

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 21, 2025

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, January 21, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **January 21, 2025, 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. Ratification of 35281 Cassis Path Fence Easement Encroachment Agreement
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the December 17, 2024 Meeting
 - B. Consideration of Operation and Maintenance Expenditures December 2024
 - C. Acceptance of the Financials and Approval of the Check Register for December 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, February 18, 2025 at 11:00 a.m.

Third Order of Business

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 29-26-21-0070-00400-0110

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 **GEETA MATTA** (the "**Landowner**"), whose mailing address is **35281 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 11, 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 east and south sides 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.

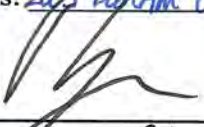
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**Two Rivers North
Community Development District**


 Print Name: Kisha Castoria
 Address: 2005 Dandam Cir Tampa FL 33607


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


 Print Name: Bryan Rodriguez
 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

Witness 1:

Dylan Canada
 Print Name: Dylan Canada
 Address: _____

Landowner

Geeta Matta
 Name: Geeta Matta

Witness 2:

Sabrina Dida
 Print Name: Sabrina Dida
 Address: _____

STATE OF FLORIDA
 COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of DECEMBER 2024, by GEETA MATTA, who is ☐ personally known to me or ☒ has produced FL Driver License (type of identification) as identification.
ME02-57190-500-0



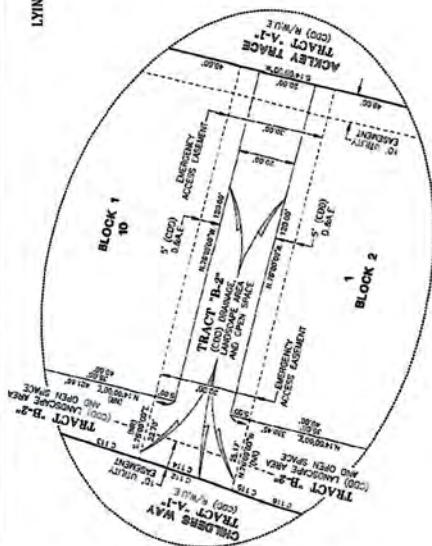
Chirag Patel

NOTARY PUBLIC
 CHIRAGKUMAR PATEL
 Notary Public
 State of Florida
 Comm# HH298573
 Expires 8/8/2026

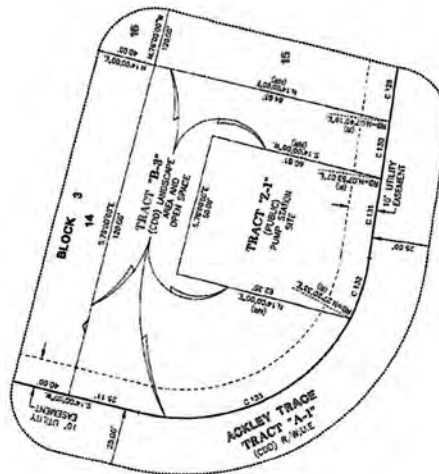
(Print, Type or Stamp Commissioned Name of Notary Public)

[illegible]

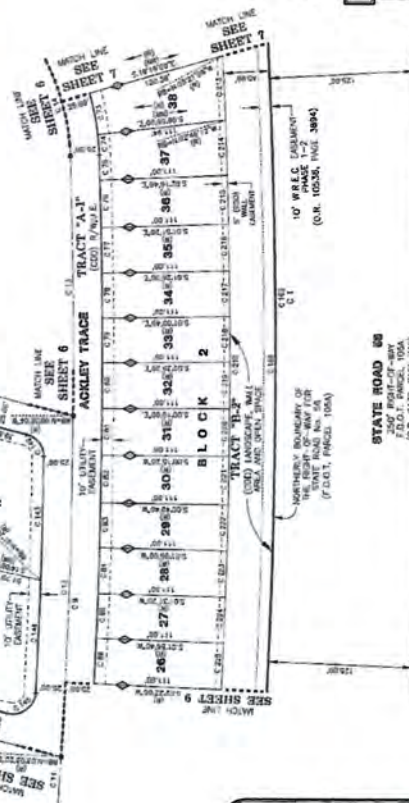
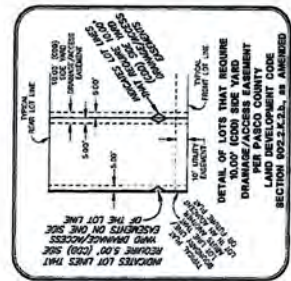
**NORTHWEST 1/4 OF
SECTION 29-26-21**



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



DETAIL "J"
NOT TO SCALE



Wetland Conservation Area Note:

Wetland Conservation Areas as shown herein may be subject to certain restrictions found in Polk County Land Development Code, Southeast Florida Water Management District (SEFWMD), Environmental Resource and/or the United States Army Corps of Engineers (C.O.E.) permit.

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 13
FOR BASIS OF BLANKETS

SEE SHEET 2 OF 13
FOR PARALLEL OFFSET
DIMENSIONS NOTE

LEGEND

- [illegible]

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, December 17, 2024, and called to order at 11:01 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
Nick Dister	Vice Chair (<i>via Phone</i>)
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary
Ryan Zook	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via Phone</i>)
Michael Perez	District Manager
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

Business Items

A. Consideration of DTE A2 Common Area Addendum

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Down to Earth A2 common area addendum was approved. 5-0

B. Ratification of 35269 Cassis Path Fence Encroachment Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, 35269 Cassis Path Fence Encroachment Agreement was ratified. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the November 19, 2024 Meeting

Unapproved Minutes

B. Consideration of Operation and Maintenance Expenditures October 2024
C. Acceptance of the Financials and Approval of the Check Register for October 2024

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

FIFTH ORDER OF BUSINESS

Builder Requests and Comments.

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

SIXTH ORDER OF BUSINESS

Staff Reports

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

There being 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.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

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

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:16 am. 5-0

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					
ALCHEMY POOL SERVICE LLC	12/1/2024	000731	\$3,750.00	\$3,750.00	POOL
CHARTER COMMUNICATIONS	8/7/2024	1669019080724	\$79.99	\$79.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS	10/7/2024	1669019100724	\$79.99	\$79.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS	9/7/2024	1669019090724	\$79.99	\$79.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS	11/24/2024	1665027112424	\$74.99	\$74.99	ACCT #8337 13 062 1665027
INFRAMARK LLC	12/3/2024	139108	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139108	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139108	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139108	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139108	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139108	\$416.67	\$3,775.00	MANAGEMENT FEE
INFRAMARK LLC	12/20/2024	139913	\$24.75		MANAGEMENT FEE
INFRAMARK LLC	12/20/2024	139913	\$52.15	\$76.90	MANAGEMENT FEE
SITEX AQUATICS	12/1/2024	9356-B	\$3,010.00	\$3,010.00	LAKE MAINT - DEC 2024
Monthly Contract Subtotal			\$10,926.86	\$10,926.86	
Variable Contract					
CARLOS DE LA OSSA	12/17/2024	CO 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
KELLY ANN EVANS	12/17/2024	KE 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
NICHOLAS J. DISTER	12/17/2024	ND 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
THOMAS R. SPENCE	12/17/2024	TS 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
Variable Contract Subtotal			\$800.00	\$800.00	
Utilities					
NEXTERA ENERGY	12/17/2024	1100311555 12172024	\$5.35	\$5.35	Service 10/19/24 - 11/14/2024
PASCO COUNTY UTILITIES SERVICE	11/19/2024	21395474	\$10.60	\$10.60	UTILITIES
PASCO COUNTY UTILITIES SERVICE	11/19/2024	21396752	\$11.34	\$11.34	UTILITIES
PASCO COUNTY UTILITIES SERVICE	11/19/2024	21395320	\$342.20	\$342.20	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/16/2024	21596454 ONLINE ACH	\$160.61	\$160.61	UTILITIES and ONLINE PAY FEE
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570063 ACH	\$150.00		deposit
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570063 ACH	\$66.24	\$216.24	Service 12/02 - 12/09 plus activation fee
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570581 ACH	\$1,589.00		Deposit
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570581 ACH	\$141.58	\$1,730.58	Service 12/02/2024 - 12/09/2024 and act fee

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21572140 ACH	\$481.00		Deposit
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21572140 ACH	\$210.42	\$691.42	Service 12/02/2024 - 12/09/2024 and Act fee
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570060	\$255.96	\$255.96	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570579	\$2,681.79	\$2,681.79	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570581	\$1,730.58	\$1,730.58	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21572140	\$691.42	\$691.42	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570045 ACH	\$157.14	\$157.14	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570050 ACH	\$98.01	\$98.01	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570052	\$47.79	\$47.79	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570056	\$69.66	\$69.66	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570057	\$73.71	\$73.71	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570058	\$32.40	\$32.40	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570065	\$0.81	\$0.81	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570067	\$12.96	\$12.96	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570069	\$39.69	\$39.69	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21573660	\$68.85	\$68.85	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570063	\$216.24	\$216.24	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21570048	\$10.53	\$10.53	UTILITIES
PASCO COUNTY UTILITIES SERVICE	12/13/2024	121324-1320	\$200.53	\$200.53	UTILITIES
TAMPA ELECTRIC	11/19/2024	9981-111924 ACH	\$150.84	\$150.84	SVC PRD 10/19/24-11/16/24
TAMPA ELECTRIC	11/19/2024	6184-111924 ACH	\$380.30	\$380.30	SVC PRD 10/19/24-11/14/24
TAMPA ELECTRIC	12/19/2024	9981 121924 ACH	\$121.74	\$121.74	Service 11/15/24 - 12/16/24
TAMPA ELECTRIC	12/19/2024	6184 121924 ACH	\$123.47	\$123.47	Service 11/15/24 - 12/16/24
WITHLACOOCHEE RIVER ELECTRIC	12/10/2024	8838-121024 ACH	\$4,268.68	\$4,268.68	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2024	8834 121024 ACH	\$4,697.16	\$4,697.16	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2024	7327-121024 ACH	\$46.09	\$46.09	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2024	7332-121024 ACH	\$50.88	\$50.88	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2024	121024-6250	\$415.29	\$415.29	ELECTRIC
Utilities Subtotal			\$19,810.86	\$19,810.86	
Regular Services					
CHARTER COMMUNICATIONS	12/7/2024	1669019120724 ACH	\$74.99	\$74.99	ACCT #8337 13 062 1665027
EGIS INSURANCE ADVISORS	12/4/2024	26519	\$19,868.00	\$19,868.00	INSURANCE
INFRAMARK LLC	12/3/2024	139108	\$50.00	\$50.00	MANAGEMENT FEE

TWO RIVERS NORTH CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
JAYMAN ENTERPRISES	11/30/2024	3621	\$1,575.00	\$1,575.00	NOV 2024 JANITORIAL MAINT
JAYMAN ENTERPRISES	11/30/2024	3622	\$1,575.00	\$1,575.00	NOV 2024 JANITORIAL MAINT
JAYMAN ENTERPRISES	11/6/2024	3567	\$250.00	\$250.00	TRASH CAN LINERS
JAYMAN ENTERPRISES	10/16/2024	3489	\$550.00	\$550.00	STORM PREP SET UP
STRALEY ROBIN VERICKER	12/11/2024	25708	\$1,715.00	\$1,715.00	PROF SVCS THRU NOV 2024
Regular Services Subtotal			\$25,657.99	\$25,657.99	
Additional Services					
BIG SUN FENCING & BIG SUN PRODUCTS	12/4/2024	12042024	\$10,618.50	\$10,618.50	FENCE REPAIRS
BIG SUN FENCING & BIG SUN PRODUCTS	12/17/2024	121724	\$3,439.50	\$3,439.50	ELLSWORTH/KINSEY FENCE REPAIR DEPOSIT
BIG SUN FENCING & BIG SUN PRODUCTS	12/4/2024	120424	\$10,618.50	\$10,618.50	FENCE REPAIR
NEXTERA ENERGY	12/1/2024	1100311555 120124	\$22.22	\$22.22	Gas Set Up
Additional Services Subtotal			\$24,698.72	\$24,698.72	
TOTAL			\$81,894.43	\$81,894.43	



Alchemy Pool Service
5239 SCHOOL RD
LAND O LAKES, FL 34638-7623 United States
alchemypoolslc@gmail.com | (813) 580-1460

Issue date
Dec 1, 2024

Invoice #000731

Customer	Invoice Details	Payment
Two Rivers North CDD A1 and A2 InframarkCMS@payableslockbox.com (813) 873-7300 2005 Pan Am Circle Ste 300 Tampa , Florida 33607	PDF created December 1, 2024 \$3,750.00	Due December 1, 2024 \$3,750.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (11/25/2024 - 12/29/2024) - \$1875 Two Rivers North A1 Childers 1990 Lanier Road Zephyrhills, FL 33541</i> <i>Pool service for - (11/24/2024 - 12/29/2024) - \$1875 Two Rivers North A2 Northwater 2689 Widewater Way Zephyrhills, FL 33541</i>	1	\$3,750.00	\$3,750.00

Subtotal	\$3,750.00
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Total Due

\$3,750.00



Pay online

To pay your invoice go to <https://squareup.com/u/eWFMTA5D>
Or open the camera on your mobile device and place the QR code in the camera's view.

