO RIVERS PARCEL A2 PHASE B

Service Address: **35301 SUNFLOWER HILL DR - 1 INCH RECLAIM**

Bill Number: 21056482

Billing Date: 9/19/2024

Billing Period: 8/7/2024 to 9/6/2024

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1200785	01496322
Please use the 15-digit number below when making a payment through your	
120078501496322	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	8/7/2024	0	9/6/2024	7	30	7

Usage History		
Water		
September 2024	7	
August 2024	0	

Transactions		
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$0.78	5.46
Total Current Transactions		5.46

TOTAL BALANCE DUE \$5.46



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

TWO RIVERS NORTH

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

Account # 1200785
Customer # 01496322
Balance Forward 0.00
Current Transactions 5.46

Total Balance Due	\$5.46
Due Date	10/6/2024

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.

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

**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 Agenda Page 38 **10/10/2024**
Amount Due **44.61**
Current Charges Due **11/01/2024**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/06	254	10/07	267				13

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2024	31	0
Sep 2024	30	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
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 94.06
Payment 94.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 13 KWH @ 0.05017 0.65
Fuel Adjustment 13 KWH @ 0.03800 0.49
FL Gross Receipts Tax 1.03
State Tax 2.87
Pasco County Tax 0.41

Total Current Charges 44.61
Total Due Please Pay 44.61

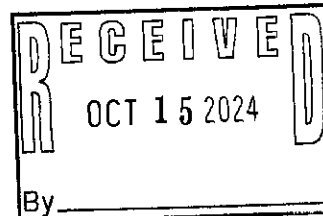
**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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: 10/10/2024



District: OP07

Use above space for address change ONLY.

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

Current Charges Due Date	11/01/2024
TOTAL CHARGES DUE	44.61
Total Charges Due After Due Date	49.61

2277327 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000227732700000446100000496100

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2277332** Cycle **07**
Meter Number **360146144**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **10/10/2024**
Amount Due **50.67**
Current Charges Due **11/01/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **2499 WIDEWATER WAY**
Service Description **PANEL S1**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2024	31	2
Sep 2024	30	2
Jun 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

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www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/06	10/07		221				75

Previous Balance **104.89**
Payment **104.89CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 75 KWH @ 0.05017 **3.76**
Fuel Adjustment 75 KWH @ 0.03800 **2.85**
FL Gross Receipts Tax **1.17**
State Tax **3.26**
Pasco County Tax **0.47**

Total Current Charges **50.67**
Total Due **50.67** 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: **10/10/2024**

Use above space for address change ONLY.

District: OP07



2277332
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	11/01/2024
TOTAL CHARGES DUE	50.67
Total Charges Due After Due Date	55.67

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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 **10/10/2024**
Amount Due **43.95** Agenda Page 40
Current Charges Due **11/01/2024**

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
09/06	29	10/07	35				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2024	31	0
Sep 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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **92.68**
Payment **92.68CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6 KWH @ 0.05017 **0.30**
Fuel Adjustment 6 KWH @ 0.03800 **0.23**
FL Gross Receipts Tax **1.02**
State Tax **2.83**
Pasco County Tax **0.41**

Total Current Charges **43.95**
Total Due **43.95** Please Pay



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: 10/10/2024

District: OP07

Use above space for address change ONLY.

2277333 **OP07**
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

Current Charges Due Date	11/01/2024
TOTAL CHARGES DUE	43.95
Total Charges Due After Due Date	48.95

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**WITHLACOOCHEE 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 10/10/2024
Amount Due 43.84
Current Charges Due 11/01/2024

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2024	31	0
Sep 2024	30	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
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
09/06	58	10/07	63			5

Previous Balance 92.79
Payment 92.79CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.05017 0.25
Fuel Adjustment 5 KWH @ 0.03800 0.19
FL Gross Receipts Tax 1.01
State Tax 2.82
Pasco County Tax 0.41

Total Current Charges 43.84
Total Due Please Pay 43.84

**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: 10/10/2024

Use above space for address change ONLY.

District: OP07

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	11/01/2024
TOTAL CHARGES DUE	43.84
Total Charges Due After Due Date	48.84

000227734100000438400000488409

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2288834** Cycle 07
Meter Number
Customer Number 20158489
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **10/10/2024**
Agenda Page 42
Amount Due **4,697.16**
Current Charges Due **11/01/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				

Comparative Usage Information
Average kWh
Period Days Per Day

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
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **9,464.78**
Payment **9,464.78CR**
Balance Forward **0.00**

Light Energy Charge	35.84
Light Support Charge	62.72
Light Maintenance Charge	1,187.84
Light Fixture Charge	1,465.60
Light Fuel Adj 3,200 KWH @ 0.03800	121.60
Poles (QTY 128)	1,472.00
FL Gross Receipts Tax	5.64
State Tax	302.41
Pasco County Tax	43.51

Total Current Charges **4,697.16**
Total Due **4,697.16** Please Pay

Lights/Poles	Type/Qty	Type/Qty
	212 128	964 128

**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: **10/10/2024**

District: OP07

Use above space for address change ONLY.

2288834 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

Current Charges Due Date	11/01/2024
TOTAL CHARGES DUE	4,697.16
Total Charges Due After Due Date	4,767.62

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**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2288838** Cycle **07**
Meter Number
Customer Number 20158489
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **10/10/2024**
Amount Due **6,853.68**
Current Charges Due **11/01/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				

Comparative Usage Information
Average kWh
Period Days Per Day

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **8,601.39**
Payment **8,601.39CR**
Balance Forward **0.00**

Deposit Installment **2,585.00**
Light Energy Charge **32.76**
Light Support Charge **57.33**
Light Maintenance Charge **1,085.76**
Light Fixture Charge **1,339.65**
Light Fuel Adj 2,925 KWH @ 0.03800 **111.15**
Poles (QTY 115) **1,322.50**
FL Gross Receipts Tax **5.16**
State Tax **274.82**
Pasco County Tax **39.55**

Total Current Charges **6,853.68**
Total Due **6,853.68** Please Pay

Lights/Poles Type/Qty Type/Qty
212 117 964 115

**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: **10/10/2024**

District: OP07

Use above space for address change ONLY.

2288838 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

Current Charges Due Date	11/01/2024
TOTAL CHARGES DUE	6,853.68
Total Charges Due After Due Date	6,956.49

000228883800068536800069564906



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

Account Number **2296250** Cycle **07**
Meter Number **84259388**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **10/10/2024**
Amount Due **500.61** Agenda Page 44
Current Charges Due **11/01/2024**

District Office Serving You
One Pasco Center

Service Address 1990 LANIER RD
Service Description AMENITY CENTER
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
09/06	13954	10/07	18638				4684

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2024	31	151
Sep 2024	30	165
Jun 2024	21	51

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 846.02
Payment 846.02CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,684 KWH @ 0.05017 235.00
Fuel Adjustment 4,684 KWH @ 0.03800 177.99
FL Gross Receipts Tax 11.59
State Tax 32.23
Pasco County Tax 4.64

Total Current Charges 500.61
Total Due Please Pay 500.61



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: 10/10/2024

District: OP07

Use above space for address change ONLY.

2296250 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

Current Charges Due Date	11/01/2024
TOTAL CHARGES DUE	500.61
Total Charges Due After Due Date	508.12

000229625000005006100005081204



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-2762647
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-7543897
Fee Amount: \$280.00

To: **Two Rivers North CDD**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Total Amount Due: \$280.00

Payment Due 10/16/2024 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (E)**

Account Information for: 51-60-2762647
Facility Name: Two Rivers Amenity Center A-2 Pool
Location Address 1: Childers Way
Location Address 2:
City: Wesley Chapel
State: FL
Zip Code: 33543

County Mailing Address 1: 7509 State Road 52
County Mailing Address 2:
County Mailing City: Hudson
County Mailing State: FL
County Mailing Zip Code: 34667

Owner Name: Two Rivers North CDD
Owner Address 1: 2005 Pan Am Cir Ste 300
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 873-7300

Facility Contact Name: Two Rivers North CDD
Work Phone:
Home Phone: (813) 873-7300

Signature: _____

Date: _____

[Environmental Health Division - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-2762647
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-7543897
Fee Amount: \$280.00

To: **Two Rivers North CDD**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Total Amount Due: \$280.00
Payment Due 10/16/2024 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115999

September 2024

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Cleaning drainage area at front entrance	9/11/2024	9/26/2024	Net 15	
Estimate # 87792				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#87792 - Cleaning drainage area at front entrance				\$714.97

Note: Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Please weed eat and cut debris in the drainage area to the right of the main entrance (see Lou for location)

LCE025: Tree/Plant Installation	\$714.97
Site Prep, Removal, & Disposal (E) (Labor)	\$714.97
LCE006: Irrigation Repairs	\$0.00

<div>Billing Questions Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 3342 Visit us at https://dtelandscape.com for all other questions or concerns.</div>	Total	\$714.97
	Credits/Payments	(\$0.00)
	Total	\$714.97

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #116001

September 2024

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Roadway Mowing Childers	9/11/2024	9/26/2024	Net 15	
Estimate # 95236				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#95236 - Roadway Mowing Childers				\$715.00
Mowing of turf from sidewalk to roadway				

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation	\$715.00
Site Prep, Removal, & Disposal (E) (Labor)	\$715.00

Billing Questions

Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$715.00
Credits/Payments	(\$0.00)
Total	\$715.00

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #116000

September 2024

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
August 2024 Irrigation Inspection Repairs	9/11/2024	9/26/2024	Net 15	
Estimate # 94922				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#94922 - August 2024 Irrigation Inspection Repairs				\$655.44

August 2024 irrigation inspection repairs.

Tech tracked and replaced Decoders on zones 7, 15, and 30.
Decoders were replaced under warranty

Estimates require a 50% deposit to order and schedule any approved work.

<u>Irrigation Installation</u>				\$655.44
10H RAINBIRD PLASTIC NOZZLE. (Material)	Each	2.00	\$2.02	\$4.03
1806 6" SPRAY NSI (Material)	Each	2.00	\$9.08	\$18.16
DBYR Waterproof Connectors (Material)	Each	6.00	\$6.38	\$38.25
Irrigation Labor (Hide) (Labor)				\$595.00

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$655.44
Credits/Payments	(\$0.00)
Total	\$655.44

Down to Earth
Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115384

September 2024

Customer

Two Rivers North CDD - Childers
Inframark
210 N. University Drive, Suite 702

Coral Springs, Florida, 33071

Property / Project Address

Two Rivers North CDD - Childers

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Childers Contract (2024)	9/1/2024	10/1/2024	Net 30	
Estimate # 68207				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#68207 - Two Rivers North CDD - Childers Contract (2024)				\$4,212.00
LCR003: General Maintenance				\$572.00
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$4,212.00
Credits/Payments	(\$0.00)
Total	\$4,212.00

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #116003

September 2024

Customer

Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Mowing Sidewalk to Roadway _ September 2024	9/11/2024	9/26/2024	Net 15	
Estimate # 95235				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#95235 - Mowing Sidewalk to Roadway _ September 2024				\$650.00
Per cut mowing of turf from sidewalk to State Rd 56				
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.				
LCE025: Tree/Plant Installation				\$650.00
Site Prep, Removal, & Disposal (E) (Labor)				\$650.00

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$650.00
Credits/Payments	(\$0.00)
Total	\$650.00

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #116002

September 2024

Customer

Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
August 2024 Irrigation Inspection Repairs	9/11/2024	9/26/2024	Net 15	
Estimate # 94923				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#94923 - August 2024 Irrigation Inspection Repairs				\$215.97
August 2024 irrigation inspection repairs. Report is attached				

Estimates require a 50% deposit to order and schedule any approved work.

Irrigation Installation				\$215.97
1806 6" SPRAY PRS (Material)	Each	1.00	\$17.93	\$17.93
DBYR Waterproof Connectors (Material)	Each	4.00	\$6.38	\$25.50
Drip Tube Fittings (Material)	Each	4.00	\$0.74	\$2.96
Irrigation Labor (Hide) (Labor)				\$127.50
Nozzle - MP rotator (Material)	Each	1.00	\$42.08	\$42.08

<div>Billing Questions Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 3342 Visit us at https://dtelandscape.com for all other questions or concerns.</div>	Total	\$215.97
	Credits/Payments	(\$0.00)
	Total	\$215.97

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 & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115998

September 2024

PAST DUE

Customer

Two Rivers North CDD - Childers
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD - Childers

, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
NW section one time mow service	9/11/2024	9/26/2024	Net 15	

Estimate # 94911

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#94911 - NW section one time mow service				\$865.08
One time mow service for NW section of Childers				
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.				
LCE025: Tree/Plant Installation				\$865.08
Maintenance Labor (M) (Labor)				\$865.08

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 5060

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$865.08
Credits/Payments	(\$0.00)
Total	\$865.08

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #115998

September 2024

Customer

Two Rivers North CDD - Childers
Inframark
210 N. University Drive, Suite 702

Coral Springs, Florida, 33071

Property / Project Address

Two Rivers North CDD - Childers

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
NW section one time mow service	9/11/2024	9/26/2024	Net 15	
Estimate # 94911				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#94911 - NW section one time mow service				\$865.08
One time mow service for NW section of Childers				
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.				
LCE025: Tree/Plant Installation				\$865.08
Maintenance Labor (M) (Labor)				\$865.08

Billing Questions

Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 3342

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$865.08
Credits/Payments	(\$0.00)
Total	\$865.08



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

Customer	Two Rivers North CDD
Acct #	1279
Date	09/10/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 13,544.00
Payment Amount	
Payment for:	Invoice#25499
100124959	

Thank You

Please detach and return with payment



Customer: Two Rivers North CDD

Invoice	Effective	Transaction	Description	Amount
25499	10/01/2024	Renew policy	Policy #100124959 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 9/10/2024	13,544.00

Total

\$ 13,544.00

Thank You

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

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/10/2024



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

Customer	Two Rivers North CDD
Acct #	1279
Date	09/09/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 33,412.00
Payment Amount	
Payment for:	Invoice#25380
100124959	

Thank You

Please detach and return with payment



Customer: Two Rivers North CDD

Invoice	Effective	Transaction	Description	Amount
25380	10/01/2024	Renew policy	Policy #100124959 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 9/9/2024	33,412.00

Total

\$ 33,412.00

Thank You

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

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/09/2024

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

*Invoice No. 26371
Date 09/03/2024*

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	1,000.00	0.00	0.00	5,000.00

Payment due upon receipt.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
10/21/2024	3498

Bill To
Two Rivers North, Childers C/O Inframark 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Purchase and Install women's hygiene trash bins in each stall Price includes labor and materials	375.00	375.00
All work is complete!		Total	\$375.00

INVOICE

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691

info@kingspowerwasher.com
 +1 (352) 428-7519
<http://www.kingspowerwasher.com>

**Bill to**

Two Rivers North CDD
 Inframark
 2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544