August 7, 2024
 Invoice Number: 1669019080724
 Account Number: **8337 13 001 1669019**
 Security Code: **4366**
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

NEWS AND INFORMATION

Contact Us

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

Summary

*Service from 08/07/24 through 09/06/24
 details on following pages*

Previous Balance	0.00
Payments Received	0.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	5.00
One-Time Charges	0.00
Current Charges	\$79.99
Total Due by 08/24/24	\$79.99

Welcome to Spectrum Business! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 07 08082024 NNNNNYNN 01 002642 0012

TWO RIVERS NORTH A2
 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER JAYNA COOPER
 ZEPHYRHILLS FL 33541



August 7, 2024

TWO RIVERS NORTH A2

Invoice Number: 1669019080724
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Total Due by 08/24/24	\$79.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001166901900079996

Invoice Number: 1669019080724
 Account Number: 8337 13 001 1669019
 Security Code: 4366

Contact Us

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

8633 2390 NO RP 07 08082024 NNNNNYNN 01 002642 0012

Charge Details

Previous Balance	0.00
Remaining Balance	\$0.00

Payments received after 08/07/24 will appear on your next bill.

Service from 08/07/24 through 09/06/24

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
Other Charges Total	\$5.00

One-Time Charges

Installation	08/07	99.00
Free Installation		-99.00
One-Time Charges Total		\$0.00

Current Charges **\$79.99**
Total Due by 08/24/24 **\$79.99**

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: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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



October 7, 2024
 Invoice Number: 1669019100724
 Account Number: **8337 13 001 1669019**
 Security Code: **4366**
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Contact Us

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

Summary

*Service from 10/07/24 through 11/06/24
 details on following pages*

Previous Balance	79.99
Payments Received -Thank You!	-79.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	5.00
Current Charges	\$79.99
Total Due by 10/24/24	\$79.99

NEWS AND INFORMATION

Enjoy 50+ channels of popular news, sports, and entertainment TV at a special low price. Ideal for waiting rooms, lobbies and break rooms. **Call 1-855-350-3545 today!**

Easily work from anywhere on any device with the ability to call, file share, video conference, and more with one advanced business communication solution. **Call 1-855-251-8519 today!**



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 07 10082024 NNNNNYNN 01 002599 0012

TWO RIVERS NORTH A2
 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER JAYNA COOPER
 ZEPHYRHILLS FL 33541



October 7, 2024

TWO RIVERS NORTH A2

Invoice Number: 1669019100724
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Total Due by 10/24/24	\$79.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001166901900079996

Invoice Number: 1669019100724
 Account Number: 8337 13 001 1669019
 Security Code: 4366

Contact Us

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

8633 2390 NO RP 07 10082024 NNNNNYNN 01 002599 0012

Charge Details

Previous Balance		79.99
Payment - Thank You	09/24	-79.99
Remaining Balance		\$0.00

Payments received after 10/07/24 will appear on your next bill.

Service from 10/07/24 through 11/06/24

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
Other Charges Total	\$5.00

Current Charges **\$79.99**

Total Due by 10/24/24 **\$79.99**

Billing Information

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Simplify your life with Auto Pay!

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
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 It's **FREE** - And helps save time, postage and the environment

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(My Account login required)



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

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.

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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



September 7, 2024
 Invoice Number: 1669019090724
 Account Number: **8337 13 001 1669019**
 Security Code: **4366**
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 09/07/24 through 10/06/24
 details on following pages*

Previous Balance	79.99
Payments Received -Thank You!	-79.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	5.00
Current Charges	\$79.99
Total Due by 09/24/24	\$79.99



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 07 09082024 NNNNNYNN 01 002606 0012

TWO RIVERS NORTH A2
 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER JAYNA COOPER
 ZEPHYRHILLS FL 33541



September 7, 2024

TWO RIVERS NORTH A2

Invoice Number: 1669019090724
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Total Due by 09/24/24	\$79.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001166901900079996

Invoice Number: 1669019090724
 Account Number: 8337 13 001 1669019
 Security Code: 4366

Contact Us

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

8633 2390 NO RP 07 09082024 NNNNNYNN 01 002606 0012

Charge Details

Previous Balance		79.99
One-time EFT Payment	08/08	-79.99
Remaining Balance		\$0.00

Payments received after 09/07/24 will appear on your next bill.

Service from 09/07/24 through 10/06/24

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
Other Charges Total	\$5.00

Current Charges **\$79.99**

Total Due by 09/24/24 **\$79.99**

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and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
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For questions or concerns, please call **1-866-519-1263**.



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 NO RP 07 09082024 NNNNNYNN 01 002606 0012

Maximize your new Spectrum Business services with these **FREE** resources

Visit SpectrumBusiness.net to get started



Internet Features



Create a new domain or transfer an existing one and get up to 25 custom email addresses



Protect your network with our award-winning Security Suite



Account Number:
Security Code:

TWO RIVERS NORTH A2
8337 13 001 1669019
4366



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 NO RP 07 09082024 NNNNNYNN 01 002606 0012



November 24, 2024
Invoice Number: 1665027112424
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 11/24/24 through 12/23/24
details on following pages*

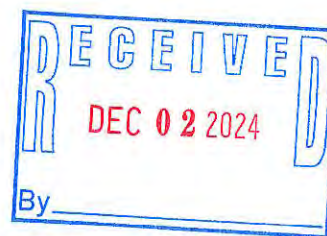
Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 12/11/24	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

Enjoy unlimited calling plus 35+ free advanced calling features with Spectrum Business Voice. Call **1-844-308-5768** today!

GOOD NEWS! Your business is eligible for one line of Mobile Unlimited for one year. Call **1-844-308-0021** to speak with a Spectrum Business Specialist today!

Experience connectivity that does not quit. Add Wireless Internet Backup to keep your important business devices running - even during a power outage. Call **1-866-903-3995** today.



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 11252024 NNNNNNNN 01 000891 0003

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

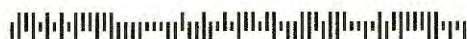
November 24, 2024

TWO RIVERS NORTH CDDA1

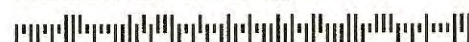
Invoice Number: 1665027112424
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

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: 1665027112424
 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 11252024 NNNNNYNNN 01 000891 0003

Charge Details

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

Payments received after 11/24/24 will appear on your next bill.

Service from 11/24/24 through 12/23/24

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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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**.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

139108

DATE

12/3/2024

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#

DUE DATE

1/2/2025

BILL TO

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

Services provided for the Month of: December 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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
139913
CUSTOMER ID
C2410
PO#

DATE
12/20/2024
NET TERMS
Net 30
DUE DATE
1/19/2025

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

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	165	Ea	0.15		24.75
Postage	35	Ea	1.49		52.15
Subtotal					76.90

Subtotal	\$76.90
Tax	\$0.00
Total Due	\$76.90

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

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

Invoice

BILL TO
Two Rivers North CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9356-B	12/01/2024	\$3,010.00	12/31/2024	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: December 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: December 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: December 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 WEST CDDMEETING DATE: December 17, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister *	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Mike Rainer *	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

TWO RIVERS NORTH CDDMEETING DATE: December 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

2 BL000862112 0100894019

Two Rivers North Community Dev District
Attn: Angie Grunwald
2005 Pan Am Circle Suite 300
Tampa, FL 33607



1100311555	Account Number
\$ 27.57	Amount Due
\$ 5.35	Payment Amount

NextEra Energy Services
PO Box 25426
Miami, FL 33102-5426

Payment Coupon

Detach and return this coupon along with your check payable to NextEra Energy Services in U.S. funds.

Customer Statement

Summary

Customer Information

1100311555 - Account Number

Two Rivers North Community Dev District - Customer Name
2689 Widewater Way - Service Address
Zephyrhills, FL 33541

Important Dates

December 17, 2024 - Statement Date (See attached pages for billing period)
January 7, 2025 - Payment Due - 1.50% charge applied after this date

Account Summary

\$	21.89	- Previous Balance
-	0.00	- Payment Received
\$	21.89	- Balance Before New Charges
+	0.33	- Late Payment Charge
	5.35	- Natural Gas Commodity Charges
\$	5.68	- Total New Charges Past Due after January 7, 2025
\$	27.57	- Total Amount Due

Handwritten notes: "pd" (paid) next to Previous Balance and Payment Received; "5.35" next to Total Amount Due.

General Information

Reach Us - Customer Service / Billing Inquiries
1-877-375-4674 naturalgas@nexteraenergyservices.com

Local Utility Numbers

Your Gas Distribution Company
1-877-832-6747 - Peoples Gas System

Important Messages

Payment received after invoice due date is considered LATE; a late payment charge of 1.50% will apply to your account.

NEW! Pay your natural gas bill online at <https://internet.speedpay.com/fples/#/login/guest> or visit <https://www.fplesgas.com> for more information. You also still have the option of paying by check by mailing it to the address listed on your statement.

We appreciate your business. Our Customer Care Associates are available to assist with any questions you might have.

Customer Statement Continued

Your Account Number

1100311555

221009319981
2689 Widewater Way
Zephyrhills, FL 33541

- LDC Account Number

- Service Address

Amount Of Gas Used

Bill Period - Coincides with the LDC - October 19, 2024 to November 14, 2024 Bill Statement

Billing month - November 2024

0.00 - Gas consumed (Therms)

Cost Of Gas Used

General Business Rate

+	5.00	- Customer Svc Chr
+	0.30	- State Sales Tax
+	0.05	- Local Optional Sales Tax
\$	5.35	- Total Gas Charges

Other Information



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Two Rivers North

EPG TWO RIVERS HOLDINGS VIII LLC

Service Address: **1667 DRUMMOND PUMP STATION POINT**

Bill Number: 21395474

Billing Date: 11/19/2024

Billing Period: 10/7/2024 to 11/7/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1236635	01518354
Please use the 15-digit number below when making a payment through your	
123663501518354	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241576161	10/7/2024	0	11/7/2024	0	31	0

Usage History

	Water
November 2024	0
October 2024	0

Transactions

Previous Bill	6.01
Past Due	6.01
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$16.61

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

Please return this portion with payment

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Two Rivers North

EPG TWO RIVERS HOLDINGS VIII LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

Account # 1236635
Customer # 01518354
Past Due 6.01
Current Transactions 10.60

Total Balance Due	\$16.61
Due Date	12/6/2024

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

Round-Up Donations to Charity	
Amount Enclosed	

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EPG TWO RIVERS LLC

Two Rivers North

Service Address: **BROWARD DR**

Bill Number: 21396752

Billing Date: 11/19/2024

Billing Period: 10/7/2024 to 11/7/2024

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

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

Transactions

Previous Bill	61.68
Payment 10/25/24	-112.02 CR
Balance Forward	-50.34 CR
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$11.34



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Two Rivers North

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

Account # 1285610
Customer # 01541133
Balance Forward -50.34 CR
Current Transactions 61.68

Total Balance Due	\$11.34
Due Date	12/6/2024

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS PARCEL A1 AMENITY

Service Address: 1990 LANIER ROAD AMENITY CENTER

Bill Number: 21395320

Billing Date: 11/19/2024

Billing Period: 10/7/2024 to 11/7/2024

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

Account #	Customer #
1218160	01507872
Please use the 15-digit number below when making a payment through your bank	
121816001507872	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	10/7/2024	1043	11/7/2024	1052	31	9
Irrig Potable	232051302	10/7/2024	63	11/7/2024	69	31	6

Usage History

	Water	
November 2024	9	6
October 2024	9	13
September 2024	14	39
August 2024	184	11
July 2024	255	
June 2024	532	
May 2024	45	
April 2024	4	

Transactions

Previous Bill	1,218.73
Past Due	1,218.73
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	9.0 Thousand Gals X \$2.10 18.90
Sewer	
Sewer Base Charge	157.56
Sewer Charges	9.0 Thousand Gals X \$6.94 62.46
Irrigation	
Water Base Charge	21.56
Water Tier 1	6.0 Thousand Gals X \$3.34 20.04
Total Current Transactions	342.20

TOTAL BALANCE DUE \$1,560.93

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

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Two Rivers North

TWO RIVERS PARCEL A1 AMENITY
111 S ARMENIA AVENUE STE 201
TAMPA FL 33609

Account # 1218160
Customer # 01507872
Past Due 1,218.73
Current Transactions 342.20

Total Balance Due \$1,560.93
Due Date 12/6/2024

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

Round-Up Donations to Charity

Amount Enclosed

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015078728121816012139532050001560932



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FINAL BILL

TWO RIVERS PARCEL A2 PHASE B

Service Address: **35370 SUNFLOWER HILL DR - 1 INCH RECLAIM**

Bill Number: 21596454

Billing Date: 12/16/2024

Billing Period: 12/9/2024 to 12/13/2024

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

Account #	Customer #
1200790	01496322
Please use the 15-digit number below when making a payment through your	
120079001496322	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	12/9/2024	190	12/13/2024	196	4	6

Usage History		
Water		
December 2024	6	
December 2024	55	
November 2024	72	
October 2024	63	
September 2024	0	
August 2024	0	

Transactions		
Previous Bill		153.90
Past Due		153.90
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X \$0.81	4.86
Total Current Transactions		4.86
TOTAL BALANCE DUE		\$158.76

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



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FINAL BILL

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

Account # 1200790
Customer # 01496322
Past Due 153.90
Current Transactions 4.86

Total Balance Due	\$158.76
Due Date	1/2/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH CDD

Service Address: **2929 ANATA DR - 1 INCH RECLAIM**

Bill Number: 21570063

Billing Date: 12/18/2024

Billing Period: 12/2/2024 to 12/9/2024

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

Account #	Customer #
1200775	01547338
Please use the 15-digit number below when making a payment through your bank	
120077501547338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	12/2/2024	213	12/9/2024	217	7	4

Usage History
Reclaimed
December 2024 4

Transactions

Current Transactions

Reclaimed	4 Thousand Gals X \$0.81	3.24
Adjustments		
Deposit Owing		150.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		216.24
TOTAL BALANCE DUE		\$216.24

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Account # 1200775
Customer # 01547338
Balance Forward 0.00
Current Transactions 216.24

Total Balance Due \$216.24
Due Date 1/4/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

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TWO RIVERS NORTH CDD

Service Address: **1990 LANIER ROAD AMENITY CENTER**

Bill Number: 21570581

Billing Date: 12/18/2024

Billing Period: 12/2/2024 to 12/9/2024

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

Account #	Customer #
1218160	01547338
Please use the 15-digit number below when making a payment through your bank	
121816001547338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	12/2/2024	1063	12/9/2024	1064	7	1
Irrig Potable	232051302	12/2/2024	159	12/9/2024	163	7	4

Usage History

December 2024 1 4

Transactions

Current Transactions

Water

Water Base Charge 14.39
Water Tier 1 1.0 Thousand Gals X \$2.10 2.10

Sewer

Sewer Base Charge 36.76
Sewer Charges 1.0 Thousand Gals X \$6.94 6.94

Irrigation

Water Base Charge 5.03
Water Tier 1 4.0 Thousand Gals X \$3.34 13.36

Adjustments

Deposit Owing 1,589.00
Turn On Next Day Activation Fee 63.00

Total Current Transactions 1,730.58

TOTAL BALANCE DUE \$1,730.58

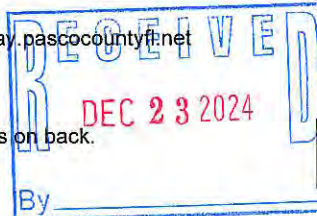
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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 1,730.58

Total Balance Due \$1,730.58
Due Date 1/6/2025

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

Round-Up Donations to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

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015473385121816012157058150001730586



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TWO RIVERS NORTH CDD

Service Address: **1520 WEBBSTONE WAY**

Bill Number: 21572140

Billing Date: 12/18/2024

Billing Period: 12/2/2024 to 12/9/2024

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

Account #	Customer #
1255145	01547338
Please use the 15-digit number below when making a payment through your bank	
125514501547338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	12/2/2024	481	12/9/2024	663	7	182

Usage History
Reclaimed
December 2024 182

Transactions

Current Transactions

Reclaimed

Reclaimed 182 Thousand Gals X \$0.81 147.42

Adjustments

Deposit Owing 481.00

Turn On Next Day Activation Fee 63.00

Total Current Transactions 691.42

TOTAL BALANCE DUE \$691.42

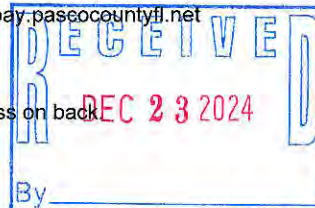
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Account # 1255145

Customer # 01547338

Balance Forward 0.00

Current Transactions 691.42

Total Balance Due \$691.42

Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2574 WIDEWATER WAY RECLAIM #2**

Bill Number: 21570060
Billing Date: 12/18/2024
Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200710	01530465
Please use the 15-digit number below when making a payment through your bank	
120071001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	11/7/2024	5067	12/9/2024	5383	32	316

Usage History

Reclaimed

December 2024 316
November 2024 210
October 2024 2
September 2024 109
August 2024 0

Transactions

Previous Bill 256.74
Payment -265.24 CR
Balance Forward -8.50 CR
Current Transactions
Reclaimed 316 Thousand Gals X \$0.81 255.96
Adjustments
Late Payment Charge 8.50
Total Current Transactions 264.46
TOTAL BALANCE DUE \$255.96

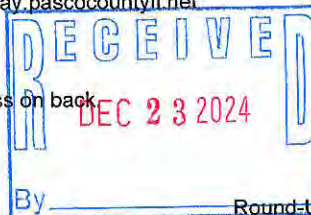
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Account # 1200710
Customer # 01530465
Balance Forward -8.50 CR
Current Transactions 264.46

Total Balance Due \$255.96
Due Date 1/6/2025

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

By _____ Round-Up Donations to Charity _____
Amount Enclosed _____

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

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **SOUTH OF CHANCEY RD AND DIANA DR**

Bill Number: 21570579

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1218150	01530465
Please use the 15-digit number below when making a payment through your bank	
121815001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	11/7/2024	110	12/9/2024	194	32	84
Irrig Potable	232051286	11/7/2024	206	12/9/2024	404	32	198

Usage History

Water			
December 2024	84	198	
November 2024	4	29	
October 2024	5	49	
September 2024	100	101	
August 2024	0	21	

Transactions

Previous Bill	2,922.34
Payment	-2,922.34 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	40.0 Thousand Gals X \$2.10 84.00
Water Tier 2	40.0 Thousand Gals X \$3.34 133.60
Water Tier 3	4.0 Thousand Gals X \$6.69 26.76
Sewer	
Sewer Base Charge	157.56
Sewer Charges	84.0 Thousand Gals X \$6.94 582.96
Irrigation	
Water Base Charge	21.56
Water Tier 1	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	13.0 Thousand Gals X \$6.69 86.97
Water Tier 3	160.0 Thousand Gals X \$9.02 1,443.20
Total Current Transactions	2,681.79
TOTAL BALANCE DUE	\$2,681.79

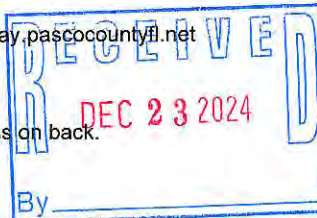
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Account # 1218150
Customer # 01530465
Balance Forward 0.00
Current Transactions 2,681.79

Total Balance Due \$2,681.79
Due Date 1/4/2025

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
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TWO RIVERS NORTH CDD

Service Address: **1990 LANIER ROAD AMENITY CENTER**

Bill Number: 21570581

Billing Date: 12/18/2024

Billing Period: 12/2/2024 to 12/9/2024

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

Account #	Customer #
1218160	01547338
Please use the 15-digit number below when making a payment through your bank	
121816001547338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	12/2/2024	1063	12/9/2024	1064	7	1
Irrig Potable	232051302	12/2/2024	159	12/9/2024	163	7	4

Usage History

December 2024 1 4

Transactions

Current Transactions

Water

Water Base Charge 14.39
Water Tier 1 1.0 Thousand Gals X \$2.10 2.10

Sewer

Sewer Base Charge 36.76
Sewer Charges 1.0 Thousand Gals X \$6.94 6.94

Irrigation

Water Base Charge 5.03
Water Tier 1 4.0 Thousand Gals X \$3.34 13.36

Adjustments

Deposit Owing 1,589.00
Turn On Next Day Activation Fee 63.00

Total Current Transactions

1,730.58

TOTAL BALANCE DUE

\$1,730.58

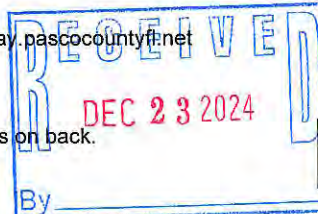
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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 1,730.58

Total Balance Due \$1,730.58
Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS NORTH CDD

Service Address: **1520 WEBBSTONE WAY**

Bill Number: 21572140

Billing Date: 12/18/2024

Billing Period: 12/2/2024 to 12/9/2024

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

Account #	Customer #
1255145	01547338
Please use the 15-digit number below when making a payment through your	
125514501547338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	12/2/2024	481	12/9/2024	663	7	182

Usage History
Water
December 2024 182

Transactions			
Current Transactions			
Reclaimed	182 Thousand Gals X \$0.81	147.42	
Adjustments			
Deposit Owing		481.00	
Turn On Next Day Activation Fee		63.00	
Total Current Transactions		691.42	
TOTAL BALANCE DUE		\$691.42	