Invoice details

Invoice no.: 1070
 Terms: Net 30
 Invoice date: 08/12/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Sidewalks	Sidewalks starting at the playground, up to the front door of the amenity center, and wrapping around to the back of the pool deck will be cleaned along with the sidewalk on the front road. Please note the area may not be perfect due to not using high pressure. Since the concrete is less than 5 years old, and has not cured 100%, it can not endure high pressure and will be etched if not cleaned carefully with the soft-wash method.	1	\$150.00	\$150.00
2.	Asphalt parking lot	Parking lot was cleaned with medium pressure, to ensure not to mark up the seal coat. 95% of all dirt was washed away. 6 parking spots were not cleaned, because cars were parked there.	1	\$400.00	\$400.00
Total					\$550.00

Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	September 12, 2024
Invoice Number:	
Please issue a check to:	
Vendor Name:	Monica Alvarez
Vendor No.:	
Check amount:	\$300
Please code to:	
Check Description/Reason:	Key Fob Event - 9/11/24, 4:00 pm - 7:00 pm
Mailing instructions:	3415 Oak Trail Ct
	Tampa, FL 33614
Due Date for Check:	ASAP
Requestor: Manager's review:	Jayna Cooper

Invoice Number	2289698
Invoice Date	September 19, 2024
Purchase Order	215616738
Customer Number	175059
Project Number	215616738

Bill To

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

Please Remit To

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

Project	Two Rivers North CDD		
	Project Manager	Sahebkar, Hamid	For Period Ending
	Current Invoice Total (USD)	165.50	September 18, 2024

Top Task	2024	2024 FY General Consulting		
<u>Professional Services</u>				
Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	0.75	160.00	120.00
	Rankin, Ashley Alexandra	0.25	182.00	45.50
	Subtotal Professional Services	<hr/> 1.00		<hr/> 165.50
Top Task Subtotal	2024 FY General Consulting			165.50
	Total Fees & Disbursements			<hr/> 165.50
	INVOICE TOTAL (USD)			<hr/> 165.50

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-08-14	215616738	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	UPDATED CLIENT INFO SPREADSHEET IN PREPARATION OF OPENING FY2025 TASKS	
2024-08-20	215616738	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-09-09	215616738	2024	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	182.00	45.50	NEW FY BUDGET, PSF, SETUP	
Total Project 215616738					1.00		\$165.50		

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

September 12, 2024
 Client: 001561
 Matter: 000001
 Invoice #: 25286

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
8/2/2024	KCH	REVIEW DRAWINGS AND ASSOCIATED PLATS FOR EASEMENT ENCROACHMENT AGREEMENT FOR ADDRESS 36001 ELLSWORTH PLACE.	0.5	\$162.50
8/8/2024	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2024-2025; PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON BUDGET.	2.0	\$350.00
8/8/2024	KCH	REVIEW EASEMENT ENCROACHMENT AGREEMENT PREPARED BY A.GRUNWALD AND DISCUSS SAME WITH J.COOPER; REVIEW ASSOCIATED PLATS.	0.4	\$130.00
8/12/2024	JMV	PREPARE CDD BUDGET RESOLUTION; PREPARE CDD ASSESSMENT RESOLUTION.	1.1	\$412.50
8/12/2024	MS	PREPARE LANDOWNERS ELECTIONS PUBLICATION AD.	0.6	\$105.00
8/13/2024	LB	FINALIZE RESOLUTION ADOPTING FISCAL YEAR 2024-2025 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
8/14/2024	JMV	REVIEW EMAIL FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2	\$75.00
8/14/2024	JMV	REVIEW EMAIL FROM CDD AUDITOR; PREPARE UPDATE FOR CDD AUDITOR.	0.3	\$112.50
8/14/2024	KCH	REVIEW FENCE DOCUMENTATION FOR 1866 LANIER ROAD; DISCUSS SAME WITH J.COOPER; REVIEW ASSOCIATED PLAT AND ACCESS EASEMENT; PREPARE CEASE AND DESIST LETTER FOR SAME.	1.8	\$585.00
8/16/2024	KCH	ATTEND OPERATIONS MEETING IN PERSON.	0.4	\$130.00

SERVICES

Date	Person	Description of Services	Hours	Amount
8/19/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
8/19/2024	KCH	DISCUSS EASEMENT ENCROACHMENTS WITH J.COOPER; REVIEW PLATS FOR 1866 LANIER ROAD.	0.6	\$195.00
8/20/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
8/20/2024	KCH	EMAILS WITH J.COOPER AND M.SCHERER REGARDING 1866 LANIER ROAD AND THE ATTACHED EASEMENT ENCROACHMENT; REVIEW PAPERWORK AND ORIGINAL SURVEY SUBMITTED TO THE HOA.	0.8	\$260.00
8/20/2024	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.7	\$227.50
8/21/2024	KCH	EMAILS WITH J.COOPER AND RESIDENTS VALENTINO REGARDING CDD EASEMENT AND FENCE CONSTRUCTION.	0.7	\$227.50
8/22/2024	KCH	PREPARE EDITS TO EASEMENT ENCROACHMENT AGREEMENT FOR 35242 ACKLEY TRACE; REVIEW ASSOCIATED PLATS.	1.0	\$325.00
8/24/2024	KCH	REVIEW PLATS FOR 35269 CASSIS PATH AND 35275 CASSIS PATH AND ASSOCIATED REQUESTS FOR FENCES.	0.6	\$195.00
8/28/2024	JMV	TELEPHONE CALL WITH B. LAMB.	0.3	\$112.50
8/30/2024	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING LANDSCAPE MAINTENANCE ADDENDUM; REVIEW DOWN TO EARTH LANDSCAPE SUMMARY AND PROPOSAL; PREPARE ADDENDUM #4 TO DISTRICT LANDSCAPE AGREEMENT.	2.1	\$682.50
Total Professional Services			15.5	\$4,752.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2024	Postage	\$8.85
8/31/2024	Photocopies	\$2.85
Total Disbursements		\$11.70

Total Services	\$4,752.50
Total Disbursements	\$11.70
Total Current Charges	\$4,764.20
Previous Balance	\$10,195.35
PAY THIS AMOUNT	\$14,959.55

Please Include Invoice Number on all Correspondence

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	10/21/24
Invoice Number:	Const 66562
Please issue a check to:	
Vendor Name:	BOS - Tampa
Vendor No.:	
Check amount:	\$84,086.73
Please code to:	.
Check Description/Reason:	Construction INV 66562 Payment
Mailing instructions:	BOS - Tampa
	1600 E. Eighth Ave. C-201
	Tampa, FL 33605
	Plese give check to Teresa Farlow for overnight mail
Due Date for Check:	10/21/2024
Requestor:	Teresa Farlow
Manager's review:	



**INSPIRING
WORKSPACE
FURNISHINGS**

Remit To:
BOS - Tampa
1600 E. Eighth Ave.
C-201
Tampa, FL 33605
Phone: 813-906-3852
www.bos.com

Invoice

Invoice Number	66562
Invoice Date	08/30/2024
Customer PO No	2022-02-CDD
Sales Order No	59904
Customer Name	TRN020
Salesperson	William Hughes
Project Number	
Due Date	09/14/2024
Terms	50% DEP NET 15
Page	1 of 4

T Two Rivers North Community Development District
O 2005 Pan Am Cir, Ste 300
Tampa, FL 33607

ATTN: Tom Spence
Phone: 813-927-6161

S Two Rivers A2
H 2689 Widewater Way
I Zephyrhills, FL 33541
P

T ATTN: Tom Spence
O Phone: 813-927-6161

Two Rivers A2 - Outdoor Furniture

Line	Quantity	Catalog Number/Description	Unit Price	Extended Amount
1	3.00 Each	719-74-811-29-40--Finish Rally Trash Receptacle Tag: Outside (TC-01)	2,357.97	7,073.91
2	28.00 Each	719-20-223-40-84--Finish Contempo Stackable Chaise Lounge Tag: Outside (LC-01)	854.42	23,923.76
3	14.00 Each	719-40-611-40-40--Finish Koko II C-Table 41 Tag: Outside (TB-01)	292.91	4,100.74
4	18.00 Each	732-05-255-23-00 Janus Aluminum Umbrella 250 (8') Round Frame Tag: Outside (UB-01)	0.00	0.00
5	18.00 Each	832-05-255-01-99--FABRIC Umbrella Canopy - Aluminum 250 Round Tag: Outside (UB-01)	1,731.22	31,161.96
6	18.00 Each	732-96-701-24-00--FINISH Janus Umbrella Steel Base Sq. 19" Tag: Outside (UB-01)	519.30	9,347.40
7	2.00 Each	719-55-506-40-67--Finish Dolce Vita Dining Table Square 100 Tag: Outside (TB-02)	1,240.06	2,480.12
8	8.00 Each	719-55-506-99-40--Finish Dolce Vita Dining Table with Umbrella Hole Square 100 Tag: Outside (TB-03)	1,431.92	11,455.36
9	8.00 Each	719-55-890-40-40--Finish Dolce Vita Reducer Ring & Plug, Size 1 Titan Pole Size Tag: Outside (TB-03)	47.33	378.64
10	40.00 Each	719-55-062-40-67--Finish Dolce Vita Stackable Side Chair Tag: Outside (CH-01)	652.33	26,093.20
11	10.00 Each	733-11-111-40-00--Finish See! Closed Center Module Tag: Outside (LC-02)	1,230.47	12,304.70
12	10.00 Each	833-11-111-50-99--Fabric-Insert Cushion - See! Closed Center Module/Back	258.05	2,580.50

Invoice

**INSPIRING
WORKSPACE
FURNISHINGS**

Remit To:
BOS - Tampa
1600 E. Eighth Ave.
C-201
Tampa, FL 33605
Phone: 813-906-3852
www.bos.com

Invoice Number	66562
Invoice Date	08/30/2024
Customer PO No	2022-02-CDD
Sales Order No	59904
Customer Name	TRN020
Salesperson	William Hughes
Project Number	
Due Date	09/14/2024
Terms	50% DEP NET 15
Page	2 of 4

		Tag: Outside (LC-02)		
13	10.00 Each	833-11-111-20-99--Fabric-Insert Cushion - See! Closed Center Module/Seat Tag: Outside (LC-02)	395.23	3,952.30
14	2.00 Each	733-11-112-40-00--Finish See! Closed Center Wide Module Tag: Outside (LC-03)	1,739.53	3,479.06
15	2.00 Each	833-11-112-20-99--Fabric-Insert Cushion - See! Closed Center Wide Module/Seat Tag: Outside (LC-03)	497.87	995.74
16	2.00 Each	833-11-112-50-99--Fabric-Insert Cushion - See! Closed Center Wide Module/Back Tag: Outside (LC-03)	300.27	600.54
17	1.00 Each	733-11-591-40-00--Finish See! Closed Ottoman, Table Wide Tag: Outside (TB-04)	1,305.29	1,305.29
18	1.00 Each	933-11-591-00-00--Finish Glass - See! Closed Wide Ottoman/Table Tag: Outside (TB-04)	322.97	322.97
19	4.00 Each	733-11-611-40-00--Finish See! Closed Cube Side Table 48 Tag: Outside (TB-05)	755.93	3,023.72
20	4.00 Each	933-11-611-00-00--Finish Glass - See! Closed Cube Side Table Tag: Outside (TB-05)	200.81	803.24
21	2.00 Each	899-10-816-09-99--FABRIC-INSERT Cushion - Toss Pillows 16x16 Tag: Outside (PL-01)	132.95	265.90
22	3.00 Each	737-02-441-73-63--Finish Nexus Counter Stool with Arms Tag: Inside (CH-02)	823.08	2,469.24
23	3.00 Each	837-02-441-02-99--Fabric-Insert Cushion - Nexus Counter Stoop with Arms/Seat Tag: Inside (CH-02)	193.78	581.34
24	3.00 Each	607-63-682-03-00--Finish Grotto Ebony Side Table Grande Tag: Inside (TB-06)	464.94	1,394.82
25	2.00 Each	759-95-681-97-00--Finish Matisse Teak Cocktail Table 83, Ottoman Tag: Inside (TB-07)	709.88	1,419.76
26	1.00 Each	759-95-401-97-00--Finish Matisse Teak Sofa, 2 Seat Tag: Inside (LC-04)	2,046.51	2,046.51
27	1.00 Each	859-95-401-20-99--Fabric-Insert	636.34	636.34

Invoice



**INSPIRING
WORKSPACE
FURNISHINGS**

Remit To:
BOS - Tampa
1600 E. Eighth Ave.
C-201
Tampa, FL 33605
Phone: 813-906-3852
www.bos.com

Invoice Number	66562
Invoice Date	08/30/2024
Customer PO No	2022-02-CDD
Sales Order No	59904
Customer Name	TRN020
Salesperson	William Hughes
Project Number	
Due Date	09/14/2024
Terms	50% DEP NET 15
Page	3 of 4

		Cushion - Matisse Teak Sofa, 2 Seat/Seat Tag: Inside (LC-04)		
28	1.00 Each	859-95-401-50-99--Fabric-Insert Cushion - Matisse Teak Sofa, 2 Seat/Back Tag: Inside (LC-04)	412.50	412.50
29	1.00 Each	759-95-124-97-00--Finish Matisse Teak Modular 2 Seat, Right Tag: Inside (LC-05)	1,758.72	1,758.72
30	1.00 Each	859-95-124-20-99--Fabric-Insert Cushion - Matisse Teak Modular 2 Seat, Right/Seat Tag: Inside (LC-05)	636.34	636.34
31	1.00 Each	859-95-124-50-99--Fabric-Insert Cushion - Matisse Teak Modular 2 Seat, Right/Back Tag: Inside (LC-05)	412.50	412.50
32	1.00 Each	759-95-122-97-00--Finish Matisse Teak Module Corner Tag: Inside (LC-05)	1,183.14	1,183.14
33	1.00 Each	859-95-122-50-99--Fabric-Insert Cushion - Matisse Teak Module Corner/Left Back Tag: Inside (LC-05)	446.40	446.40
34	1.00 Each	859-95-122-80-99--Fabric-Insert Cushion - Matisse Teak Module Corner/Left Side Tag: Inside (LC-05)	297.38	297.38
35	1.00 Each	859-95-122-20-99--Fabric-Insert Cushion - Matisse Teak Module Corner/Seat Tag: Inside (LC-05)	409.94	409.94
36	1.00 Each	759-95-123-97-00--Finish Matisse Teak Modular 2 Seat, Left Tag: Inside (LC-05)	1,758.72	1,758.72
37	1.00 Each	859-95-123-20-99--Fabric-Insert Cushion - Matisse Teak Modular 2 Seat, Left/Seat Tag: Inside (LC-05)	636.34	636.34
38	1.00 Each	859-95-123-50-99--Fabric-Insert Cushion - Matisse Teak Modular 2 Seat, Left/Back Tag: Inside (LC-05)	412.50	412.50
39	3.00 Each	759-95-112-97-00--Finish Matisse Teak Club Chair Tag: Inside (LC-07)	1,276.51	3,829.53
40	3.00 Each	859-95-112-20-99--Fabric-Insert Cushion - Matisse Teak Club Chair/Seat Tag: Inside (LC-07)	355.58	1,066.74
41	3.00 Each	859-95-112-50-99--Fabric-Insert Cushion - Matisse Teak Club Chair/Back Tag: Inside (LC-07)	238.55	715.65

Invoice

INSPIRING
WORKSPACE
FURNISHINGS

Remit To:
BOS - Tampa
1600 E. Eighth Ave.
C-201
Tampa, FL 33605
Phone: 813-906-3852
www.bos.com

Invoice Number	66562
Invoice Date	08/30/2024
Customer PO No	2022-02-CDD
Sales Order No	59904
Customer Name	TRN020
Salesperson	William Hughes
Project Number	
Due Date	09/14/2024
Terms	50% DEP NET 15
Page	4 of 4

Sub-Total : \$168,173.46

Deposits : \$84,086.73

Please Pay This Amount : \$84,086.73

New Banking information

Routing: 071925460

Account: 6298176414

A FINANCE CHARGE OF 1.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE CHARGED ON ACCOUNTS PAST DUE.