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Account # 1255145
Customer # 01547338
Balance Forward 0.00
Current Transactions 691.42

Total Balance Due	\$691.42
Due Date	1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 21570045

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	11/7/2024	5564	12/9/2024	5758	32	194

Usage History

Reclaimed

December 2024	194
November 2024	192
October 2024	198
September 2024	539
August 2024	226
July 2024	544
June 2024	269
May 2024	399
April 2024	817
March 2024	506
February 2024	543
January 2024	483

Transactions

Previous Bill	456.43
Payment	-486.52 CR
Balance Forward	-30.09 CR
Current Transactions	
Reclaimed	
Reclaimed	194 Thousand Gals X \$0.81 157.14
Adjustments	
Late Payment Charge	30.09
Total Current Transactions	187.23
TOTAL BALANCE DUE	\$157.14

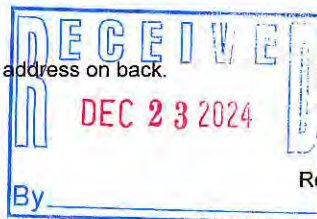
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Account #	1200545
Customer #	01530465
Balance Forward	-30.09 CR
Current Transactions	187.23

Total Balance Due \$157.14
Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 21570050

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200615	01530465
Please use the 15-digit number below when making a payment through your bank	
120061501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	11/7/2024	218	12/9/2024	339	32	121

Usage History
Reclaimed

December 2024	121
November 2024	128
October 2024	90
September 2024	0
August 2024	0

Transactions

Previous Bill	176.58
Payment	-183.87 CR
Balance Forward	-7.29 CR
Current Transactions	
Reclaimed	
Reclaimed	121 Thousand Gals X \$0.81 98.01
Adjustments	
Late Payment Charge	7.29
Total Current Transactions	105.30
TOTAL BALANCE DUE	\$98.01

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Account # 1200615
Customer # 01530465

Balance Forward -7.29 CR
Current Transactions 105.30

Total Balance Due \$98.01
Due Date 1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 21570052
Billing Date: 12/18/2024
Billing Period: 11/7/2024 to 12/9/2024

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	11/7/2024	614	12/9/2024	673	32	59

Usage History

Reclaimed

December 2024	59
November 2024	123
October 2024	201
September 2024	170
August 2024	44
July 2024	0
June 2024	0
May 2024	73
April 2024	1
March 2024	2
February 2024	0
January 2024	0

Transactions

Previous Bill	343.09
Payment	-372.63 CR
Balance Forward	-29.54 CR
Current Transactions	
Reclaimed	
Reclaimed	59 Thousand Gals X \$0.81 47.79
Adjustments	
Late Payment Charge	29.54
Total Current Transactions	77.33
TOTAL BALANCE DUE	\$47.79

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Account #	1200560
Customer #	01530465
Balance Forward	-29.54 CR
Current Transactions	77.33

Total Balance Due	\$47.79
Due Date	1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 21570056

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200655	01530465
Please use the 15-digit number below when making a payment through your bank	
120065501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	11/7/2024	197	12/9/2024	283	32	86

Usage History

Reclaimed

December 2024
November 2024
October 2024
September 2024
August 2024

86
33
48
74
40

Transactions

Previous Bill	123.33
Payment	-127.22 CR
Balance Forward	-3.89 CR
Current Transactions	
Reclaimed	
Reclaimed	86 Thousand Gals X \$0.81 69.66
Adjustments	
Late Payment Charge	3.89
Total Current Transactions	73.55
TOTAL BALANCE DUE	\$69.66

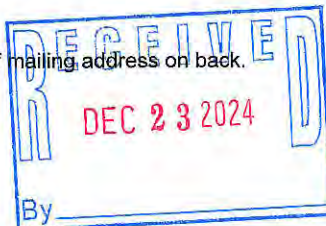
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Account # 1200655
Customer # 01530465
Balance Forward -3.89 CR
Current Transactions 73.55

Total Balance Due	\$69.66
Due Date	1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 21570057
Billing Date: 12/18/2024
Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200660	01530465
Please use the 15-digit number below when making a payment through your bank	
120066001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	11/7/2024	758	12/9/2024	849	32	91

Usage History

Reclaimed

December 2024
November 2024
October 2024
September 2024
August 2024

91
118
176
206
0

Transactions

Previous Bill	398.82
Payment	-398.82 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	91 Thousand Gals X \$0.81
	73.71
Total Current Transactions	73.71
TOTAL BALANCE DUE	\$73.71

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Account # 1200660
Customer # 01530465
Balance Forward 0.00
Current Transactions 73.71

Total Balance Due \$73.71
Due Date 1/4/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 21570058

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	11/7/2024	465	12/9/2024	505	32	40

Usage History

Reclaimed

December 2024
November 2024
October 2024
September 2024
August 2024
July 2024
June 2024
May 2024
April 2024
March 2024
February 2024
January 2024

40
21
23
41
63
60
43
63
74
48
29
0

Transactions

Previous Bill	72.07
Payment	-77.13 CR
Balance Forward	-5.06 CR
Current Transactions	
Reclaimed	
Reclaimed	40 Thousand Gals X \$0.81 32.40
Adjustments	
Late Payment Charge	5.06
Total Current Transactions	37.46
TOTAL BALANCE DUE	\$32.40

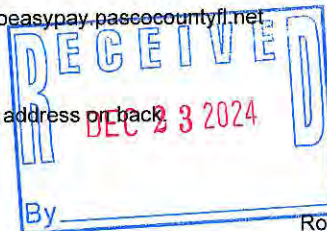
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Account # 1200690
Customer # 01530465

Balance Forward -5.06 CR
Current Transactions 37.46

Total Balance Due \$32.40
Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 21570065
Billing Date: 12/18/2024
Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200785	01530465
Please use the 15-digit number below when making a payment through your bank	
120078501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	11/7/2024	157	12/9/2024	158	32	1

Usage History

Reclaimed

December 2024
November 2024
October 2024

1
130
0

Transactions

Previous Bill	318.30
Payment	-318.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
	0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81

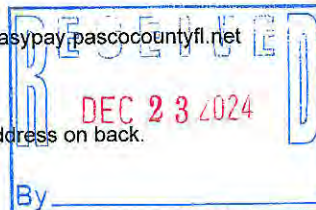
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Account # 1200785
Customer # 01530465
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due \$0.81
Due Date 1/4/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2903 GARDENER LANE - RECLAIM**

Bill Number: 21570067
Billing Date: 12/18/2024
Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200805	01530465
Please use the 15-digit number below when making a payment through your bank	
120080501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	11/7/2024	32	12/9/2024	48	32	16

Usage History

Reclaimed

December 2024
November 2024
October 2024
September 2024
August 2024

16
12
15
5
0

Transactions

Previous Bill	25.77
Payment	-26.99 CR
Balance Forward	-1.22 CR
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.81 12.96
Adjustments	
Late Payment Charge	1.22
Total Current Transactions	14.18
TOTAL BALANCE DUE	\$12.96

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Account #	1200805
Customer #	01530465
Balance Forward	-1.22 CR
Current Transactions	14.18

Total Balance Due \$12.96
Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 21570069

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1200810	01530465
Please use the 15-digit number below when making a payment through your bank	
120081001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	11/7/2024	250	12/9/2024	299	32	49

Usage History

Reclaimed

December 2024
November 2024
October 2024
September 2024
August 2024

49
121
115
14
0

Transactions

Previous Bill	202.08
Payment	-212.49 CR
Balance Forward	-10.41 CR
Current Transactions	
Reclaimed	
Reclaimed	49 Thousand Gals X \$0.81 39.69
Adjustments	
Late Payment Charge	10.41
Total Current Transactions	50.10
TOTAL BALANCE DUE	\$39.69

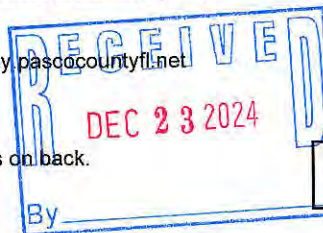
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Account #	1200810
Customer #	01530465
Balance Forward	-10.41 CR
Current Transactions	50.10

Total Balance Due \$39.69
Due Date 1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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



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

4050 1 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Service Address: **35738 LOCKMAN WAY - RECLAIM**

Bill Number: 21573660
Billing Date: 12/18/2024
Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1291525	01530465
Please use the 15-digit number below when making a payment through your bank	
129152501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	11/7/2024	0	12/9/2024	85	32	85

Usage History		Transactions	
Reclaimed		Current Transactions	
December 2024	85	Reclaimed	
November 2024	0	Reclaimed	85 Thousand Gals X \$0.81 68.85
		Total Current Transactions	68.85
		TOTAL BALANCE DUE	\$68.85

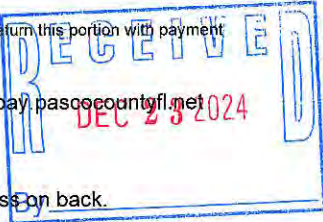
Auto Pay
Z



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	68.85
Total Balance Due	\$68.85
Due Date	1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

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

015304650129152592157366020000068859



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

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Agenda Page 57



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Pay By Phone: 1-855-786-5344

4034 1 1
14-92800

TWO RIVERS NORTH CDD

Service Address: **2929 ANATA DR - 1 INCH RECLAIM**

Bill Number: 21570063

Billing Date: 12/18/2024

Billing Period: 12/2/2024 to 12/9/2024

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

Account #	Customer #
1200775	01547338
Please use the 15-digit number below when making a payment through your bank	
120077501547338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	12/2/2024	213	12/9/2024	217	7	4

Usage History
Reclaimed
December 2024 4

Transactions

Current Transactions

Reclaimed	4 Thousand Gals X \$0.81	3.24
Adjustments		
Deposit Owing		150.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		216.24
TOTAL BALANCE DUE		\$216.24

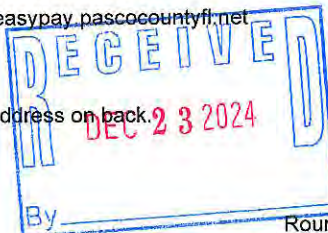
Auto Pay



Please return this portion with payment

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



Account # 1200775
Customer # 01547338

Balance Forward 0.00
Current Transactions 216.24

Total Balance Due \$216.24
Due Date 1/4/2025

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

Round-Up Donations to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

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

015473385120077542157006380000216241



PASCO COUNTY UTILITIES
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Agenda Page 58



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4038 1 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 21570048

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

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

Account #	Customer #
1200555	01530465
Please use the 15-digit number below when making a payment through your bank	
120055501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	11/7/2024	182	12/9/2024	195	32	13

Usage History

Reclaimed

December 2024	13
November 2024	13
October 2024	16
September 2024	21
August 2024	19
July 2024	19
June 2024	15
May 2024	19
April 2024	18
March 2024	30
February 2024	12
January 2024	0

Transactions

Previous Bill	41.35
Payment	-44.29 CR
Balance Forward	-2.94 CR
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$0.81 10.53
Adjustments	
Late Payment Charge	2.94
Total Current Transactions	13.47
TOTAL BALANCE DUE	\$10.53

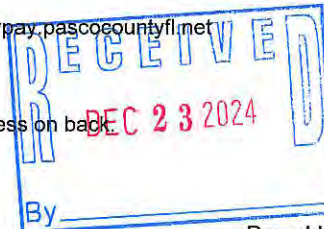
Auto Pay



Please return this portion with payment

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Account # 1200555
Customer # 01530465

Balance Forward -2.94 CR
Current Transactions 13.47

Total Balance Due \$10.53
Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

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

015304650120055522157004870000010531



Phone: (727) 847-8131

Billing Information

TWO RIVERS NORTH CDD

2005 PAN AM CIR 300

TAMPA, FL 33541

teresa.farlow@inframark.com

Transaction Detail

EFT (Check)

XXXXXXXXXX5652

12/13/2024 8:25:58 AM

PAYMENT PROCESSED 332687

Invoices

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1200705-01541320	21395072	\$198.68
SUBTOTAL			\$198.68
SERVICE FEE			\$1.85
GRAND TOTAL			\$200.53



TWO RIVERS NORTH COMMUNITY DEV
DISTRICT
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Statement Date: November 19, 2024
Agenda Page 60

Amount Due: \$150.84

Due Date: December 10, 2024

Account #: 221009319981

Past Due – Pay Immediately

Account Summary

Current Service Period: October 19, 2024 - November 14, 2024

Previous Amount Due	\$106.18
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$106.18
Current Month's Charges – Pay by December 10, 2024	\$44.66

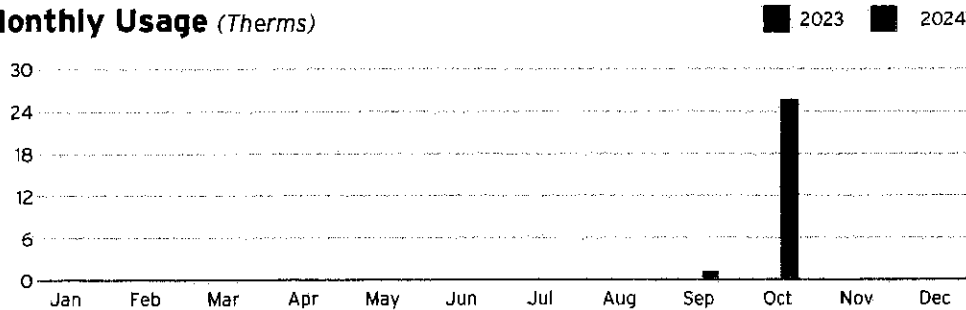
Amount Due	\$150.84
------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Monthly Usage (Therms)



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SCAM

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Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at PeoplesGas.com/Scam.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009319981

Due Date: December 10, 2024

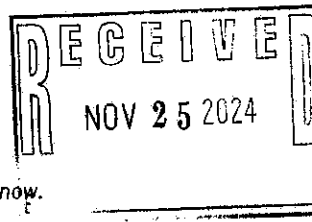
Amount Due: \$150.84

Payment Amount: \$ _____

672371774939

Past Due – \$106.18

Current – \$44.66



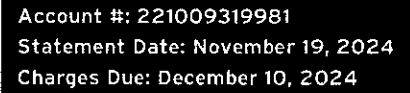
00001635 FTECO111192423393410 00000 03 01000000 13132 003

TWO RIVERS NORTH COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

67237177493922100931998100000000150843



Rate Schedule: Small General Service - Transportation

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TWO RIVERS NORTH CDD
1990 LANIER RD, AMENITIES
ZEPHYRHILLS, FL 33541-8434

Statement Date: November 19, 2024
Agenda Page 62

Amount Due: \$380.30

Due Date: December 10, 2024

Account #: 221009326184

Past Due – Pay Immediately

Account Summary

Current Service Period: October 19, 2024 - November 14, 2024

Previous Amount Due \$250.67

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately \$250.67

Current Month's Charges – Pay by December 10, 2024 \$129.63

Amount Due \$380.30

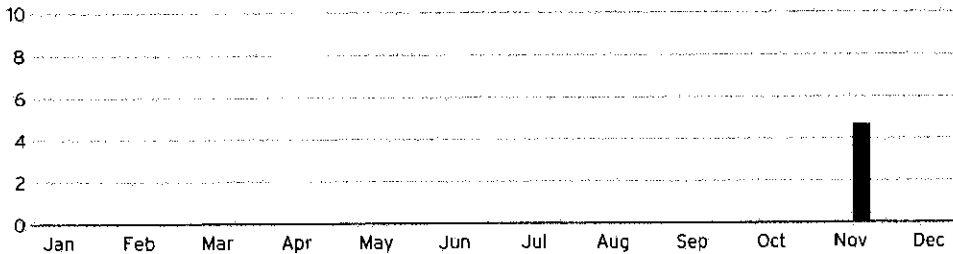
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Monthly Usage (Therms)

2023 2024



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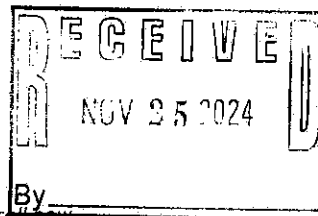
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Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.



Account #: 221009326184

Due Date: December 10, 2024

Amount Due: \$380.30

Payment Amount: \$

672371774961

Past Due – \$250.67

Current – \$129.63

00001634 FTECO111192423393410 00000 03 01000000 13131 003

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6723717749612210093261840000000380305



Service For:
1990 LANIER RD
AMENITIES, ZEPHYRHILLS, FL 33541-8434

Account #: 221009326184
Statement Date: November 19, 2024
Charges Due: December 10, 2024

Meter Read

Service Period: Oct 19, 2024 - Nov 14, 2024

Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15824	11/14/2024	4	0	4 CCF	1.044	1.1168	4.7 Therms	27 Days

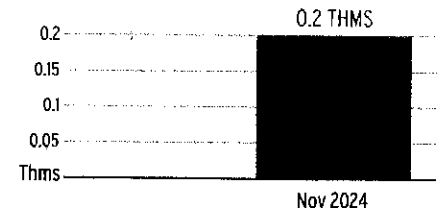
Charge Details

Natural Gas Charges	
Customer Charge	\$123.47
Distribution Charge	4.7 THMS @ \$0.45727 \$2.15
Swing Service Charge	4.7 THMS @ \$0.02170 \$0.10
Florida Gross Receipts Tax	\$0.15
Natural Gas Service Cost	\$125.87

Other Fees and Charges	
Gas Late Payment Fee	\$3.76
Total Other Fees and Charges	\$3.76

Total Current Month's Charges	\$129.63
--------------------------------------	-----------------

Avg THMS Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill

- Bank Draft**
Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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TWO RIVERS NORTH COMMUNITY DEV DISTRICT
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Statement Date: December 19, 2024
Agenda Page 64

Amount Due: \$121.74

Due Date: January 09, 2025

Account #: 221009319981

Account Summary

Current Service Period: November 15, 2024 - December 16, 2024

Previous Amount Due	\$150.84
Payment(s) Received Since Last Statement	-\$150.84

Current Month's Charges	\$121.74
--------------------------------	-----------------

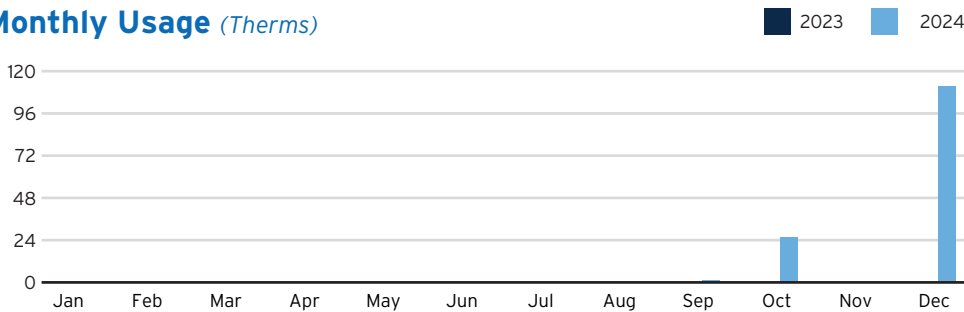
Amount Due by January 09, 2025 \$121.74

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Monthly Usage (Therms)



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wonderful time
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**GIVING &
RECEIVING.**

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for your utility bill payment at
PeoplesGas.com/Share



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009319981

Due Date: January 09, 2025



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Amount Due: \$121.74

Payment Amount: \$ _____

615581913335

TWO RIVERS NORTH COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMARAC, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6155819133352210093199810000000121742



Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541


Account #: 221009319981
Statement Date: December 19, 2024
Charges Due: January 09, 2025

Meter Read

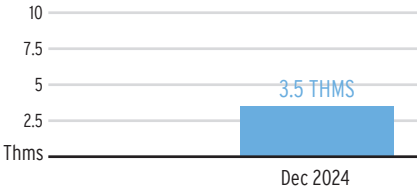
Service Period: Nov 15, 2024 - Dec 16, 2024 Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15823	12/16/2024	119	23	96 CCF	1.043	1.1168	111.8 Therms	32 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$43.07
Distribution Charge	111.8 THMS @ \$0.63243	\$70.71
Swing Service Charge	111.8 THMS @ \$0.03880	\$4.34
Florida Gross Receipts Tax		\$3.62
Natural Gas Service Cost		\$121.74

Avg THMS Used Per Day





Important Messages


Total Current Month's Charges **\$121.74**

For more information about your bill and understanding your charges, please visit PeoplesGas.com


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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111

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**Phone**
Toll Free: **866-689-6469**

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954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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TWO RIVERS NORTH CDD
1990 LANIER RD, AMENITIES
ZEPHYRHILLS, FL 33541-8434

Statement Date: December 19, 2024
Agenda Page 66

Amount Due: \$123.47

Due Date: January 09, 2025

Account #: 221009326184

Account Summary

Current Service Period: November 15, 2024 - December 16, 2024

Previous Amount Due	\$380.30
Payment(s) Received Since Last Statement	-\$380.30
Current Month's Charges	\$123.47

Amount Due by January 09, 2025 \$123.47

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Monthly Usage (Therms)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009326184

Due Date: January 09, 2025



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Amount Due: \$123.47

Payment Amount: \$ _____

615581913367

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6155819133672210093261840000000123479



Service For:
1990 LANIER RD
AMENITIES, ZEPHYRHILLS, FL 33541-8434

Account #: 221009326184
Statement Date: December 19, 2024
Charges Due: January 09, 2025

Meter Read

Service Period: Nov 15, 2024 - Dec 16, 2024

Rate Schedule: General Service 2 - Transportation

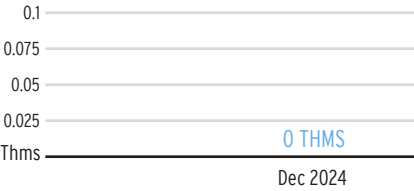
Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15824	12/16/2024	4	4	0 CCF	1.043	1.1168	0.0 Therms	32 Days

Charge Details

 Natural Gas Charges	
Customer Charge	\$123.47
Natural Gas Service Cost	\$123.47

Total Current Month's Charges **\$123.47**


Avg THMS Used Per Day





Important Messages

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**In-Person**
Find list of Payment Agents at PeoplesGas.com

**Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
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**Phone**
Toll Free: **866-689-6469**

Contact Us

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863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online: PeoplesGas.com
Phone:
Commercial Customer Care: 866-832-6249
Hearing Impaired/TTY: 7-1-1
Natural Gas Outage: 877-832-6747
Natural Gas Energy Conservation Rebates: 877-832-6747

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**WITHLACOOCHEE 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 **12/10/2024**
Amount Due Agenda Page 68 **4,268.68**
Current Charges Due **01/03/2025**

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

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 11,225.17
Payment 11,225.17CR
Balance Forward 0.00

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 4,268.68
Total Due Please Pay 4,268.68

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

**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: 12/10/2024

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	01/03/2025
TOTAL CHARGES DUE	4,268.68
Total Charges Due After Due Date	4,332.71

000228883800042686800043327104

**WITHLACOOCHEE 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 **12/10/2024**
Agenda Page 69
Amount Due **4,697.16**
Current Charges Due **01/03/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

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

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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 Please Pay 4,697.16

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

**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: 12/10/2024

District: OP07

Use above space for address change ONLY.