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	10/16/24
Invoice Number:	Pay App 14 Ovida
Please issue a check to:	
Vendor Name:	Ovida Construction Group, Inc.
Vendor No.:	
Check amount:	\$457,038.07
Please code to:	565001 - 53918 - 5000 - 001
Check Description/Reason:	Construction Pay App 14 Payment
Mailing instructions:	Ovida Construction Group, Inc.
	820 W. Broadway Street Suite 3000
	Oviedo, FL 32765
	Plese give check to Teresa Farlow for overnight mail
Due Date for Check:	10/16/2024
Requestor:	Teresa Farlow
Manager's review:	

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER Two Rivers North Community Development 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: 14 PERIOD TO: 07/31/2024	Distribution to: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr><td style="text-align: center;">X</td><td>OWNER</td></tr> <tr><td style="text-align: center;">X</td><td>ARCHITECT</td></tr> <tr><td style="text-align: center;">X</td><td>CONTRACTOR</td></tr> <tr><td style="text-align: center;"></td><td>CONSULTANT</td></tr> </table>	X	OWNER	X	ARCHITECT	X	CONTRACTOR		CONSULTANT
X	OWNER										
X	ARCHITECT										
X	CONTRACTOR										
	CONSULTANT										
FROM CONTRACTOR: Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT: Garrett Noble Landscape Architect 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

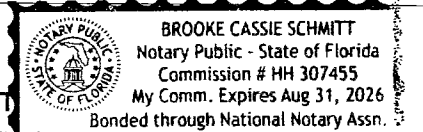
1. ORIGINAL CONTRACT SUM	3,607,676.75
2. Net change by Change Orders	595,232.13
3. CONTRACT SUM TO DATE (Line 1+2)	4,202,908.88
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,952,987.87
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	340,856.43
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	340,856.43
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,612,131.44
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	3,155,093.37
8. CURRENT PAYMENT DUE	457,038.07
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	590,777.44

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	192,715.02	-265,226.28
TOTAL	595,232.13	

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: [Signature] Date: 7/30/24
 State of: Florida County of: Seminole
 Subscribed and sworn to before me this 30 day of JULY 2024
 Notary Public: [Signature]
 My Commission Expires: 8/31/26



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.....\$ 457,038.07

(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: [Signature] Date: 8/18/2024

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: 14

APPLICATION DATE: 07/30/2024

PERIOD TO: 07/31/2024

ARCHITECT'S PROJECT NO:

B	C	D	E	F	G		H	D
Description of Work	Scheduled	Previous	Work in	Stored	Total Completed	%	Balance to	Retainage
		Applications	Place	Materials	& Stored to Date		Finish	
A2 SR 56 BUFFER AND ENTRANC								
ENTRY FEATURE - INCL LIGHTING	90,352.00	90,352.00			90,352.00	100.00		9,035.20
WALLS AND FENCING	109,209.00	109,209.00			109,209.00	100.00		10,920.90
TRAFFIC SIGNAGE	20,000.00						20,000.00	
PERMIT ALLOWANCE	8,000.00	8,000.00			8,000.00	100.00		800.00
IRRIGATION	139,419.00	139,419.00			139,419.00	100.00		
TREES & PALMS	193,030.00	193,030.00			193,030.00	100.00		
SHRUBS AND SHRUB AREAS	135,289.50	135,289.50			135,289.50	100.00		
AQUATIC PLANTS	864.00	864.00			864.00	100.00		
SOD	28,420.00	28,420.00			28,420.00	100.00		
ROCK AND MULCHES	41,801.25	41,801.25			41,801.25	100.00		
ROOT BARRIER	5,600.00	5,600.00			5,600.00	100.00		
A2 AMENITY								
BUILDING	643,349.00	579,014.10	64,334.90		643,349.00	100.00		64,334.90
AUDIO ALLOWANCE	15,000.00	13,500.00	1,500.00		15,000.00	100.00		1,500.00
MAILBOXES	109,702.00	54,851.00			54,851.00	50.00	54,851.00	5,485.10
ACCESS CONTROLS	10,000.00	9,000.00	1,000.00		10,000.00	100.00		1,000.00
POOL	286,353.00	257,717.70			257,717.70	90.00	28,635.30	25,771.77
POOL EQUIPMENT WALL	19,689.00	19,689.00			19,689.00	100.00		1,968.90
POOL EQUIPMENT GATE	1,180.00		1,180.00		1,180.00	100.00		118.00
POOL FENCE	38,410.00	19,205.00	19,205.00		38,410.00	100.00		3,841.00
POOL ACCESS GATE	4,995.00		4,995.00		4,995.00	100.00		499.50
PERGOLA	15,300.00	15,300.00			15,300.00	100.00		1,530.00
SHADE SAIL WITH POSTS	60,225.00	54,202.50	6,022.50		60,225.00	100.00		6,022.50
PAINTING - PANEL WALL	6,900.00	6,210.00	690.00		6,900.00	100.00		690.00
TWO RAIL FENCE	4,371.00		4,371.00		4,371.00	100.00		437.10
STEM WALL/STEP TO LOWER DEC	3,500.00	3,500.00			3,500.00	100.00		350.00
CONCRETE WALKWAYS	33,500.00		33,500.00		33,500.00	100.00		3,350.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 14

APPLICATION DATE: 07/30/2024

PERIOD TO: 07/31/2024

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		4,000.00	100.00		400.00
POOL DECK	79,336.00	79,336.00			79,336.00	100.00		7,933.60
PAVERS AT LOWER DECK & PLAYG	5,985.00	5,985.00			5,985.00	100.00		598.50
PREVIOUS PATHWAYS/GATHERIN	10,832.00		10,832.00		10,832.00	100.00		1,083.20
BIKE RACK PAD	2,000.00	2,000.00			2,000.00	100.00		200.00
POOL DECK FURNISHINGS	194,565.00	97,282.50			97,282.50	50.00	97,282.50	9,728.25
PARK FURNISHINGS & SITE ELEM	60,346.00	36,207.60	24,138.40		60,346.00	100.00		6,034.60
INTERIOR FURNISHINGS	33,785.00	16,892.50	16,892.50		33,785.00	100.00		3,378.50
LIGHTING/ELECTRICAL	67,000.00	67,000.00			67,000.00	100.00		6,700.00
LED STRING LIGHTS & POSTS	3,500.00	3,500.00			3,500.00	100.00		350.00
TRAFFIC SIGNAGE	20,000.00	20,000.00			20,000.00	100.00		2,000.00
FINE GRADING & DRAINAGE	58,450.00	11,690.00	46,760.00		58,450.00	100.00		5,845.00
TOT LOT FREIGHT, TAX & INSTALL	35,998.00	35,998.00			35,998.00	100.00		3,599.80
CUSTOM AMENITY GATE	9,000.00	9,000.00			9,000.00	100.00		900.00
IRRIGATION	54,696.00		54,696.00		54,696.00	100.00		5,469.60
TREES	66,930.00		66,930.00		66,930.00	100.00		6,693.00
SHRUBS AND SHRUB AREAS	56,630.00		56,630.00		56,630.00	100.00		5,663.00
SOD	2,190.00		2,190.00		2,190.00	100.00		219.00
ROCK AND MULCHES	18,760.00		18,760.00		18,760.00	100.00		1,876.00
ROOT BARRIER	1,040.00		1,040.00		1,040.00	100.00		104.00
STEEL EDGING	4,320.00		4,320.00		4,320.00	100.00		432.00
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	36,540.00			36,540.00	90.00	4,060.00	3,654.00
PROJECT MANAGEMENT	125,000.00	112,500.00			112,500.00	90.00	12,500.00	11,250.00
FEE AND MOBILIZATION	346,532.00	311,878.80			311,878.80	90.00	34,653.20	31,187.88
A2 PASSIVE PARKS & PERIMETER								
TWO RAIL FENCE	1,263.00		1,263.00		1,263.00	100.00		126.30

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 14

APPLICATION DATE: 07/30/2024

PERIOD TO: 07/31/2024

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	37,649.40	25,099.60		62,749.00	100.00		6,274.90
FURNISHINGS	14,158.00	7,079.00	7,079.00		14,158.00	100.00		1,415.80
IRRIGATION	35,055.00	35,055.00			35,055.00	100.00		3,505.50
TREES	35,870.00	35,870.00			35,870.00	100.00		3,587.00
SHRUBS AND SHRUB AREAS	7,824.00	7,824.00			7,824.00	100.00		782.40
SOD	13,340.00	13,340.00			13,340.00	100.00		1,334.00
ROCK AND MULCHES	41,864.00	41,864.00			41,864.00	100.00		4,186.40
ROOT BARRIER	1,600.00	1,600.00			1,600.00	100.00		160.00
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	26,968.27			26,968.27	100.00		2,696.83
CO#3 CDD#1 CREATIVE MAILBOX	-38,418.85	-38,418.85			-38,418.85	100.00		-3,841.89
CO#4 CDD#2 GLECKLER	-15,655.00	-15,655.00			-15,655.00	100.00		-1,565.50
CO#5 CDD#3 BOS	-89,972.81	-89,972.81			-89,972.81	100.00		-8,997.28
CO#6 GRADING PREPARATION FO	3,034.85	3,034.85			3,034.85	100.00		303.49
CO#7 TWO RIVER - CHANGE ORD	990,009.00	594,005.40	198,001.80		792,007.20	80.00	198,001.80	79,200.72
CO#8 DRYWALL - OUTLET - SIGNA	7,419.91	4,451.95	2,967.96		7,419.91	100.00		741.99
CO#9 GAS LINES TO FIRE PIT & P	1,734.29	1,734.29			1,734.29	100.00		173.43
CO#10 SURVEY SERVICES FOR P	29,136.48	29,136.48			29,136.48	100.00		2,913.65
CO#11 CDD#4 REP SERVICES	-20,675.32	-20,675.32			-20,675.32	100.00		-2,067.53
CO#12 SITE WORK ON TRAILS	56,410.33	56,410.33			56,410.33	100.00		5,641.03
CO#13 MISC WORKS CREDIT	-400,125.59		-200,062.80		-200,062.80	50.00	-200,062.79	-20,006.28
CO#14 POOL DECK DRAINS RELO	20,509.35		20,509.35		20,509.35	100.00		2,050.94
CO#15 ADDITIONAL SECONDARIE	14,001.36		14,001.36		14,001.36	100.00		1,400.14
CO#16 SHELL & CART IRRIGATIO	17,617.83		17,617.83		17,617.83	100.00		1,761.78
CO#17 ADDITIONAL FENCE & CHA	77,859.98		77,859.98		77,859.98	100.00		7,786.00
CO#18 CDD#5 CREATIVE MAILBOX	-33,855.71		-33,855.71		-33,855.71	100.00		-3,385.57
CO#19 CDD#6 REP SERVICES	-22,598.22		-22,598.22		-22,598.22	100.00		-2,259.82
CO#20 CDD#7 KOMPAN	-44,050.37		-44,050.37		-44,050.37	100.00		-4,405.04

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 14

APPLICATION DATE: 07/30/2024

PERIOD TO: 07/31/2024

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
Totals:	4,202,908.88	3,445,167.79	507,820.08		3,952,987.87	94.05	249,921.01	340,856.43



WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT


The undersigned lienor, in consideration of the sum of \$ 457,038.07 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Two Rivers North Community Development District through July 31, 2024, on the following described property:

Two Rivers North A2 – Amenity/Common Areas
2689 Widewater Way
Zephyrhills, FL 33541

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Dated on: July 30, 2024

Lienors Name: Ovida Construction Group, Inc.

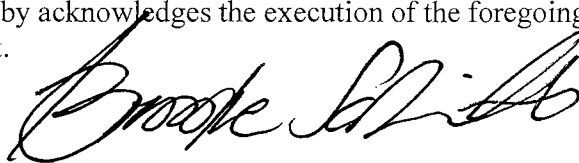
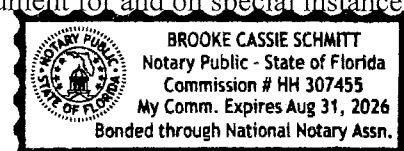
By: 

Printed Name: Zach Barber

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 30 day of July, 2024, Zach Barber who is being duly sworn on oath says that (he)she is President of Ovida Construction Group, Inc. and that (he)she hereby acknowledges the execution of the foregoing instrument for and on special instance and request.