2288834
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	01/03/2025
TOTAL CHARGES DUE	4,697.16
Total Charges Due After Due Date	4,767.62

000228883400046971600047676203

**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 **12/10/2024**
Agenda Page 70
Amount Due **46.09**
Current Charges Due **01/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2024	29	1
Nov 2024	30	1
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.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/06	12/05		286				28

Previous Balance **40.29**
Payment **40.29CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 28 KWH @ 0.05017 **1.40**
Fuel Adjustment 28 KWH @ 0.03800 **1.06**
FL Gross Receipts Tax **1.07**
State Tax **2.97**
Pasco County Tax **0.43**

Total Current Charges **46.09**
Total Due **46.09**
Please Pay **46.09**

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

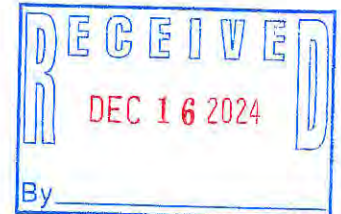
Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

District: OP07

Use above space for address change ONLY.

Bill Date: **12/10/2024**



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

Current Charges Due Date	01/03/2025
TOTAL CHARGES DUE	46.09
Total Charges Due After Due Date	51.09

000227732700000460900000510908

**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 **12/10/2024**
Amount Due **50.88**
Current Charges Due **01/03/2025**

District Office Serving You
One Pasco Center

Service Address **2499 WIDEWATER WAY**
Service Description **PANEL S1**
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
11/06	372	12/05	449				77

Comparative Usage Information

Period	Days	Per Day
Dec 2024	29	3
Nov 2024	30	3
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

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 **106.45**
Payment **106.45CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 77 KWH @ 0.05017 **3.86**
Fuel Adjustment 77 KWH @ 0.03800 **2.93**
FL Gross Receipts Tax **1.18**
State Tax **3.28**
Pasco County Tax **0.47**

Total Current Charges **50.88**
Total Due **50.88** Please Pay **50.88**

**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: 12/10/2024

Use above space for address change ONLY.

District: OP07

2277332 **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	01/03/2025
TOTAL CHARGES DUE	50.88
Total Charges Due After Due Date	55.88

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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 **12/10/2024**
Amount Due **415.29** Agenda Page 72
Current Charges Due **01/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **1990 LANIER RD**
Service Description **AMENITY CENTER**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2024	29	131
Nov 2024	30	145
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.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/06	22995	12/05	26805				3810

Previous Balance **976.80**
Payment **976.80CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,810 KWH @ 0.05017 **191.15**
Fuel Adjustment 3,810 KWH @ 0.03800 **144.78**
FL Gross Receipts Tax **9.61**
State Tax **26.74**
Pasco County Tax **3.85**

Total Current Charges **415.29**
Total Due **415.29** 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: 12/10/2024

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	01/03/2025
TOTAL CHARGES DUE	415.29
Total Charges Due After Due Date	421.52

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

OP07

000229625000004152900004215200

December 7, 2024

Invoice Number: 1669019120724
Account Number: 8337 13 001 1669019
Security Code: 4366
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Enjoy unlimited calling plus 35+ free advanced calling features with Spectrum Business Voice. Call 1-844-308-5768 today!

GOOD NEWS! Your business is eligible for one line of Mobile Unlimited for one year. Call 1-844-308-0021 to speak with a Spectrum Business Specialist today!



Summary

Service from 12/07/24 through 01/06/25
details on following pages

Previous Balance	168.93
Payments Received -Thank You!	-168.93
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 12/24/24	
Total Due by Auto Pay	\$74.99

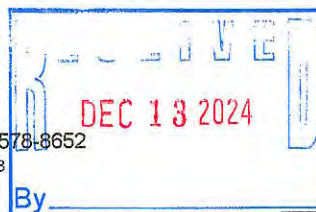
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 07 12082024 NNNNNNNN 01 000879 0003

TWO RIVERS NORTH A2
JAYNA COOPER
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



December 7, 2024

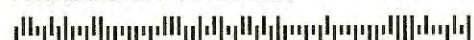
TWO RIVERS NORTH A2

Invoice Number: 1669019120724
Account Number: 8337 13 001 1669019
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay \$74.99



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001166901900074997

Invoice Number: TWO RIVERS NORTH A2
 Account Number: 1669019120724
 Security Code: 8337 13 001 1669019
 4366

Contact Us

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

8633 2390 NO RP 07 12082024 NNNNNNNN 01 000879 0003

Charge Details

Previous Balance		168.93
One-time EFT Payment	11/19	-168.93
Remaining Balance		\$0.00

Payments received after 12/07/24 will appear on your next bill.

Service from 12/07/24 through 01/06/25

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: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm





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

INVOICE

Agenda Page 75

Customer	Two Rivers North CDD
Acct #	1279
Date	12/04/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 19,868.00
Payment Amount	
Payment for:	Invoice#26519
100124959	

Thank You

Please detach and return with payment



Customer: Two Rivers North CDD

Invoice	Effective	Transaction	Description	Amount
26519	10/01/2024	Policy change	Policy #100124959 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Add Property Due Date: 12/4/2024	19,868.00

Total

\$ 19,868.00

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

12/04/2024

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
11/30/2024	3621

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
	November 2024 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
All work is complete!		Total	\$1,575.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
11/30/2024	3622

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	November 2024 Monthly janitorial maintenance. The amount has been prorated as we were not doing a complete clean as the amenity has not been completely opened.	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
All work is complete!		Total	\$1,575.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
11/6/2024	3567

Bill To
Northwater at Two Rivers 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 Trash can Liners for 3 trash cans within the clubhouse amenity pool deck	250.00	250.00
All work is complete!		Total	\$250.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
10/16/2024	3489

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Storm Prep take down and set up for Hurricane Milton	550.00	550.00
All work is complete!		Total	\$550.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

December 11, 2024
 Client: 001561
 Matter: 000001
 Invoice #: 25708

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/11/2024	KCH	REVIEW APPLICATION FOR FENCE INSTALL AND ASSOCIATED PLAT ON 35261 CASSIS PATH; PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 35261 CASSIS PATH.	1.5	\$487.50
11/14/2024	LB	REVIEW CORRESPONDENCE FROM J. COOPER RE LANDOWNER SEATS FOR ELECTION THIS YEAR; RESEARCH RE SAME; PREPARE CORRESPONDENCE TO J. COOPER RE BACKGROUND INFORMATION ON THE ORIGINAL SEATS, RESIGNATIONS AND APPOINTMENTS AND ERRORS IN MEETING MINUTES RELATING TO SAME.	0.6	\$105.00
11/15/2024	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING VIA TEAMS.	0.5	\$162.50
11/18/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
11/19/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
11/25/2024	MB	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER AND LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; PREPARE ADDENDUM #4 TO LANDSCAPE MAINTENANCE AGREEMENT FOR NORTHWEST CHILDERS AND A2 AMENITY CENTER.	1.8	\$585.00
Total Professional Services			5.4	\$1,715.00

December 11, 2024
Client: 001561
Matter: 000001
Invoice #: 25708

Page: 2

Total Services	\$1,715.00
Total Disbursements	\$0.00
Total Current Charges	\$1,715.00
Previous Balance	\$13,259.20
PAY THIS AMOUNT	\$14,974.20

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25286	September 12, 2024	\$4,752.50	\$11.70	\$0.00	\$0.00	\$6,479.20
25387	October 17, 2024	\$4,242.50	\$0.00	\$0.00	\$0.00	\$5,957.50
25536	November 15, 2024	\$4,252.50	\$0.00	\$0.00	\$0.00	\$5,967.50
Total Remaining Balance Due						\$14,974.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,967.50	\$4,242.50	\$4,764.20	\$0.00

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	12/4/24
Invoice Number:	
Please issue a check to:	
Vendor Name:	Big Sun Fencing
Vendor No.:	
Check amount:	\$10,618.50
Please code to:	
Check Description/Reason:	Childers - Kircher Dr Fence Repair Deposit
Mailing instructions:	5519 Chelsea St
	Tampa, FL 33610
Due Date for Check:	ASAP - PLEASE FEDEX
Requestor:	Jayna Cooper
Manager's review:	

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	12/17/24
Invoice Number:	
Please issue a check to:	
Vendor Name:	Big Sun Fencing
Vendor No.:	
Check amount:	\$3,439.50
Please code to:	
Check Description/Reason:	Ellsworth/Kinsey Fence Repair Deposit
Mailing instructions:	5519 Chelsea St
	Tampa, FL 33610
Due Date for Check:	ASAP - PLEASE FEDEX
Requestor:	Jayna Cooper
Manager's review:	Jayna Cooper

CHECK REQUEST FORM

District Name:	Two Rivers North CDD
Date:	12/4/24
Invoice Number:	
Please issue a check to:	
Vendor Name:	Big Sun Fencing
Vendor No.:	
Check amount:	\$10,618.50
Please code to:	
Check Description/Reason:	Childers - Kircher Dr Fence Repair Deposit
Mailing instructions:	5519 Chelsea St
	Tampa, FL 33610
Due Date for Check:	ASAP - PLEASE FEDEX
Requestor:	Jayna Cooper
Manager's review:	



P.O. Box 25426
Miami, FL 33102-5426

/500009900000000019213 110031155522220000000
Agenda Page 86

SERVICES

CL092595

0100893189

Two Rivers North Community Dev District
Attn: Angie Grunwald
2005 Pan Am Circle Suite 300
Tampa, FL 33607



1100311555 Account Number

\$ 22.22 Amount Due

\$ Payment Amount

NextEra Energy Services
PO Box 25426
Miami, FL 33102-5426

Payment Coupon

Detach and return this coupon along with your check payable to FPL Energy Services in U.S. funds.

REMINDER NOTICE

12/11/2024

Past Due Amount: \$21.89

Total Due Amount: \$22.22

RE: FPLES Account 1100311555

Dear Sir/Madam,

We would like to thank you for your continued business. Unfortunately, our records indicate that you have a past due balance, and as of today payment has not been received. If you feel this is merely an oversight on your part, please accept this as a reminder.

Your account balance, including your past and total amount due, is listed above. Please remit your payment today.

ACH or credit card payments can be made on our website via the customer portal at (<https://www.fplesgas.com>). Payments can also be made via check. Checks can be made payable to NextEra Energy Services, Inc., and mailed to P.O. Box 25426, Miami, FL 33102. Please be sure to include your NES account number on your check.

If you have already paid your bill, thank you. As a valued customer please feel free to call our Account Specialist Team at (877)375-4674 with any questions regarding the matter.