NOTARY

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



Ovida Construction Group Inc.
820 W. Broadway Street
Suite 3000
Oviedo FL 32765
407-571-9058

Change Order

Order#: 14-CDD5
Order Date: 07/23/2024

License: CGC1517894

To: Two Rivers North Community Development District
2005 Pan Am Circle
Suite 300
Tampa FL 33607

Project: 533
Two Rivers North A2 - Amenity/Common Area
2689 Widewater Way
Zephyrhills FL 33541

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By:

Customer Order:

Specifications Attached ☐

Description of Work	Amount
CREATIVE MAILBOX INVOICE # 24000249	-31,979.36
CREATIVE MAILBOX INVOICE # 24000249 TAX	-1,876.35

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

-33,855.71

Owner: _____ Date: _____
Contractor: _____ Date: _____



License: CGC1517894

Ovida Construction Group Inc.
820 W. Broadway Street
Suite 3000
Oviedo FL 32765
407-571-9058

Change Order

Order#: 15-CDD6

Order Date: 07/23/2024

To: Two Rivers North Community Development District
2005 Pan Am Circle
Suite 300
Tampa FL 33607

Project: 533
Two Rivers North A2 - Amenity/Common Area
2689 Widewater Way
Zephyrhills FL 33541

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Ordered By: _____ **Customer Order:** _____

Plans Attached ☐ Specifications Attached ☐

Description of Work	Amount
REP SERVICES PA#1	-21,438.25
REP SERVICES PA#1 TAX	-1,159.97

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change -22,598.22

Owner: _____ Date: _____

Contractor: _____ Date: _____



Ovida Construction Group Inc.
820 W. Broadway Street
Suite 3000
Oviedo FL 32765
407-571-9058

License: CGC1517894

Change Order

Order#: 16-CDD7

Order Date: 07/23/2024

To: Two Rivers North Community Development District
2005 Pan Am Circle
Suite 300
Tampa FL 33607

Project: 533
Two Rivers North A2 - Amenity/Common Area
2689 Widewater Way
Zephyrhills FL 33541

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By:

Customer Order:

Specifications Attached ☐

Description of Work	Amount
KOMPAN INVOICE 122991	-41,106.80
KOMPAN INVOICE 122991 TAX	-2,943.57

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

-44,050.37

Owner: _____ Date: _____

Contractor: _____ Date: _____

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24722	June 11, 2024	\$1,957.50	\$0.00	\$0.00	\$0.00	\$6,721.70
24907	July 09, 2024	\$4,582.50	\$2.85	\$0.00	\$0.00	\$9,349.55
25048	August 07, 2024	\$3,652.50	\$0.00	\$0.00	\$0.00	\$8,416.70
Total Remaining Balance Due						\$14,959.55

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,764.20	\$3,652.50	\$4,585.35	\$1,957.50



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Division of Century

Job Name:

Two Rivers

Agenda Page 81

Report Type:

WSP Irrigation

Controller Name:

Timer Battery 5.6

Date:

8/27/2024

Page #:

2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	7:20 Am	100 %	MTWTFSS
Program B	11:45 Am	100 %	MTWTFSS
Program C		%	MTWTFSS
Program D		%	MTWTFSS

Checked Weather Sensor:

YES NO

Weather Sensor:

Working Not Working

Controller Make & Model:

Hunter Battery NDD 100

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	5	6																	
Spray, Rotor, MP, Drip, or Bubbler	D	D																	
Run Time [Program:]	5	5																	
Run Time [Program:]																			
Battery Pack/Doubler/Add-a-Zone																			
Zone Faults or Alarms																			

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																			
Maintenance Repairs																			
Clogged Nozzles																			
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																			
Head Broken - 12" spray																			
Head Broken - 6" rotor																			
Head Broken - 12" rotor																			
Broken Riser																			
Upgrade 4" to 6" Pop Up																			
Upgrade 6" to 12" Pop Up																			
Nozzle - MPR																			
Nozzle - MP rotator																			
Severe Line Clog																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered-Turf																			
Head Raised or Lowered-Shrub																			
Damaged Valve Box																			
Valve - Inoperative/Sticking																			
Additional Labor/Troubleshoot																			
Other-See Comments																			

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A & S Landscaping Company

Job Name:

Two Rivers

Agenda Page 82

Report Type:

insp irrigation

Controller Name:

Timer Battery 1, 2, 3, 4

Date:

8/27/2024

Page #:

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of

2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	5:40 Am	100 %	MTWTFSS
Program B	4: Am	100 %	MTWTFSS
Program C	2:40 Am	100 %	MTWTFSS
Program D	6: Pm	100 %	MTWTFSS

Checked Weather Sensor:

YES NO

Weather Sensor:

Working Not Working

Controller Make & Model:

Hunter Battery Model 100

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4															
Spray, Rotor, MP, Drip, or Bubbler	S	S	S	1															
Run Time [Program: 1]	5	5	7	5															
Run Time [Program: 1]																			
Battery Pack/Doubler/Add-a-Zone																			
Zone Faults or Alarms																			

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																			
Maintenance Repairs																			
Clogged Nozzles																			
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																			
Head Broken - 12" spray																			
Head Broken - 6" rotor																			
Head Broken - 12" rotor																			
Broken Riser																			
Upgrade 4" to 6" Pop Up																			
Upgrade 6" to 12" Pop Up																			
Nozzle - MPR																			
Nozzle - MP rotator																			
Severe Line Clog																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered-Turf																			
Head Raised or Lowered-Shrub																			
Damaged Valve Box																			
Valve - Inoperative/Sticking																			
Additional Labor/Troubleshoot																			
Other-See Comments																			

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 83

Irrigation Inspection

Two Rivers North CDD A1

Audited By: Christopher J Labenz on 08/30/24

Wet checks

Controller

timer has no power supply

Zone 1

Battery operated zone Spray zone - 5 minute run time - M,T,W,T,F,S,S

Zone 2

Battery operated zone Spray zone - 5 minute run time - M,T,W,T,F,S,S

Zone 3

Batter operated zone - SPRAY ZONE, 7 minute run time - M,T,W,T,F,S,S

Zone 4

Battery operated zone - Spray zone - 5 minute run time- M,T,W,T,F,S,S

Zone 5

Battery operated zone - drip zone - 5minute run time - M,T,W,T,F,S,S

Zone 6

Battery operated zone - drip zone - 5 minute run time - M,T,W,T,F,S,S



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Division of Down to Earth Company

Job Name:

Two Rivers

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Report Type:

insp irrigation

Controller Name:

Timer 2

Date:

8/20/2024

Page #:

1 of 2

Program A
Program B
Program C
Program D

Start Times:	Seasonal Adjust:	Run Days:
<u>8:00pm</u>	<u>100</u> %	<u>M T W T F S S</u>
	%	<u>M T W T F S S</u>
	%	<u>M T W T F S S</u>
	%	<u>M T W T F S S</u>

Checked Weather Sensor:
YES ☒ NO ☐

Weather Sensor:
Working ☒ Not Working ☐

Controller Make & Model:

Hunter ICC 2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>D</u>	<u>D</u>	<u>S</u>	<u>B</u>	<u>D</u>	<u>B</u>	<u>S</u>	<u>D</u>	<u>S</u>	<u>B</u>	<u>D</u>	<u>S</u>	<u>S</u>	<u>BD</u>	<u>B</u>	<u>D</u>
Run Time [Program:]	<u>20</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments	<u>Drip</u>	<u>1</u>								<u>1</u>						<u>1</u>

Additional Comments: Zone 13 has a defective E7 Decoder (Under warranty)

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time? _____

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



DOWN TO
EARTH

LANDSCAPE & IRRIGATION
A Division of Century Company

Job Name:

Two Rivers

Agenda Page 85

Report Type:

1 msp irrigation

Controller Name:

Time2

Date:

8/20/2024

Page #:

2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>8:00am</u>	<u>100</u> %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
YES ☒ NO ☐

Weather Sensor:
Working ☒ Not Working ☐

Controller Make & Model:

Hunter ICC2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>S</u>	<u>S</u>	<u>D</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>D</u>	<u>B</u>	<u>D</u>	<u>D</u>
Run Time [Program:]	<u>16</u>	<u>16</u>	<u>12</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>12</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Billable Repairs or Upgrades:

Head Broken - 6" spray	<u>1</u>															
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR	<u>1</u>															
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments	<u>Drip</u>															

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



DOWN TO EARTH

LANDSCAPE & IRRIGATION

Job Name:

Two Rivers

Agenda Page 86

Report Type:

insp irrigation

Controller Name:

Timer 2

Date:

8/20/2024

Page #:

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of

3

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>8: PM</u>	<u>100 %</u>	M T W T F S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter ICC2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	<u>33</u>																		
Spray, Rotor, MP, Drip, or Bubblers	<u>13</u>																		
Run Time [Program:]	<u>16</u>																		
Run Time [Program:]																			
Battery Pack/Doubler/Add-a-Zone																			
Zone Faults or Alarms																			

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																			
Maintenance Repairs																			
Clogged Nozzles																			
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																			
Head Broken - 12" spray																			
Head Broken - 6" rotor																			
Head Broken - 12" rotor																			
Broken Riser																			
Upgrade 4" to 6" Pop Up																			
Upgrade 6" to 12" Pop Up																			
Nozzle - MPR																			
Nozzle - MP rotator																			
Severe Line Clog																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered-Turf																			
Head Raised or Lowered-Shrub																			
Damaged Valve Box																			
Valve - Inoperative/Sticking																			
Additional Labor/Troubleshoot																			
Other-See Comments																			

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time? _____

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



Down to Earth
Landscape & Irrigation

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 87

Irrigation Inspection

Two Rivers North CDD A2

Audited By: Christopher J Labenz on 08/29/24

Controller

Hunter ICC 2 Controller 8:00 PM Start time Run Days - WED, SAT Timer 2 entrance side

Zone 1

Drip zone - 20 minute run time 1 drip break - repaired

Zone 2

Drip zone - 16 minute run time

Zone 3

Spray zone - 16 minute run time

Zone 4

Bubbler zone - 16 minute run time

Zone 5

zone - 16 minute run time

Zone 6

Bubbler zone - 16 minute run time

Zone 7

Spray zone - 16 minute run time

Zone 8

Drip zone - 16 minute run time

Zone 9

Spray zone - 16 minute run time

Zone 10

Bubbler zone - 16 minute run time 1 line break - repaired

Zone 11

Drip zone - 16 minute run time

Zone 12

Spray zone - 16 minute run time

Zone 13

Spray zone - 16 minute run time Faulty decoder - under warranty

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 88

Zone 14

Drip/Bubbler zone - 16 minute run time

Zone 15

Bubbler zone - 16 minute run time

Zone 16

Drip zone - 16 minute run time 1 drip break - repaired

Zone 17

Spray zone - 16 minute run time 1 broken 6" spray head - repaired

Zone 18

spray zone - 16 minute run time

Zone 19

Spray zone - 12 minute run time

Zone 20

Drip zone - 16 minute run time

Zone 21

Bubbler zone - 16 minute run time

Zone 22

Drip zone - 16 minute run time 1 drip break - repaired

Zone 23

Drip zone - 16 minute run time

Zone 24

Drip zone - 16 minute un time

Zone 25

Bubbler zone - 12 minute run time

Zone 26

Drip zone - 16 minute run time

Zone 27

Drip zone - 16 minute run time

Zone 28

Bubbler zone - 16 minute run time

Zone 29

Drip zone - 16 minute run time

Zone 30

Bubbler zone - 16 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 89

Zone 31

Drip zone - 16 minute run time

Zone 32

Drip zone - 16 minute run time

Zone 33

Bubbler zone - 16 minute run time



DOWN TO
EARTH

LANDSCAPE & IRRIGATION

A Full Service Irrigation Company

Job Name:

Two Rivers *skiller park*

Report Type:

INSPECTION

IRRIGATION

Controller Name:

Timer 3

Date:

8/21/2024

Page #:

of

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
9: PM	100 %	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter ICC2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6													
Spray, Rotor, MP, Drip, or Bubbler	S	S	B	D	S	S													
Run Time [Program:]	10	10	10	20	10	10													
Run Time [Program:]																			
Battery Pack/Doubler/Add-a-Zone																			
Zone Faults or Alarms																			

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																			
Maintenance Repairs																			
Clogged Nozzles																			
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray						2													
Head Broken - 12" spray																			
Head Broken - 6" rotor																			
Head Broken - 12" rotor																			
Broken Riser																			
Upgrade 4" to 6" Pop Up																			
Upgrade 6" to 12" Pop Up																			
Nozzle - MPR						2													
Nozzle - MP rotator																			
Severe Line Clog																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered-Turf																			
Head Raised or Lowered-Shrub																			
Damaged Valve Box																			
Valve - Inoperative/Sticking																			
Additional Labor/Troubleshoot																			
Other-See Comments																			

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time? _____

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 91

Irrigation Inspection

Two Rivers North CDD A2

Audited By: Christopher J Labenz on 08/30/24

Wet checks

August 2024

Controller

timer 3 - Hunter ICC2 - 9:00 PM start time - Wednesday and Saturday

Zone 1

Spreay zone - 10 minute run time

Zone 2

Spray zone - 10 minute run time

Zone 3

Bubbler zone - 10 minute run time

Zone 4

Drip zone - 20 minute run time

Zone 5

Spray zone - 10 minute run time

Zone 6

2 broken 6" spray heads - repaired Spray zone - 10 minute run time



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Division of EarthCare Company

Job Name: Two Rivers Childers Pool Agenda Page 92

Report Type: Inspection

Controller Name: Hunter PCC 5

Date: 8-28-27 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>4K</u>	<u>4K</u> %	M T W T F S S
Program B	<u>4K</u>	<u>4K</u> %	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:	<u>Hunter PCC</u>		
Controller Status:	WORKING		NOT WORKING
POC info:	Potable Water	<u>Reclaim Water</u>	Well Water Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>D</u>	<u>S</u>	<u>?</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>S</u>
Run Time [Program:]																
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments												<u>1</u>				

Additional Comments: Zone 12 was shut off due to wide open line break

Technician Name: Michael Burnett

Signature: [Signature]

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



DOWN TO EARTH

LANDSCAPE & IRRIGATION

AS A Division of

Job Name: Two Rivers Childrens Pool Agenda Page 93

Report Type: Inspection

Controller Name: 5

Date: 8-28-21 Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21	22	23	24	25	26								
Spray, Rotor, MP, Drip, or Bubbler	5	0	B	5	0	5	0	5	B	0								
Run Time [Program:]																		
Run Time [Program:]																		
Battery Pack/Doubler/Add-a-Zone																		
Zone Faults or Alarms																		

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																		
Maintenance Repairs																		
Clogged Nozzles																		
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																		
Head Broken - 12" spray																		
Head Broken - 6" rotor																		
Head Broken - 12" rotor																		
Broken Riser																		
Upgrade 4" to 6" Pop Up																		
Upgrade 6" to 12" Pop Up																		
Nozzle - MPR																		
Nozzle - MP rotator																		
Severe Line Clog																		
Lateral Line Break																		
Relocation																		
Head Raised or Lowered-Turf																		
Head Raised or Lowered-Shrub																		
Damaged Valve Box																		
Valve - Inoperative/Sticking																		
Additional Labor/Troubleshoot																		
Other-See Comments																		

Additional Comments:

Technician Name: Michael Burnett

Signature: [Signature]

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 94

Irrigation Inspection

Two Rivers North CDD A1

Audited By: Christopher J Labenz on 08/30/24

Wet checks

August 2024 Inspection

Controller

Timer 5 - Hunter ICC2 - unable access timer to get scheduling Manually operated valve to complete inspection

Zone 1

Spray zone

Zone 2

Bubbler zone

Zone 3

Drip zone

Zone 4

Drip zone

Zone 5

Drip zone

Zone 6

Bubbler zone

Zone 7

Drip zone

Zone 8

Drip zone

Zone 9

Bubbler zone

Zone 10

Drip zone

Zone 11

Spray zone

Zone 12

Water is shut off at the valve due to an open lateral line

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



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Agenda Page 95

Zone 13

Drip zone

Zone 14

Drip zone

Zone 15

Bubbler zone

Zone 16

Spray zone

Zone 17

Spray zone

Zone 18

Drip zone

Zone 19

Bubbler zone

Zone 20

Spray zone

Zone 21

Drip zone

Zone 22

Spray zone

Zone 23

Drip zone

Zone 24

Spray zone

Zone 25

Bubbler zone

Zone 26

Drip zone



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Kalamazoo Irrigation Company

Job Name:

Two Rivers

Agenda Page 96

Report Type:

Inst Irrigation

Controller Name:

Timer 1

Date:

8-21-27

Page #:

1 of 3

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>9:00 PM</u>	<u>100</u> %	M T <u>W</u> T F S <u>S</u>
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:

YES ☒ NO

Weather Sensor:

Working ☒ Not Working

Controller Make & Model:

Hunter ICC2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>D</u>	<u>B</u>	<u>S</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>S</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>B</u>	<u>S</u>	<u>B</u>	<u>S</u>
Run Time [Program:]	<u>20</u>	<u>15</u>	<u>20</u>	<u>15</u>	<u>20</u>	<u>15</u>	<u>20</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>D</u>	<u>20</u>	<u>15</u>	<u>20</u>	<u>15</u>	<u>15</u>
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray		<u>1</u>														
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break								<u>1</u>								
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments								<u>1</u>		<u>1</u>					<u>1</u>	

Additional Comments:

Drip Break on 10, Decoders on 7, 15, & 30
lost water after zone 23

Technician Name:

Michael Burnett

Signature

M/B

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subcontractor Company

Job Name:

Texas Rivers

Agenda Page 97

Report Type:

insp irrigation

Controller Name:

Timex 1

Date:

8-21-24

Page #:

2

of

3

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
<u>9: PM</u>	<u>100 %</u>	<u>M T W T F S S</u>
	%	<u>M T W T F S S</u>
	%	<u>M T W T F S S</u>
	%	<u>M T W T F S S</u>

Checked Weather Sensor:

YES ☒ NO ☐

Weather Sensor:

Working ☒ Not Working ☐

Controller Make & Model:

Hunter ICC2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>
Run Time [Program:]	<u>5</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>8</u>	<u>5</u>	<u>8</u>	<u>10</u>	<u>10</u>	<u>8</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>10</u>	<u>8</u>
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break													<u>1</u>			
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments															<u>1</u>	

Additional Comments: Decoder

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Natural Services Company

Job Name: Two Rivers

Agenda Page 98

Report Type: Inspection

Controller Name: Timel

Date: 8-21-24

Page #: 3 of 3

	Start Times:	Seasonal Adjust:	Run Days:
Program A	9: Pm	100 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
 YES ☒ NO ☐

Weather Sensor:
 Working ☒ Not Working ☐

Controller Make & Model: Hunter ICC2

Controller Status: WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	33	34	35	36	37	38	39	40										
Spray, Rotor, MP, Drip, or Bubbler	B	D	B	D	B	D	D	B										
Run Time [Program:]	15	15	15	15	15	20	20	15										
Run Time [Program:]																		
Battery Pack/Doubler/Add-a-Zone																		
Zone Faults or Alarms																		

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																		
Maintenance Repairs																		
Clogged Nozzles																		
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																		
Head Broken - 12" spray																		
Head Broken - 6" rotor																		
Head Broken - 12" rotor																		
Broken Riser																		
Upgrade 4" to 6" Pop Up																		
Upgrade 6" to 12" Pop Up																		
Nozzle - MPR																		
Nozzle - MP rotator																		
Severe Line Clog																		
Lateral Line Break																		
Relocation																		
Head Raised or Lowered-Turf																		
Head Raised or Lowered-Shrub																		
Damaged Valve Box																		
Valve - Inoperative/Sticking																		
Additional Labor/Troubleshoot																		
Other-See Comments																		

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

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Agenda Page 99

Spray zone - 20 minute run time 1 lateral line break - repaired

Zone 30

unknown zone type - 20 minute run time upon arrival this zone was the second zone that had put the controller into suspension mode due to a faulty decoder decoder has been removed pending replacement to clear controller suspension

Zone 31

Drip zone - 20 minute run time

Zone 32

zone - 15 minute run time

Zone 33

Bubbler - 15 minute run time

Zone 34

Drip zone - 15 minute run time

Zone 35

Bubbler zone - 15 minute run time

Zone 36

Drip zone - 15 minute run time

Zone 37

ubbler zone - 15 minute run time

Zone 38

Drip zone - 20 minute run time

Zone 39

Drip zone - 20 minute run time

Zone 40

Bubbler zone - 15 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

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(321) 263-2700

Agenda Page 100

Zone 13

bubbler zone - 15 minute run time

Zone 14

spray zone - 20 minute run time

Zone 15

upon arrival this zone is one of two zones that had put the controller into suspension mode due to a shorted decoder decoder has been replaced and is fully operational bubbler zone - 15 minute run time

Zone 16

spray zone - 15 minute run time

Zone 17

spray zone - 15 minute run time

Zone 18

drip zone - 15 minute run time

Zone 19

spray zone - 15 minute run time

Zone 20

spray zone - 15 minute run time

Zone 21

drip zone - 15 minute run time

Zone 22

bubbler zone - 15 minute run time

Zone 23

spray zone - 15 minute run time

Zone 24

Bubbler zone - 15 minute run time

Zone 25

Drip zone -15 minute run time

Zone 26

Drip zone - 15 minute run time

Zone 27

Bubbler zone - 15 minute run time

Zone 28

Drip zone - 15 minute run time

Zone 29

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, 44192-0002
(321) 263-2700

Agenda Page 101

Irrigation Inspection

Two Rivers North CDD A1

Audited By: Christopher J Labenz on 08/21/24

Wet checks

August 2024 Irrigation inspection

Controller

Hunter ACC 2 Controller - Timer 1 exit side of entrance Program A start time 9 pm on Wednesdays and Saturdays upon arrival timer was in suspension mode due a line fault

Zone 1

drip zone-20 minute run time

Zone 2

bubbler zone-15 minute run time

Zone 3

spray zone-20 minute run time replaced 1 broke 6" spray and MPR 20'

Zone 4

drip zone-15 minute run time

Zone 5

drip zone - 20 minute run time

Zone 6

bubbler - 15 minute run time

Zone 7

unknown zone type - was not able to activate zone due to a faulty decoder - 20 minute run time

Zone 8

bubbler zone - 15 minute run time

Zone 9

Drip zone - 15 minute run time

Zone 10

Drip zone -15 minute run time Repaired 1 drip line break - zone is now in good condition

Zone 11

drip zone - 20 minute run time

Zone 12

bubbler zone - 20 minute run time

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	10/21/24
Invoice Number:	Pay App 15 Ovida
Please issue a check to:	
Vendor Name:	Ovida Construction Group, Inc.
Vendor No.:	
Check amount:	\$127,501.48
Please code to:	.
Check Description/Reason:	Construction Pay App 15 Payment
Mailing instructions:	Ovida Construction Group, Inc. 820 W. Broadway Street Suite 3000 Oviedo, FL 32765 Plese give check to Teresa Farlow for overnight mail
Due Date for Check:	10/21/2024
Requestor:	Teresa Farlow
Manager's review:	

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER

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

FROM CONTRACTOR:

Ovida Construction Group Inc.
820 W. Broadway Street
Suite 3000
Oviedo FL 32765

PROJECT:

Two Rivers North A2 - Amenity/Common Areas
2689 Widewater Way
Zephyrhills FL 33541

VIA ARCHITECT:

Garrett Noble
Landscape Architect
Clearview Land Design, PL

APPLICATION NO:

15

PERIOD TO:

08/31/2024

Distribution to:

X

OWNER

X

ARCHITECT

X

CONTRACTOR

CONSULTANT

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

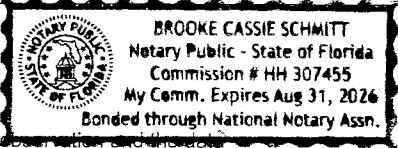
1. ORIGINAL CONTRACT SUM	3,607,676.75
2. Net change by Change Orders	609,027.26
3. CONTRACT SUM TO DATE (Line 1+2)	4,216,704.01
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	4,094,656.18
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	355,023.26
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	355,023.26
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,739,632.92
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	3,612,131.44
8. CURRENT PAYMENT DUE	127,501.48
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	477,071.09

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	206,510.14	-665,351.87
TOTAL	609,027.26	

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: 8/29/24
State of: Florida County of: Seminole
Subscribed and sworn to before me this 29 day of August, 2024
Notary Public: _____
My Commission Expires: 8/31/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and this certificate 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.....\$ 127,501.48

(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: _____ Date: 9/3/2024
By: _____

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: 15

APPLICATION DATE: 08/27/2024

PERIOD TO: 08/31/2024

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	90,352.00			90,352.00	100.00		9,035.20
WALLS AND FENCING	109,209.00	109,209.00			109,209.00	100.00		10,920.90
TRAFFIC SIGNAGE	20,000.00		20,000.00		20,000.00	100.00		2,000.00
PERMIT ALLOWANCE	8,000.00	8,000.00			8,000.00	100.00		800.00
IRRIGATION	139,419.00	139,419.00			139,419.00	100.00		
TREES & PALMS	193,030.00	193,030.00			193,030.00	100.00		
SHRUBS AND SHRUB AREAS	135,289.50	135,289.50			135,289.50	100.00		
AQUATIC PLANTS	864.00	864.00			864.00	100.00		
SOD	28,420.00	28,420.00			28,420.00	100.00		
ROCK AND MULCHES	41,801.25	41,801.25			41,801.25	100.00		
ROOT BARRIER	5,600.00	5,600.00			5,600.00	100.00		
A2 AMENITY								
BUILDING	643,349.00	643,349.00			643,349.00	100.00		64,334.90
AUDIO ALLOWANCE	15,000.00	15,000.00			15,000.00	100.00		1,500.00
MAILBOXES	109,702.00	54,851.00	43,880.80		98,731.80	90.00	10,970.20	9,873.18
ACCESS CONTROLS	10,000.00	10,000.00			10,000.00	100.00		1,000.00
POOL	286,353.00	257,717.70	28,635.30		286,353.00	100.00		28,635.30
POOL EQUIPMENT WALL	19,689.00	19,689.00			19,689.00	100.00		1,968.90
POOL EQUIPMENT GATE	1,180.00	1,180.00			1,180.00	100.00		118.00
POOL FENCE	38,410.00	38,410.00			38,410.00	100.00		3,841.00
POOL ACCESS GATE	4,995.00	4,995.00			4,995.00	100.00		499.50
PERGOLA	15,300.00	15,300.00			15,300.00	100.00		1,530.00
SHADE SAIL WITH POSTS	60,225.00	60,225.00			60,225.00	100.00		6,022.50
PAINTING - PANEL WALL	6,900.00	6,900.00			6,900.00	100.00		690.00
TWO RAIL FENCE	4,371.00	4,371.00			4,371.00	100.00		437.10
STEM WALL/STEP TO LOWER DEC	3,500.00	3,500.00			3,500.00	100.00		350.00
CONCRETE WALKWAYS	33,500.00	33,500.00			33,500.00	100.00		3,350.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 15
 APPLICATION DATE: 08/27/2024
 PERIOD TO: 08/31/2024
 ARCHITECT'S PROJECT NO:

B	C	D	E	F	G		H	D
Description of Work	Scheduled	Previous	Work in	Stored	Total Completed	%	Balance to	Retainage
		Applications	Place	Materials	& Stored to Date		Finish	
TACTICLE WARNING PAVERS	4,000.00	4,000.00			4,000.00	100.00		400.00
POOL DECK	79,336.00	79,336.00			79,336.00	100.00		7,933.60
PAVERS AT LOWER DECK & PLAYG	5,985.00	5,985.00			5,985.00	100.00		598.50
PREVIOUS PATHWAYS/GATHERIN	10,832.00	10,832.00			10,832.00	100.00		1,083.20
BIKE RACK PAD	2,000.00	2,000.00			2,000.00	100.00		200.00
POOL DECK FURNISHINGS	194,565.00	97,282.50			97,282.50	50.00	97,282.50	9,728.25
PARK FURNISHINGS & SITE ELEM	60,346.00	60,346.00			60,346.00	100.00		6,034.60
INTERIOR FURNISHINGS	33,785.00	33,785.00			33,785.00	100.00		3,378.50
LIGHTING/ELECTRICAL	67,000.00	67,000.00			67,000.00	100.00		6,700.00
LED STRING LIGHTS & POSTS	3,500.00	3,500.00			3,500.00	100.00		350.00
TRAFFIC SIGNAGE	20,000.00	20,000.00			20,000.00	100.00		2,000.00
FINE GRADING & DRAINAGE	58,450.00	58,450.00			58,450.00	100.00		5,845.00
TOT LOT FREIGHT, TAX & INSTALL	35,998.00	35,998.00			35,998.00	100.00		3,599.80
CUSTOM AMENITY GATE	9,000.00	9,000.00			9,000.00	100.00		900.00
IRRIGATION	54,696.00	54,696.00			54,696.00	100.00		5,469.60
TREES	66,930.00	66,930.00			66,930.00	100.00		6,693.00
SHRUBS AND SHRUB AREAS	56,630.00	56,630.00			56,630.00	100.00		5,663.00
SOD	2,190.00	2,190.00			2,190.00	100.00		219.00
ROCK AND MULCHES	18,760.00	18,760.00			18,760.00	100.00		1,876.00
ROOT BARRIER	1,040.00	1,040.00			1,040.00	100.00		104.00
STEEL EDGING	4,320.00	4,320.00			4,320.00	100.00		432.00
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	36,540.00	4,060.00		40,600.00	100.00		4,060.00
PROJECT MANAGEMENT	125,000.00	112,500.00	12,500.00		125,000.00	100.00		12,500.00
FEE AND MOBILIZATION	346,532.00	311,878.80	34,653.20		346,532.00	100.00		34,653.20
A2 PASSIVE PARKS & PERIMETER								
TWO RAIL FENCE	1,263.00	1,263.00			1,263.00	100.00		126.30