Sincerely,

Collection Department — NextEra Energy Services



P.O. Box 25426
Miami, FL 33102-5426

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 1,253,007	\$ -	\$ -	\$ -	\$ -	\$ 1,253,007
Cash in Transit	7	1,189,028	-	-	-	1,189,035
Accounts Receivable - Other	6,854	-	-	-	-	6,854
Due From Developer	32,153	-	-	-	-	32,153
Due From Other Funds	1,100,825	49,184	-	-	-	1,150,009
Investments:						
Acquisition & Construction Account	-	-	4,645	-	-	4,645
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	73,231	-	-	-	73,231
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Deposits	2,195	-	-	-	-	2,195
Utility Deposits	321,237	-	-	-	-	321,237
Fixed Assets						
Construction Work In Process	-	-	-	10,436,499	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500
TOTAL ASSETS	\$ 2,718,972	\$ 1,920,382	\$ 4,645	\$ 10,436,499	\$ 18,414,500	\$ 33,494,998

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>LIABILITIES</u>						
Accounts Payable	\$ 462,251	\$ -	\$ -	\$ -	\$ -	\$ 462,251
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	-	-	1,150,009	-	-	1,150,009
TOTAL LIABILITIES	765,043	-	1,150,009	-	18,414,500	20,329,552
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Restricted for:						
Debt Service	-	1,920,382	-	-	-	1,920,382
Unassigned:	1,951,235	-	(1,145,364)	10,436,499	-	11,242,370
TOTAL FUND BALANCES	1,953,929	1,920,382	(1,145,364)	10,436,499	-	13,165,446
TOTAL LIABILITIES & FUND BALANCES	\$ 2,718,972	\$ 1,920,382	\$ 4,645	\$ 10,436,499	\$ 18,414,500	\$ 33,494,998

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Special Assmnts- Tax Collector	\$ 1,440,045	\$ 1,347,436	\$ (92,609)	93.57%
Developer Contribution	-	97,000	97,000	0.00%
Developer Contribution - CIP	-	773,653	773,653	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	1,440,045	2,218,139	778,094	154.03%

EXPENDITURES**Administration**

Supervisor Fees	10,000	1,600	8,400	16.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	833	4,167	16.66%
ProfServ-Info Technology	600	150	450	25.00%
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	10,210	(710)	107.47%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,542	2,958	34.27%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	7,741	17,259	30.96%
Accounting Services	9,000	2,250	6,750	25.00%
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	153	1,847	7.65%
Rentals & Leases	600	150	450	25.00%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	19,868	15,132	56.77%
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	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	312,899	45,112	267,787	14.42%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	-	10,000	0.00%
Utility - Electric	30,000	26,843	3,157	89.48%
Utility - Street Lights	190,000	18,532	171,468	9.75%
Total Electric Utility Services	230,000	45,375	184,625	19.73%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	17,864	(14,864)	595.47%
Total Garbage/Solid Waste Services	3,000	17,864	(14,864)	595.47%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	9,030	28,970	23.76%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	9,030	33,970	21.00%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	7,125	24,875	22.27%
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	57,768	419,232	12.11%
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	39,523	(9,523)	131.74%
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	572	29,428	1.91%
Entry & Walls Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	745,146	107,988	637,158	14.49%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	30,000	-	30,000	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
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	1,200	8,800	12.00%
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	1,200	64,800	1.82%
<u>Contingency</u>				
Misc-Contingency	10,000	3,946	6,054	39.46%
Total Contingency	10,000	3,946	6,054	39.46%
TOTAL EXPENDITURES	1,440,045	230,515	1,209,530	16.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,987,624	1,987,624	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(33,695)		
FUND BALANCE, ENDING		\$ 1,953,929		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 11,139	\$ 11,139	0.00%
Special Assmnts- Tax Collector	-	1,224,676	1,224,676	0.00%
Special Assmnts- CDD Collected	1,214,556	-	(1,214,556)	0.00%
TOTAL REVENUES	1,214,556	1,235,815	21,259	101.75%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	914,556	-	914,556	0.00%
Interest Expense	300,000	460,747	(160,747)	153.58%
Total Debt Service	1,214,556	460,747	753,809	37.94%
TOTAL EXPENDITURES	1,214,556	460,747	753,809	37.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	775,068	775,068	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,145,314		
FUND BALANCE, ENDING		\$ 1,920,382		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 63	\$ 63	0.00%
TOTAL REVENUES	-	63	63	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,151,540	(1,151,540)	0.00%
Total Construction In Progress	-	1,151,540	(1,151,540)	0.00%
TOTAL EXPENDITURES	-	1,151,540	(1,151,540)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,151,477)	(1,151,477)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		\$ (1,145,364)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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. 12_24

Statement Date 12/31/2024

G/L Account No. 101001 Balance	1,253,006.68	Statement Balance	1,304,923.97
		Outstanding Deposits	40,854.31
Positive Adjustments	0.00		
Subtotal	1,253,006.68	Subtotal	1,345,778.28
Negative Adjustments	0.00	Outstanding Checks	-92,771.60
Ending G/L Balance	1,253,006.68	Ending Balance	1,253,006.68

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/02/2024	Payment	BD00020	Deposit No. BD00020	49,000.00	49,000.00	0.00
12/09/2024		JE000428	TAX Revenue/Debt Service	1,189,457.65	1,189,457.65	0.00
12/13/2024		JE000429	Tax Revenue/Debt Service	828,637.91	828,637.91	0.00
12/20/2024	Payment	BD00021	Deposit No. BD00021	28,867.52	28,867.52	0.00
Total Deposits				2,095,963.08	2,095,963.08	0.00
Checks						
						0.00
11/27/2024	Payment	1227	Payment of Invoice 000747	-13,544.00	-13,544.00	0.00
11/27/2024	Payment	1228	Payment of Invoice 000769	-175.00	-175.00	0.00
12/05/2024	Payment	1229	Check for Vendor V00042	-7,875.00	-7,875.00	0.00
12/05/2024	Payment	1230	Check for Vendor V00044	-600.00	-600.00	0.00
12/05/2024	Payment	1231	Check for Vendor V00053	-140.00	-140.00	0.00
12/05/2024	Payment	1232	Check for Vendor V00022	-200.00	-200.00	0.00
12/05/2024	Payment	1233	Check for Vendor V00038	-1,500.00	-1,500.00	0.00
12/05/2024	Payment	1235	Check for Vendor V00025	-44,158.75	-44,158.75	0.00
12/05/2024	Payment	1236	Check for Vendor V00028	-2,000.00	-2,000.00	0.00
12/05/2024	Payment	1237	Check for Vendor V00047	-6,175.00	-6,175.00	0.00
12/05/2024	Payment	1238	Check for Vendor V00014	-200.00	-200.00	0.00
12/05/2024	Payment	1239	Check for Vendor V00045	-600.00	-600.00	0.00
12/05/2024	Payment	1240	Check for Vendor V00010	-200.00	-200.00	0.00
12/05/2024	Payment	1241	Check for Vendor V00054	-1,190.00	-1,190.00	0.00
12/05/2024	Payment	1242	Check for Vendor V00026	-9,030.00	-9,030.00	0.00
12/05/2024	Payment	1243	Check for Vendor V00013	-200.00	-200.00	0.00
12/13/2024	Payment	DD166	Payment of Invoice 000825	-198.68	-198.68	0.00
12/18/2024	Payment	1252	Check for Vendor V00025	-22,572.12	-22,572.12	0.00
12/18/2024	Payment	1253	Check for Vendor V00018	-19,868.00	-19,868.00	0.00
12/18/2024	Payment	1254	Check for Vendor V00016	-17,445.44	-17,445.44	0.00
12/18/2024	Payment	1255	Check for Vendor V00059	-22.22	-22.22	0.00
12/18/2024	Payment	1256	Check for Vendor V00007	-13,259.20	-13,259.20	0.00
12/18/2024	Payment	1257	Check for Vendor V00008	-1,176,717.43	-1,176,717.43	0.00
12/19/2024	Payment	1258	Check for Vendor V00022	-200.00	-200.00	0.00
12/19/2024	Payment	1259	Check for Vendor V00014	-200.00	-200.00	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 12_24

Statement Date 12/31/2024

12/19/2024	Payment	1260	Check for Vendor V00013	-200.00	-200.00	0.00
12/19/2024	Payment	1261	Check for Vendor V00008	-12,310.48	-12,310.48	0.00
12/19/2024	Payment	1262	Check for Vendor V00010	-200.00	-200.00	0.00
12/30/2024	Payment	1266	Check for Vendor V00058	-14,053.68	-14,053.68	0.00
12/24/2024	Payment	DD174	Payment of Invoice 000894	-74.99	-74.99	0.00
12/11/2024	Payment	DD175	Payment of Invoice 000857	-74.99	-74.99	0.00
12/10/2024	Payment	DD176	Payment of Invoice 000830	-150.84	-150.84	0.00
12/10/2024	Payment	DD177	Payment of Invoice 000831	-380.30	-380.30	0.00
12/31/2024		JE000434	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000436	Bank recon adj Pasco	-1,678.43	-1,678.43	0.00
12/31/2024		JE000438	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000440	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000442	Bank recon adj Pasco	-198.68	-198.68	0.00
12/31/2024		JE000444	Bank recon adj Two rivers north	-1.85	-1.85	0.00
12/31/2024		JE000446	Bank recon adj Pasco	-158.76	-158.76	0.00
12/31/2024		JE000448	Bank recon adj Withlacoochee	-9,565.78	-9,565.78	0.00
Total Checks				-1,377,325.17	-1,377,325.17	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
11/11/2024	Payment	DD148	Payment of Invoice 000737	-44.61
11/11/2024	Payment	DD149	Payment of Invoice 000738	-50.67
11/11/2024	Payment	DD150	Payment of Invoice 000739	-43.95
11/11/2024	Payment	DD151	Payment of Invoice 000740	-43.84
11/11/2024	Payment	DD152	Payment of Invoice 000741	-4,697.16
11/11/2024	Payment	DD153	Payment of Invoice 000742	-6,853.68
11/11/2024	Payment	DD154	Payment of Invoice 000743	-500.61
11/11/2024	Payment	DD155	Payment of Invoice 000785	-151.17
11/11/2024	Payment	DD165	Payment of Invoice 000807	-74.99
12/18/2024	Payment	1251	Check for Vendor V00058	-14,058.00
12/20/2024	Payment	1264	Check for Vendor V00029	-28,867.52
12/04/2024	Payment	DD167	Payment of Invoice 000791	-48.75
12/04/2024	Payment	DD168	Payment of Invoice 000795	-45.21
12/04/2024	Payment	DD169	Payment of Invoice 000796	-48.95
12/04/2024	Payment	DD170	Payment of Invoice 000797	-4,371.49
12/04/2024	Payment	DD171	Payment of Invoice 000798	-4,767.62
12/04/2024	Payment	DD172	Payment of Invoice 000804	-55.78
12/04/2024	Payment	DD173	Payment of Invoice 000805	-476.19
12/30/2024	Payment	1265	Check for Vendor V00042	-3,750.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 12_24

Statement Date

12/31/2024

12/30/2024	Payment	1267	Check for Vendor V00016	-3,901.90
12/30/2024	Payment	1268	Check for Vendor V00047	-3,950.00
12/30/2024	Payment	1269	Check for Vendor V00059	-5.35
12/30/2024	Payment	1270	Check for Vendor V00026	-3,010.00
12/30/2024	Payment	1271	Check for Vendor V00007	-1,715.00
Total Outstanding Checks				-92,771.60

Outstanding Deposits

11/17/2023	JE000199	Tax Collector Pymt	9,365.24
11/28/2023	JE000200	Tax Collector Pymt	2,774.89
12/01/2024	JE000415	Reverse Bank recon Adj Spectrum	74.99
12/01/2024	JE000417	Reverse Bank recon Adj withlacoochee	12,385.69
12/01/2024	JE000419	Reverse Bank recon Adj Spectrum	168.93
12/01/2024	JE000421	Reverse Bank recon Adj Pasco Country	5,449.43
12/01/2024	JE000423	Reverse Bank recon Adj Invoice cloud	1.85
12/01/2024	JE000425	Reverse Bank recon Adj withlacoochee	1,020.00
12/01/2024	JE000427	Reverse Bank recon Adj withlacoochee	9,613.29
Total Outstanding Deposits			40,854.31

Sixth Order of Business

TWO RIVERS NORTH JANUARY INSPECTION REPORT. 01/03/25 1:57 PM

Northwater. DTE.

Friday, January 3, 2025

Prepared For Board of supervisors.

40 Items Identified

Gary Schwartz





SR 56.

Assigned To DTE.