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 15

APPLICATION DATE: 08/27/2024

PERIOD TO: 08/31/2024

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			62,749.00	100.00		6,274.90
FURNISHINGS	14,158.00	14,158.00			14,158.00	100.00		1,415.80
IRRIGATION	35,055.00	35,055.00			35,055.00	100.00		3,505.50
TREES	35,870.00	35,870.00			35,870.00	100.00		3,587.00
SHRUBS AND SHRUB AREAS	7,824.00	7,824.00			7,824.00	100.00		782.40
SOD	13,340.00	13,340.00			13,340.00	100.00		1,334.00
ROCK AND MULCHES	41,864.00	41,864.00			41,864.00	100.00		4,186.40
ROOT BARRIER	1,600.00	1,600.00			1,600.00	100.00		160.00
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	26,968.27			26,968.27	100.00		2,696.83
CO#3 CDD#1 CREATIVE MAILBOX	-38,418.85	-38,418.85			-38,418.85	100.00		-3,841.89
CO#4 CDD#2 GLECKLER	-15,655.00	-15,655.00			-15,655.00	100.00		-1,565.50
CO#5 CDD#3 BOS	-89,972.81	-89,972.81			-89,972.81	100.00		-8,997.28
CO#6 GRADING PREPARATION FO	3,034.85	3,034.85			3,034.85	100.00		303.49
CO#7 TWO RIVER - CHANGE ORD	990,009.00	792,007.20	198,001.80		990,009.00	100.00		99,000.90
CO#8 DRYWALL - OUTLET - SIGNA	7,419.91	7,419.91			7,419.91	100.00		741.99
CO#9 GAS LINES TO FIRE PIT & P	1,734.29	1,734.29			1,734.29	100.00		173.43
CO#10 SURVEY SERVICES FOR P	29,136.48	29,136.48			29,136.48	100.00		2,913.65
CO#11 CDD#4 REP SERVICES	-20,675.32	-20,675.32			-20,675.32	100.00		-2,067.53
CO#12 SITE WORK ON TRAILS	56,410.33	56,410.33			56,410.33	100.00		5,641.03
CO#13 MISC WORKS CREDIT	-400,125.59	-200,062.80	-200,062.79		-400,125.59	100.00		-40,012.56
CO#14 POOL DECK DRAINS RELO	20,509.35	20,509.35			20,509.35	100.00		2,050.94
CO#15 ADDITIONAL SECONDARIE	14,001.36	14,001.36			14,001.36	100.00		1,400.14
CO#16 SHELL & CART IRRIGATIO	17,617.83	17,617.83			17,617.83	100.00		1,761.78
CO#17 ADDITIONAL FENCE & CHA	77,859.98	77,859.98			77,859.98	100.00		7,786.00
CO#18 CDD#5 CREATIVE MAILBOX	-33,855.71	-33,855.71			-33,855.71	100.00		-3,385.57
CO#19 CDD#6 REP SERVICES	-22,598.22	-22,598.22			-22,598.22	100.00		-2,259.82
CO#20 CDD#7 KOMPAN	-44,050.37	-44,050.37			-44,050.37	100.00		-4,405.04

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 15
APPLICATION DATE: 08/27/2024
PERIOD TO: 08/31/2024
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
CO#21 ADDITIONAL GATE & CRUS	13,795.13						13,795.13	
Totals:	4,216,704.01	3,952,987.87	141,668.31		4,094,656.18	97.11	122,047.83	355,023.26

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	10/21/24
Invoice Number:	Pay App 5 & 6 Rogers
Please issue a check to:	
Vendor Name:	The Rogers Group of South Florida, LLC
Vendor No.:	
Check amount:	\$76,159.68
Please code to:	.
Check Description/Reason:	Construction Pay App 5 & 6 Payment
Mailing instructions:	The Rogers Group of South Florida, LLC 710 E. Reynolds St. Plant City, FL 33563 Plese give check to Teresa Farlow for overnight mail
Due Date for Check:	10/21/2024
Requestor:	Teresa Farlow
Manager's review:	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

PROJECT:

Two Rivers A1 Hardscapes Remaining
Two Rivers North, LLC
1990 Lanier Rd.
Zephyrhills, Florida 33541

APPLICATION NO: 005

PERIOD TO: 08/16/2024

PROJECT NOS.: 497

CONTRACT DATE: 02/01/2024

Agenda Page 109 PAGE 1

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
Landscape Architect
Clearview Land Design, PL

DESCRIPTION:

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.

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 506,220.29
2. Net change by Change Orders	\$ 31,333.33
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 537,553.62
SCHEDULE OF VALUE	\$ 537,553.62
4. TOTAL COMPLETED & STORED TO DATE	\$ 526,102.03
5. RETAINAGE:	
a. 10.00% of Completed Work	\$ 52,610.22
(Columns D + E)	
b. 0.00% of Stored Material	\$ 0.00
(Column F)	
Total Retainage (Line 5a + 5b)	\$ 52,610.22
6. TOTAL EARNED LESS RETAINAGE	\$ 473,491.81
7. LESS PREVIOUS APPLICATIONS FOR PAYMENTS	\$ 405,914.77
8. CURRENT PAYMENT DUE	\$ 67,577.04
9. BALANCE TO FINISH, INCLUDING RETAINAGE	64,061.81

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner:	0.00	0.00
Total approved this Month:	31,333.33	0.00
TOTALS:	31,333.33	0.00
NET CHANGES by Change Order:	31,333.33	

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: 08-16-2024

Jake Rogers / Owner

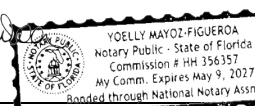
State of: Florida

County of: Hillsborough

Subscribed and sworn to before me this 16th day of August, 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 \$ 67,577.04

(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: 9/3/2024

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:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining Agenda Page 110
Project #: 497
Application #: 005
Period: 08/16/2024

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	TWO RIVERS A1 REMAINING REVISED 2.9.24									
2	01 GENERAL REQUIREMENTS									
3	01 GEN REQ: C01006 - Price & Payment Procedures	1,596.09	1,197.07	399.02	0.00	1,596.09	100.00 %	(0.00)	10.00 %	159.61
4	01 GEN REQ: C01010 - Administrative Req.	1,596.09	1,197.07	399.02	0.00	1,596.09	100.00 %	(0.00)	10.00 %	159.61
5	01 GEN REQ: C01020 - Permits and Fees	2,766.55	2,766.55	0.00	0.00	2,766.55	100.00 %	(0.00)	10.00 %	276.66
6	01 GEN REQ: C01021 - Permit Runner	638.43	638.43	0.00	0.00	638.43	100.00 %	0.00	10.00 %	63.84
7	01 GEN REQ: C01070 - Superintendent	24,199.29	14,519.57	9,679.72	0.00	24,199.29	100.00 %	0.00	10.00 %	2,419.93
8	01 GEN REQ: C01100 - Plan Review	638.43	638.43	0.00	0.00	638.43	100.00 %	0.00	10.00 %	63.84
9	01 GEN REQ: C01120 - Surveying Turnkey	11,571.63	11,571.63	0.00	0.00	11,571.63	100.00 %	(0.00)	10.00 %	1,157.16
10	01 GEN REQ: C01200 - Private Provider Inspections	1,915.30	1,149.18	766.12	0.00	1,915.30	100.00 %	0.00	10.00 %	191.53

CONTINUATION SHEET

TO:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 005
Period: 08/16/2024

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	3,112.37	2,334.28	778.09	0.00	3,112.37	100.00 %	(0.00)	10.00 %	311.24
12	01 GEN REQ: C02150 - Portable Toilet	718.24	538.68	179.56	0.00	718.24	100.00 %	(0.00)	10.00 %	71.82
13	01 GEN REQ: C02270 - Temporary Power	957.65	718.24	239.41	0.00	957.65	100.00 %	0.00	10.00 %	95.77
14	01 GEN REQ: C02340 - Equipment Rental - All Equipment	13,705.06	10,278.80	3,426.26	0.00	13,705.06	100.00 %	0.00	10.00 %	1,370.51
15	01 GEN REQ: C02343 - Equipment Fuel	6,001.28	4,500.96	1,500.32	0.00	6,001.28	100.00 %	0.00	10.00 %	600.13
16	02 NORTH LIFT STATION PVC									
17	02 LFT STN: C10050 - Fencing Turnkey	7,401.58	7,401.58	0.00	0.00	7,401.58	100.00 %	0.00	10.00 %	740.16
18	02 LFT STN: C10051 - Gates Turnkey	1,915.30	1,915.30	0.00	0.00	1,915.30	100.00 %	0.00	10.00 %	191.53
19	03 FENCING									
20	03 FEN: C09999 - RG Labor Division 9	11,994.06	8,995.55	2,998.51	0.00	11,994.06	100.00 %	(0.00)	10.00 %	1,199.41

CONTINUATION SHEET

TO:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 005
Period: 08/16/2024

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	03 FEN: C10050 - Fencing Turnkey	47,577.74	35,683.31	11,894.43	0.00	47,577.74	100.00 %	(0.00)	10.00 %	4,757.77
22	03 FEN: C10051 - Gates Turnkey	9,310.50	6,051.82	3,258.68	0.00	9,310.50	100.00 %	0.00	10.00 %	931.05
23	04 WALKWAYS AND PAVING									
24	04 WLK PAV: C02002 - Asphalt Paving MTL	1,915.30	0.00	0.00	0.00	0.00	0.00 %	1,915.30	0.00 %	0.00
25	04 WLK PAV: C02370 - Misc. Site MTL	1,320.07	0.00	0.00	0.00	0.00	0.00 %	1,320.07	0.00 %	0.00
26	04 WLK PAV: C02401 - Crushed Shell MTL	3,779.55	0.00	3,212.62	0.00	3,212.62	85.00 %	566.93	10.00 %	321.26
27	04 WLK PAV: C02999 - RG Labor Division 2	14,344.35	7,172.18	5,020.52	0.00	12,192.70	85.00 %	2,151.65	10.00 %	1,219.27
28	04 WLK PAV: C03071 - Flatwork Concrete MTL	1,644.91	0.00	0.00	0.00	0.00	0.00 %	1,644.91	0.00 %	0.00
29	04 WLK PAV: C03072 - Flatwork Concrete LBR	1,367.05	0.00	0.00	0.00	0.00	0.00 %	1,367.05	0.00 %	0.00
30	04 WLK PAV: C03073 - Flatwork Pump	585.23	0.00	0.00	0.00	0.00	0.00 %	585.23	0.00 %	0.00

CONTINUATION SHEET

TO:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 005
Period: 08/16/2024

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 (\$)
31	04 WLK PAV: C03074 - Flatwork Steel	297.13	0.00	0.00	0.00	0.00	0.00 %	297.13	0.00 %	0.00
32	04 WLK PAV: C03999 - RG Labor Division 3	486.06	0.00	0.00	0.00	0.00	0.00 %	486.06	0.00 %	0.00
33	05 SITE FURNISHINGS									
34	05 SIT FUR: C13061 - Park Equipment Mtl	18,946.40	18,946.40	0.00	0.00	18,946.40	100.00 %	(0.00)	10.00 %	1,894.64
35	05 SIT FUR: C13999 - RG Labor Division 13	1,117.26	0.00	0.00	0.00	0.00	0.00 %	1,117.26	0.00 %	0.00
36	06 LANDSCAPING AND IRRIGATION									
37	06 LND IRR: C02180 - Seeding/Sod Turnkey	52,167.38	52,167.38	0.00	0.00	52,167.38	100.00 %	0.00	10.00 %	5,216.74
38	06 LND IRR: C02185 - Landscape Turnkey	146,425.50	146,425.50	0.00	0.00	146,425.50	100.00 %	(0.00)	10.00 %	14,642.55
39	06 LND IRR: C02350 - Irrigation Turnkey	102,503.86	102,503.86	0.00	0.00	102,503.86	100.00 %	0.00	10.00 %	10,250.39
40	06 LND IRR: C16030 - Electrical Turnkey	11,704.65	11,704.65	0.00	0.00	11,704.65	100.00 %	0.00	10.00 %	1,170.46

CONTINUATION SHEET**TO:**

Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

From:

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

Project Name:

Two Rivers A1 Hardscapes Remaining

Project #:

497

Application #:

005

Period:

08/16/2024

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 (\$)
41	Administrative Req.	366.66	0.00	366.66	0.00	366.66	100.00 %	0.00	10.00 %	36.67
42	Irrigation Turnkey	16,844.45	0.00	16,844.45	0.00	16,844.45	100.00 %	0.00	10.00 %	1,684.45
43	Electrical Turnkey	14,122.22	0.00	14,122.22	0.00	14,122.22	100.00 %	0.00	10.00 %	1,412.22
Totals:		537,553.62	451,016.42	75,085.61	0.00	526,102.03	97.87 %	11,451.61		52,610.22

CHANGE ORDER DETAIL

TO:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining Agenda Page 115
Project #: 497
Application #: 005
Period: 08/16/2024

Changes		Days	Amount (\$)
Authorized:			
CO# 03	Change 03 - 07/18/2024	0	31,333.33
	-Scope Change 03: CO # 1 Irrigation & Power Along Shell Path - 07/18/2024		
		0	31,333.33
Potential:			
- None			

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

PROJECT:

Two Rivers A1 Hardscapes Remaining
Two Rivers North, LLC
1990 Lanier Rd.
Zephyrhills, Florida 33541

APPLICATION NO:

006

PERIOD TO:

08/29/2024

PROJECT NOS.:

497

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
Landscape Architect
Clearview Land Design, PL

CONTRACT DATE:

02/01/2024

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 BEEN PERFORMED.

DESCRIPTION:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 506,220.29
2. Net change by Change Orders	\$ 31,333.33
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 537,553.62
SCHEDULE OF VALUE	\$ 537,553.62
4. TOTAL COMPLETED & STORED TO DATE	\$ 535,638.32
5. RETAINAGE:	
a. 10.00% of Completed Work	\$ 53,563.87
(Columns D + E)	
b. 0.00% of Stored Material	\$ 0.00
(Column F)	
Total Retainage (Line 5a + 5b)	\$ 53,563.87
6. TOTAL EARNED LESS RETAINAGE	\$ 482,074.45
7. LESS PREVIOUS APPLICATIONS FOR PAYMENTS	\$ 473,491.81
8. CURRENT PAYMENT DUE	\$ 8,582.64
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 55,479.17

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner:	31,333.33	0.00
Total approved this Month:	0.00	0.00
TOTALS:	31,333.33	0.00
NET CHANGES by Change Order:	31,333.33	

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: Jake Rogers Date: 08/29/2024
State of: Florida County of: Hillsborough
Subscribed and sworn to before me this 29th day of August 2024

Notary Public: [Signature]
My Commission expires: [Signature]

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on my observations and the data comprising this 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 that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 8,582.64

(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: Garrett Noble Date: 9/3/2024

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

TO:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 006
Period: 08/29/2024

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	TWO RIVERS A1 REMAINING REVISED 2.9.24									
2	01 GENERAL REQUIREMENTS									
3	01 GEN REQ: C01006 - Price & Payment Procedures	1,596.09	1,596.09	0.00	0.00	1,596.09	100.00 %	(0.00)	10.00 %	159.61
4	01 GEN REQ: C01010 - Administrative Req.	1,596.09	1,596.09	0.00	0.00	1,596.09	100.00 %	(0.00)	10.00 %	159.61
5	01 GEN REQ: C01020 - Permits and Fees	2,766.55	2,766.55	0.00	0.00	2,766.55	100.00 %	(0.00)	10.00 %	276.66
6	01 GEN REQ: C01021 - Permit Runner	638.43	638.43	0.00	0.00	638.43	100.00 %	0.00	10.00 %	63.84
7	01 GEN REQ: C01070 - Superintendent	24,199.29	24,199.29	0.00	0.00	24,199.29	100.00 %	0.00	10.00 %	2,419.93
8	01 GEN REQ: C01100 - Plan Review	638.43	638.43	0.00	0.00	638.43	100.00 %	0.00	10.00 %	63.84
9	01 GEN REQ: C01120 - Surveying Turnkey	11,571.63	11,571.63	0.00	0.00	11,571.63	100.00 %	(0.00)	10.00 %	1,157.16
10	01 GEN REQ: C01200 - Private Provider Inspections	1,915.30	1,915.30	0.00	0.00	1,915.30	100.00 %	0.00	10.00 %	191.53

CONTINUATION SHEET

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111 S. Armenia Avenue
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710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 006
Period: 08/29/2024

A	B	C	D	E	F	G	H	I	J	K
	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	3,112.37	3,112.37	0.00	0.00	3,112.37	100.00 %	(0.00)	10.00 %	311.24
12	01 GEN REQ: C02150 - Portable Toilet	718.24	718.24	0.00	0.00	718.24	100.00 %	(0.00)	10.00 %	71.82
13	01 GEN REQ: C02270 - Temporary Power	957.65	957.65	0.00	0.00	957.65	100.00 %	0.00	10.00 %	95.77
14	01 GEN REQ: C02340 - Equipment Rental - All Equipment	13,705.06	13,705.06	0.00	0.00	13,705.06	100.00 %	0.00	10.00 %	1,370.51
15	01 GEN REQ: C02343 - Equipment Fuel	6,001.28	6,001.28	0.00	0.00	6,001.28	100.00 %	0.00	10.00 %	600.13
16	02 NORTH LIFT STATION PVC									
17	02 LFT STN: C10050 - Fencing Turnkey	7,401.58	7,401.58	0.00	0.00	7,401.58	100.00 %	0.00	10.00 %	740.16
18	02 LFT STN: C10051 - Gates Turnkey	1,915.30	1,915.30	0.00	0.00	1,915.30	100.00 %	0.00	10.00 %	191.53
19	03 FENCING									
20	03 FEN: C09999 - RG Labor Division 9	11,994.06	11,994.06	0.00	0.00	11,994.06	100.00 %	(0.00)	10.00 %	1,199.41

CONTINUATION SHEET

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Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

From:
AP@rogersgroupfla.com
The Rogers Group of South Florida, LLC
710 E Reynolds St
Plant City, FL 33569

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 006
Period: 08/29/2024

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	03 FEN: C10050 - Fencing Turnkey	47,577.74	47,577.74	0.00	0.00	47,577.74	100.00 %	(0.00)	10.00 %	4,757.77
22	03 FEN: C10051 - Gates Turnkey	9,310.50	9,310.50	0.00	0.00	9,310.50	100.00 %	0.00	10.00 %	931.05
23	04 WALKWAYS AND PAVING									
24	04 WLK PAV: C02002 - Asphalt Paving MTL	1,915.30	0.00	0.00	0.00	0.00	0.00 %	1,915.30	0.00 %	0.00
25	04 WLK PAV: C02370 - Misc. Site MTL	1,320.07	0.00	1,320.07	0.00	1,320.07	100.00 %	(0.00)	10.00 %	132.01
26	04 WLK PAV: C02401 - Crushed Shell MTL	3,779.55	3,212.62	566.93	0.00	3,779.55	100.00 %	0.00	10.00 %	377.96
27	04 WLK PAV: C02999 - RG Labor Division 2	14,344.35	12,192.70	2,151.65	0.00	14,344.35	100.00 %	(0.00)	10.00 %	1,434.44
28	04 WLK PAV: C03071 - Flatwork Concrete MTL	1,644.91	0.00	1,644.91	0.00	1,644.91	100.00 %	(0.00)	10.00 %	164.49
29	04 WLK PAV: C03072 - Flatwork Concrete LBR	1,367.05	0.00	1,367.05	0.00	1,367.05	100.00 %	(0.00)	10.00 %	136.71
30	04 WLK PAV: C03073 - Flatwork Pump	585.23	0.00	585.23	0.00	585.23	100.00 %	0.00	10.00 %	58.52

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710 E Reynolds St
Plant City, FL 33563

Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 006
Period: 08/29/2024

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 (\$)
31	04 WLK PAV: C03074 - Flatwork Steel	297.13	0.00	297.13	0.00	297.13	100.00 %	(0.00)	10.00 %	29.71
32	04 WLK PAV: C03999 - RG Labor Division 3	486.06	0.00	486.06	0.00	486.06	100.00 %	0.00	10.00 %	48.61
33	05 SITE FURNISHINGS									
34	05 SIT FUR: C13061 - Park Equipment Mtl	18,946.40	18,946.40	0.00	0.00	18,946.40	100.00 %	(0.00)	10.00 %	1,894.64
35	05 SIT FUR: C13999 - RG Labor Division 13	1,117.26	0.00	1,117.26	0.00	1,117.26	100.00 %	0.00	10.00 %	111.73
36	06 LANDSCAPING AND IRRIGATION									
37	06 LND IRR: C02180 - Seeding/Sod Turnkey	52,167.38	52,167.38	0.00	0.00	52,167.38	100.00 %	0.00	10.00 %	5,216.74
38	06 LND IRR: C02185 - Landscape Turnkey	146,425.50	146,425.50	0.00	0.00	146,425.50	100.00 %	(0.00)	10.00 %	14,642.55
39	06 LND IRR: C02350 - Irrigation Turnkey	102,503.86	102,503.86	0.00	0.00	102,503.86	100.00 %	0.00	10.00 %	10,250.39
40	06 LND IRR: C16030 - Electrical Turnkey	11,704.65	11,704.65	0.00	0.00	11,704.65	100.00 %	0.00	10.00 %	1,170.46

CONTINUATION SHEET

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Project Name: Two Rivers A1 Hardscapes Remaining
Project #: 497
Application #: 006
Period: 08/29/2024

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 (\$)
41	Administrative Req.	366.66	366.66	0.00	0.00	366.66	100.00 %	0.00	10.00 %	36.67
42	Irrigation Turnkey	16,844.45	16,844.45	0.00	0.00	16,844.45	100.00 %	0.00	10.00 %	1,684.45
43	Electrical Turnkey	14,122.22	14,122.22	0.00	0.00	14,122.22	100.00 %	0.00	10.00 %	1,412.22
Totals:		537,553.62	526,102.03	9,536.29	0.00	535,638.32	99.64 %	1,915.32		53,563.87

CHANGE ORDER DETAIL

TO:
Eisenhower Property Group, LLC
Tom Spence
111 S. Armenia Avenue
Tampa, Florida 33609

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

Project Name: Two Rivers A1 Hardscapes Remaining

Project #: 497

Application #: 006

Period: 08/29/2024

Changes		Days	Amount (\$)
Authorized:			
CO# 03	Change 03 - 07/18/2024	0	31,333.33
	-Scope Change 03: CO # 1 Irrigation & Power Along Shell Path - 07/18/2024		
		0	31,333.33
Potential:			
- None			

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 21,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,866
Accounts Receivable - Other	6,854	-	-	-	-	-	6,854
Due From Developer	32,153	-	-	-	-	-	32,153
Due From Other Funds	731,212	13,536	-	-	-	-	744,748
Investments:							
Acquisition & Construction Account	-	-	6,093	-	-	-	6,093
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	527,248	-	-	-	-	527,248
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	\$ 1,116,900	\$ 1,149,723	\$ 6,093	\$ 10,436,499	\$ 18,414,500	\$ -	\$ 31,123,715
LIABILITIES							
Accounts Payable	\$ 188,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,654
Accrued Expenses	3,358	-	-	-	-	-	3,358
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	-	-	744,748	-	-	-	744,748
TOTAL LIABILITIES	491,446	-	744,748	-	18,414,500	-	19,650,694

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL	
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Restricted for:						
Debt Service	-	1,149,723	-	-	-	1,149,723
Unassigned:	622,760	-	(738,655)	10,436,499	-	10,320,604
TOTAL FUND BALANCES	625,454	1,149,723	(738,655)	10,436,499	-	11,473,021
TOTAL LIABILITIES & FUND BALANCES	\$ 1,116,900	\$ 1,149,723	\$ 6,093	\$ 10,436,499	\$ 18,414,500	\$ 31,123,715

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Special Assmnts- Tax Collector	\$ 1,440,045	\$ 6,581	\$ (1,433,464)	0.46%
Developer Contribution - CIP	-	744,786	744,786	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	1,440,045	751,417	(688,628)	52.18%

EXPENDITURES**Administration**

Supervisor Fees	10,000	-	10,000	0.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	417	4,583	8.34%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Waterway Management	2,500	-	2,500	0.00%
District Counsel	9,500	4,243	5,257	44.66%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	375	4,125	8.33%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	85,000	-	85,000	0.00%
Website Compliance	1,500	-	1,500	0.00%
Internet & Wifi	2,400	-	2,400	0.00%
Postage, Phone, Faxes, Copies	2,000	-	2,000	0.00%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	33,412	1,588	95.46%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Plant Replacement	30,000	-	30,000	0.00%
Annual Tree Trimming	10,000	-	10,000	0.00%
Legal Advertising	3,500	140	3,360	4.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	-	5,000	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	100	1,100	8.33%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	312,899	41,795	271,104	13.36%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	-	10,000	0.00%
Utility - Electric	30,000	12,741	17,259	42.47%
Utility - StreetLights	190,000	-	190,000	0.00%
Total Electric Utility Services	230,000	12,741	217,259	5.54%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	83	2,917	2.77%
Total Garbage/Solid Waste Services	3,000	83	2,917	2.77%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	3,010	34,990	7.92%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	3,010	39,990	7.00%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	-	32,000	0.00%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts-Other Landscape	15,000	-	15,000	0.00%
Contracts-Pool & Spa	36,000	3,000	33,000	8.33%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	22,411	454,589	4.70%
Janitorial Services & Supplies	3,000	-	3,000	0.00%
Insurance - General Liability	3,146	-	3,146	0.00%
R&M-Other Landscape	15,000	-	15,000	0.00%
R&M-Swimming Pool	6,000	-	6,000	0.00%
R&M-Boundary Walls/Fences/Monuments	30,000	-	30,000	0.00%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
R&M-Security Cameras	4,000	-	4,000	0.00%
R&M-Trail Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	30,000	102	29,898	0.34%
Entry & Walls Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	745,146	25,513	719,633	3.42%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Pest Control	2,400	-	2,400	0.00%
Amenity Maintenance & Repairs	20,000	-	20,000	0.00%
Access Control Maintenance & Repair	10,000	-	10,000	0.00%
Special Events	10,000	-	10,000	0.00%
Amenity Center-Miscellaneous Facility	4,000	-	4,000	0.00%
Access Control	2,000	-	2,000	0.00%
Park Garbage & Dog Waste Station Supplies	5,000	-	5,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	66,000	-	66,000	0.00%
<u>Contingency</u>				
Misc-Contingency	10,000	9,125	875	91.25%
Total Contingency	10,000	9,125	875	91.25%
TOTAL EXPENDITURES	1,440,045	92,267	1,347,778	6.41%
Excess (deficiency) of revenues				
Over (under) expenditures	-	659,150	659,150	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(33,696)		
FUND BALANCE, ENDING		\$ 625,454		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 4,409	\$ 4,409	0.00%
Special Assmnts- CDD Collected	1,214,556	-	(1,214,556)	0.00%
TOTAL REVENUES	1,214,556	4,409	(1,210,147)	0.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	914,556	-	914,556	0.00%
Interest Expense	300,000	-	300,000	0.00%
Total Debt Service	1,214,556	-	1,214,556	0.00%
TOTAL EXPENDITURES	1,214,556	-	1,214,556	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,409	4,409	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,145,314		
FUND BALANCE, ENDING		\$ 1,149,723		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 18	\$ 18	0.00%
TOTAL REVENUES	-	18	18	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	744,786	(744,786)	0.00%
Total Construction In Progress	-	744,786	(744,786)	0.00%
TOTAL EXPENDITURES	-	744,786	(744,786)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(744,768)	(744,768)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		\$ (738,655)		

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

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 10_24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	21,865.54	Statement Balance	28,049.37
		Outstanding Deposits	12,140.13
Positive Adjustments	0.00		
Subtotal	21,865.54	Subtotal	40,189.50
Negative Adjustments	0.00	Outstanding Checks	-18,323.96
Ending G/L Balance	21,865.54	Ending Balance	21,865.54

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/16/2024	Payment	BD00015	Deposit No. BD00015	457,038.07	457,038.07	0.00
10/17/2024	Payment	BD00016	Deposit No. BD00016	25.00	25.00	0.00
10/22/2024	Payment	BD00017	Deposit No. BD00017	287,747.89	287,747.89	0.00
10/21/2024	Payment	BD00018	Deposit No. BD00018	25.00	25.00	0.00
10/25/2024	Payment	BD00019	Deposit No. BD00019	6,581.00	6,581.00	0.00
10/31/2024		JE000389	Utility Electric Invoice adjustment	81.43	81.43	0.00
Total Deposits				751,498.39	751,498.39	0.00
Checks						
09/12/2024	Payment	1178	Check for Vendor V00041	-61.00	-61.00	0.00
09/12/2024	Payment	1183	Check for Vendor V00049	-357.92	-357.92	0.00
09/19/2024	Payment	1199	Check for Vendor V00016	-3,900.12	-3,900.12	0.00
09/19/2024	Payment	1201	Check for Vendor V00007	-3,652.50	-3,652.50	0.00
10/03/2024	Payment	1203	Check for Vendor V00048	-280.00	-280.00	0.00
10/03/2024	Payment	1204	Check for Vendor V00025	-12,563.74	-12,563.74	0.00
10/03/2024	Payment	1205	Check for Vendor V00050	-550.00	-550.00	0.00
10/03/2024	Payment	1206	Check for Vendor V00045	-300.00	-300.00	0.00
10/03/2024	Payment	1207	Check for Vendor V00031	-117.48	-117.48	0.00
10/03/2024	Payment	1208	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
10/03/2024	Payment	1209	Check for Vendor V00020	-165.50	-165.50	0.00
10/03/2024	Payment	1211	Check for Vendor V00006	-133.60	-133.60	0.00
10/03/2024	Payment	1212	Check for Vendor V00030	-49.53	-49.53	0.00
10/16/2024	Payment	1213	Check for Vendor V00025	-104.43	-104.43	0.00
10/16/2024	Payment	1214	Check for Vendor V00047	-1,375.00	-1,375.00	0.00
10/16/2024	Payment	1215	Check for Vendor V00005	-218.16	-218.16	0.00
10/16/2024	Payment	1216	Check for Vendor V00029	-457,038.07	-457,038.07	0.00
10/21/2024	Payment	1217	Check for Vendor V00022	-200.00	-200.00	0.00
10/21/2024	Payment	1220	Check for Vendor V00013	-200.00	-200.00	0.00
10/22/2024	Payment	1221	Check for Vendor V00052	-84,086.73	-84,086.73	0.00
10/22/2024	Payment	1222	Check for Vendor V00029	-127,501.48	-127,501.48	0.00
10/22/2024	Payment	1223	Check for Vendor V00033	-76,159.68	-76,159.68	0.00
10/16/2024	Payment	DD156	Payment of Invoice 000784	-67.28	-67.28	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 10_24

Statement Date

10/31/2024

10/03/2024	Payment	DD157	Payment of Invoice 000792	-4,332.71	-4,332.71	0.00
10/03/2024	Payment	DD158	Payment of Invoice 000793	-531.67	-531.67	0.00
10/03/2024	Payment	DD159	Payment of Invoice 000794	-48.84	-48.84	0.00
10/03/2024	Payment	DD160	Payment of Invoice 000799	-4,767.62	-4,767.62	0.00
10/03/2024	Payment	DD161	Payment of Invoice 000800	-48.84	-48.84	0.00
10/03/2024	Payment	DD162	Payment of Invoice 000801	-49.53	-49.53	0.00
10/03/2024	Payment	DD163	Payment of Invoice 000806	-54.99	-54.99	0.00
10/11/2024	Payment	DD164	Payment of Invoice 000802	-74.99	-74.99	0.00
Total Checks				-782,001.41	-782,001.41	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/02/2024	Payment	DD133	Payment of Invoice 000611	-45.69
08/02/2024	Payment	DD134	Payment of Invoice 000612	-51.75
08/02/2024	Payment	DD135	Payment of Invoice 000613	-43.84
08/02/2024	Payment	DD136	Payment of Invoice 000614	-43.95
08/02/2024	Payment	DD137	Payment of Invoice 000615	-4,762.16
08/02/2024	Payment	DD138	Payment of Invoice 000616	-4,268.68
08/02/2024	Payment	DD139	Payment of Invoice 000617	-547.18
10/03/2024	Payment	1210	Check for Vendor V00043	-1,275.91
10/21/2024	Payment	1218	Check for Vendor V00014	-200.00
10/21/2024	Payment	1219	Check for Vendor V00010	-200.00
10/29/2024	Payment	1224	Check for Vendor V00025	-6,884.80
Total Outstanding Checks				-18,323.96

Outstanding Deposits

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

Sixth Order of Business

TWO RIVERS NORTH DECEMBER INSPECTION REPORT. 12/2/24, 9:20 AM

Northwater

Monday, December 2, 2024

Prepared For Board of supervisors.

40 Opportunities Identified

Gary Schwartz





Pond # 25.

Assigned To Sitex.

The pond is well-maintained.



Pond # 7.

Assigned To Sitex.

The pond is well maintained.



SR 56.

Assigned To DTE.

Heading West on the sidewalk. The Bahia turf is not irrigated.



Widewater Way.

Assigned To DTE.

The community entrance is clean and well maintained.



Widewater Way.

Assigned To DTE.

The East & West sides of the entrance façade is clean and well maintained.



Widewater Way.

Assigned To DTE.

Trim the dead area of the Paroultis palm tree.



SR 56.

Assigned To DTE.

The plants and trees are healthy and well maintained. The Bahia turf is not irrigated.



Widewater Way.

Assigned To DTE.

Heading North on the West sidewalk is clean and well maintained.



Widewater Way.

Assigned To DTE.

Heading North on the East sidewalk is clean and well maintained.



SR 56.

Assigned To DTE.

The plants and trees heading East on the frontage are healthy and look good.



Pond # 4.

Assigned To Sitex.

The pond is well maintained.



Widewater Way.

Assigned To DTE.

The turf fertility needs improvement.



Widewater Way.

Assigned To DTE.

The utility station is clean and well maintained.



Widewater Way.

Assigned To DTE.

The shell walking path is clean and well maintained.



Widewater Way.

Assigned To District manager.

The amenity center is clean and well maintained. All bathrooms are functional.



Widewater Way.

Assigned To District manager.

The amenity center clubhouse is clean and well-maintained.



Widewater Way.

Assigned To District manager.

The table and chairs are clean and well maintained.



Widewater Way.

Assigned To Blue Life.

The pool is clear, blue, and well-maintained.



Widewater Way.

Assigned To DTE.

The plants and trees are healthy and well maintained.



Widewater Way.

Assigned To DTE.

Blow off the dirt on the pavers.



Widewater Way.

Assigned To DTE.

The playground is clean and well maintained.



Widewater Way.

Assigned To DTE.

The plants, trees, and shelled walking path are well maintained.



Widewater Way.

Assigned To DTE.

Trim the dead area of the Paurotis palm tree.



Widewater Way.

Assigned To District manager.

The mailboxes are clean and well maintained.



Pond # 8.

Assigned To Sitex.

The pond is well maintained.



Pond # 8.

Assigned To District manager.

Wash-out.



Pond # 10.

Assigned To Sitex.

The pond is well maintained.



Sunflower Hill.

Assigned To DTE.

I requested DTE to remove the debris.



Pond # 21.

Assigned To Sitex.

The pond is well maintained.



Sunflower Hill.

Assigned To District manager.

The builder informed Inframark that they will repair the missing fence.



Sunflower Hill.

Assigned To DTE.

The shelled walking path is clean and well maintained.



Sunflower Hill.

Assigned To DTE.

The community pass-through is well maintained.



Pond # 22.

Assigned To Sitex.

The pond is well maintained.



Lockman.

Assigned To District manager.

There is a drainage issue next to the wetland.



Lockman.

Assigned To DTE.

The utility station is clean and well maintain.



Pond # 23.

Assigned To Sitex

The pond is well maintained.



09:06 12/2/24

Pond # 5.

Assigned To Sitex.

The pond is well maintained.



09:09 12/2/24

Pond # 24.

Assigned To Sitex.

The pond is well maintained.



Pond # 6.

Assigned To Sitex.

The pond is well maintained.



Briney.

Assigned To DTE.

The pocket park is well maintained.

TWO RIVERS NORTH DECEMBER INSPECTION REPORT. 12/2/24, 10:32 AM

Childers.

Monday, December 2, 2024

Prepared For Board of supervisors.

43 Opportunities Identified

Gary Schwartz





SR 56.

Assigned To DTE.

Heading West on the sidewalk. The Bahia turf on the frontage is not irrigated.



SE 56.

Assigned To DTE.

Heading East on the sidewalk.



Childers Way.

Assigned To DTE.

Heading North on the East sidewalk is clean and well maintained.



Childers Way.

Assigned To DTE.

The East side plants & trees are healthy and look good. The turf is not irritated.



Childers Way.

Assigned To DTE.

The community entrance is clean and well maintained.



Childers Way.

Assigned To DTE.

The East & West side of the entrance façade is clean and well maintained.



Childers Way.

Assigned To DTE.

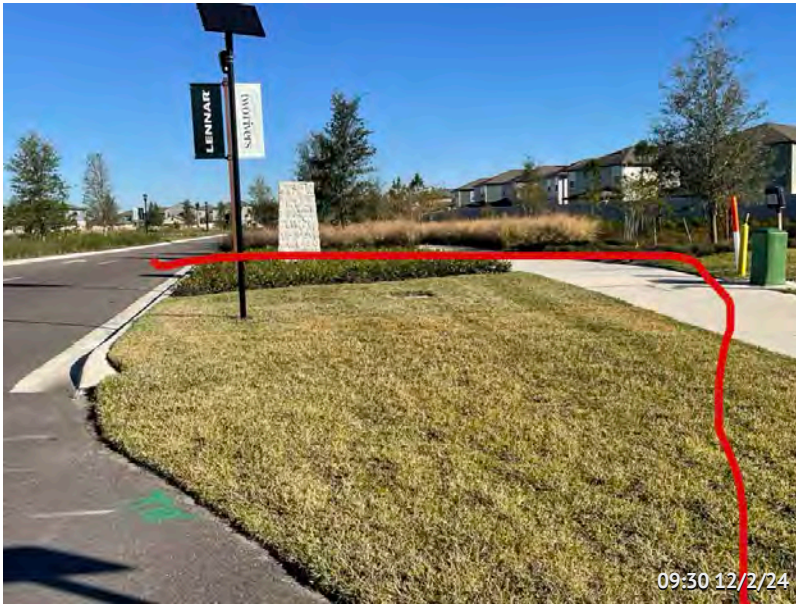
The plants and trees are healthy and look good. The turf is not irrigated.



Childers Way.

Assigned To DTE.

Heading North on the West sidewalk is clean and well maintained.



Childers Way.

Assigned To DTE.

The turf fertility needs improvement.



Childers Way.

Assigned To DTE.

The leaning hardwood tree on the East side entrance needs to be straightened.



Pond # 1.

Assigned To Sitex.

The pond is well maintained.



Childers Way.

Assigned To DTE.

The turf fertility needs improvement.



Pond # 3.

Assigned To DTE.

The pond is well maintained.



Pond # 13.

Assigned To DTE.

The pond is well maintained.



Pond # 14.

Assigned To Sitex.

The pond is well maintained.



Pond # 14.

Assigned To Sitex.

Please remove the pond debris.



Pond # 15.

Assigned To Sitex.

The pond is well maintained.



Pond # 16.

Assigned To Sitex.

The pond is well maintained.



Pond # 19.

Assigned To Sitex.

There is a marginal amount of filamentous algae in the pond.



Pond # 17.

Assigned To Sitex.

The pond is well maintained.



Pond # 18.

Assigned To Sitex.

The filamentous algae in the pond is beginning to die.



Lanier.

Assigned To DTE.

The pocket park is clean and well maintained.



Lanier.

Assigned To District manager.

There is current delay in the signage shipment. Updates are forthcoming.



Lanier.

Assigned To DTE.

The utility station is clean and well-maintained.



Pond # 14.

Assigned To Sitex.

The pond is well maintained.



Pond # 20.

Assigned To Sitex.

The pond is well maintained.



Lanier.

Assigned To District manager.

The amenity center is clean and well maintained. All bathrooms are functional, and the turf was treated for fungus. I expect the turf fertility will begin to improve within this month.



Lanier.

Assigned To District manager.

The mailboxes are clean and well maintained.



Lanier.

Assigned To DTE.

I requested DTE to trim the dead area of the Paurotis palm tree.



Lanier.

Assigned To DTE.

Remove the 2X4.



Lanier.

Assigned To District manager.

The table & chairs are clean and well maintained.



Lanier.

Assigned To Alchemy.

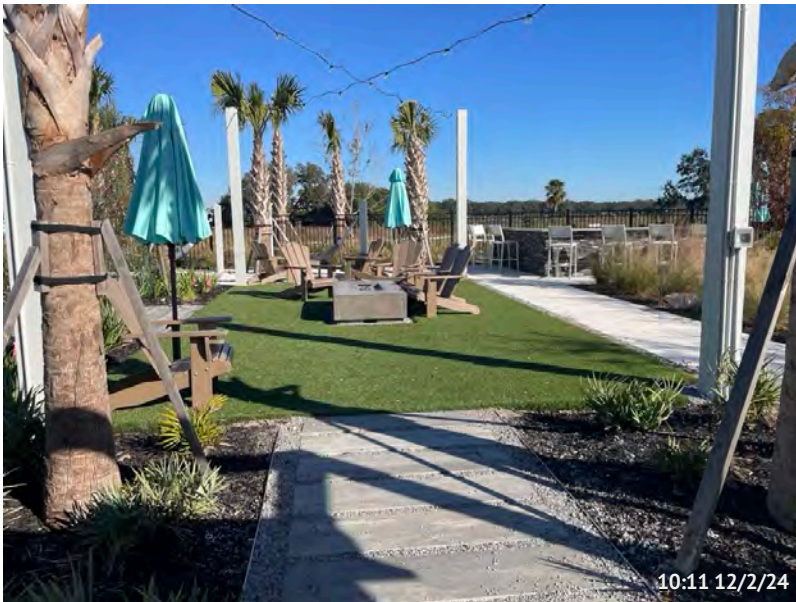
The pool is clear, blue, and well maintained.



Lanier.

Assigned To District manager.

The recreational area is clean and well maintained.



Lanier.

Assigned To District manager.

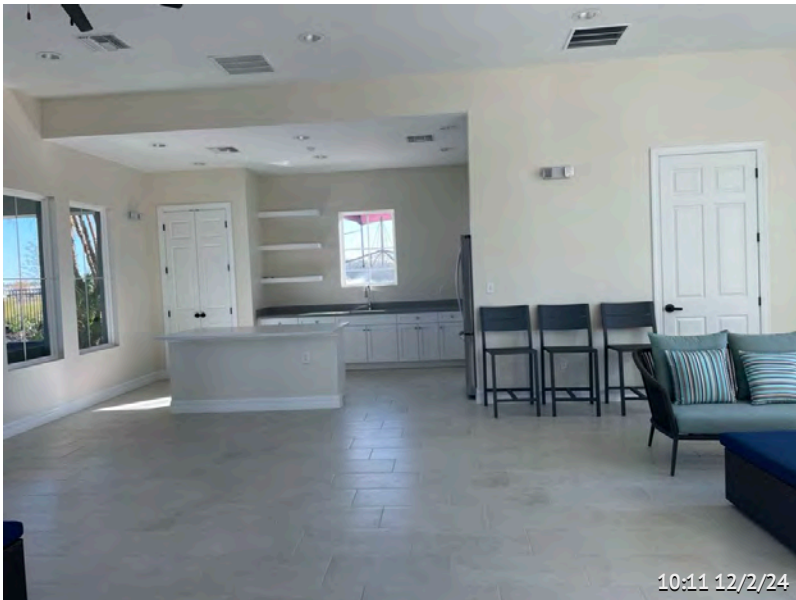
The amenity center is clean and well maintained.



Lanier.

Assigned To DTE.

I requested DTE to trim the dead area of the Paurotis palm tree.



Lanier.

Assigned To District manager.

The amenity center clubhouse is clean and well maintained.



Lanier.

Assigned To District manager.

The water fountains are not operable and need repair.



Lanier.

Assigned To DTE.

The turf was treated for a fungus, and is slowly beginning to recover.



Lanier.

Assigned To DTE.

The playground is clean and well maintained.



Pond # 2.

Assigned To SiteX.

There is filamentous algae, and other invasive plant material in the pond.



Ackley.

Assigned To DTE.

The pocket park is clean and well maintained.



Pond # 9.

Assigned To Sitex.

The filamentous algae in the pond is beginning to die.



Pond # 11.

Assigned To Sitex.

There is a small amount of filamentous algae in the pond, but overall, it looks healthy and vibrant.