Heading West on the frontage.



Widewater Way.

Assigned To DTE.

Trim the dead area of the tree.



Widewater Way.

Assigned To DTE.

Submit an estimate to bury the drip lines and cover with mulch.



Widewater Way.

Assigned To DTE.

The community entrance is clean and well maintained.



SR 56.

Assigned To DTE.

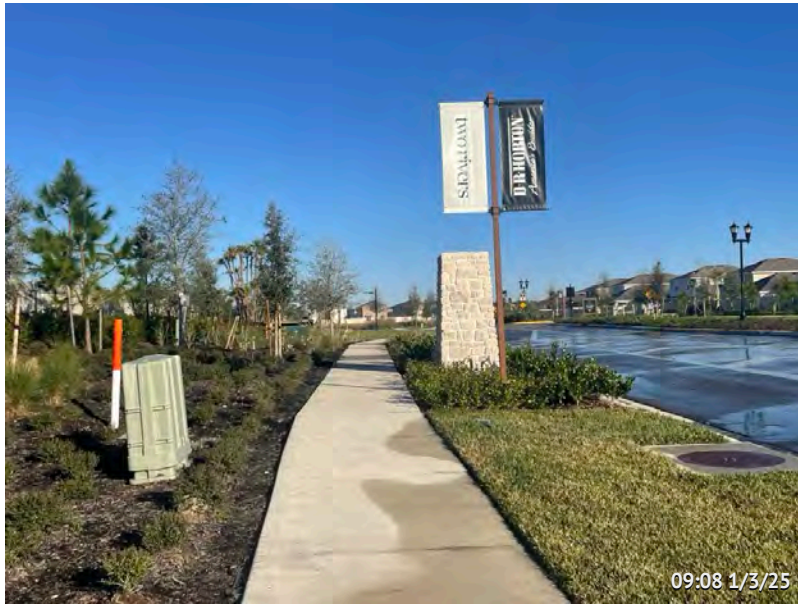
Heading West on the frontage.



Widewater Way.

Assigned To DTE.

The community entrance façade is well maintained.



Widewater Way.

Assigned To DTE.

The plants and trees heading North on the South sidewalk are well maintained.



Widewater Way.

Assigned To DTE.

Submit an estimate to fill in any areas that require mulch.



Widewater Way.

Assigned To DTE.

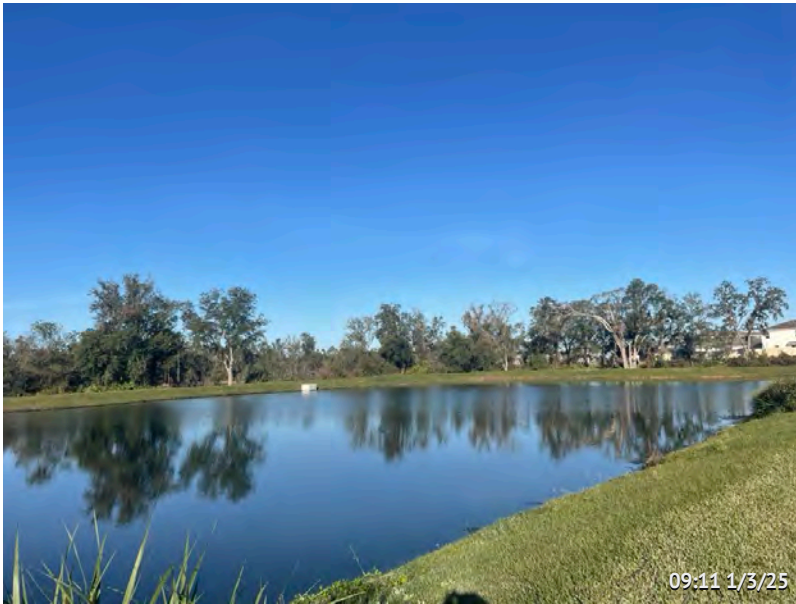
The plants and trees heading North on the sidewalk are healthy and well-maintained.



SR 56.

Assigned To DTE.

Heading East on the frontage.



Pond # 4.

Assigned To Sitex.

There is turbidity in the pond, but overall the pond is well maintained.



Widewater Way.

Assigned To District manager.

The utility station is well-maintained.



Widewater Way.

Assigned To District manager.

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



Widewater Way.

Assigned To DTE.

Treat and scuff the bed weeds.



Widewater Way.

Assigned To District manager.
The amenity center clubhouse is well maintained.



Widewater Way.

Assigned To District manager.
The table and chairs are well maintained.



Widewater Way.

Assigned To Alchemy.

The pool is clear, blue, and well maintained.



Widewater Way.

Assigned To DTE.

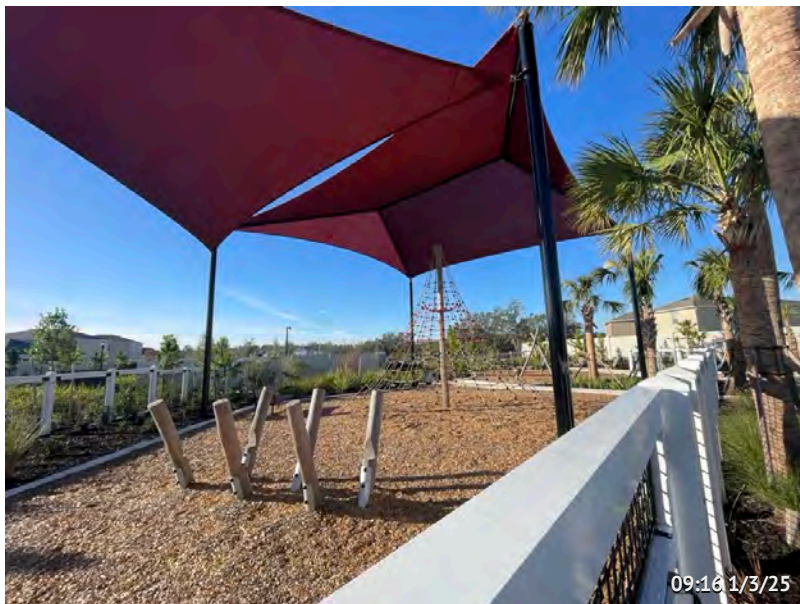
Trim the dead palm frond.



Widewater Way.

Assigned To DTE.

Treat the weeds.



Widewater Way.

Assigned To DTE.

The playground is well maintained.



Widewater Way.

Assigned To District manager.

The fire pit is operational and well maintained.



Widewater Way.

Assigned To DTE.

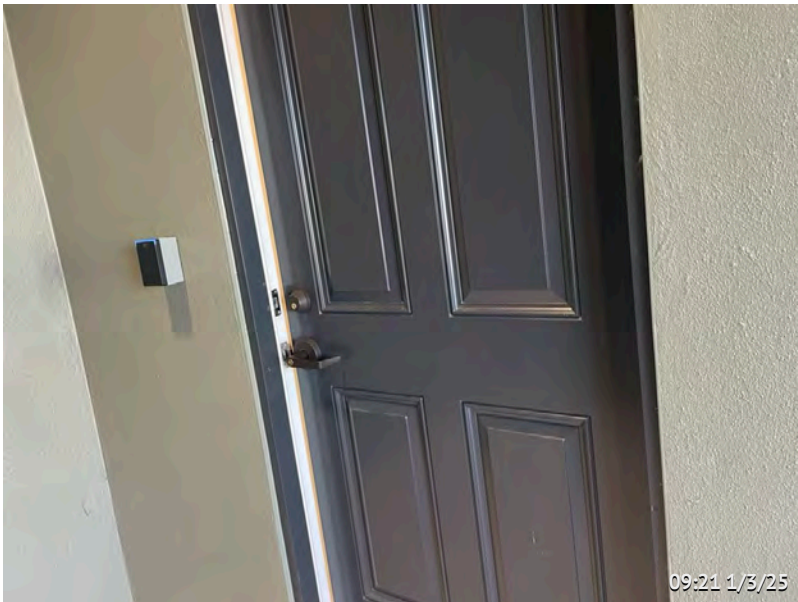
The shelled walking path and chairs are well maintained.



Widewater Way.

Assigned To District manager.

The pergola and chaise lounges are well maintained.



Widewater Way.

Assigned To District manager.

The men's bathroom door will not close on itself.



Pond # 8.

Assigned To Sitex.

The pond is well maintained.



Pond # 8

Assigned To District manager.

An estimate was provided to repair the pond wash-out.



Pond # 10.

Assigned To Sitex.

The pond is well maintained.



Pond # 21.

Assigned To Sitex.

There is turbidity in the pond, but overall the pond is well maintained.



Sunflower Hill.

Assigned To DTE.

Submit an estimate to remove the sand on the turf.



Pond # 22.

Assigned To Sitex.

There is turbidity in the pond, but overall the pond is well maintained



Lockman.

Assigned To District manager.

The utility station is well maintained.



Lockman.

Assigned To DTE.

The pocket park is well maintained.



Pond # 23.

Assigned To Sitex.

There is turbidity in the pond, but overall the pond is well maintained.



Hayden.

Assigned To District manager.

Contractor turf damage.



Pond # 5.

Assigned To Sitex.

The pond is well-maintained.



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.



Pond # 25.

Assigned To Sitex.

The pond is well maintained.



Pond # 7.

Assigned To Sitex.

The pond is well-maintained.

TWO RIVERS NORTH JANUARY INSPECTION REPORT. 01/03/25 10:39 AM

Childers. DTE.

Friday, January 3, 2025

Prepared For Board of supervisors.

58 Items Identified

Gary Schwartz





SR 56.

Assigned To DTE.

Heading West on the frontage.



Childers Way.

Assigned To DTE.

The community entrance façade is well maintained.



Childers Way.

Assigned To DTE.

The community entrance is clean and well maintained.



SR 56.

Assigned To DTE.

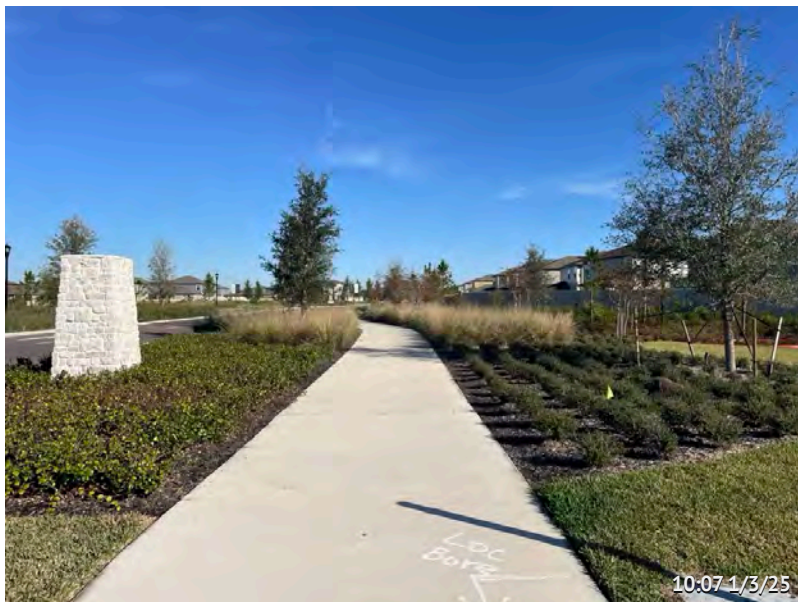
Heading West on the frontage.



Childers Way.

Assigned To DTE.

The plants and trees are healthy and well-maintained heading North on the West sidewalk.



Childers Way.

Assigned To DTE.

The plants and trees are healthy and well maintained heading North on the East sidewalk.



Childers Way.

Assigned To DTE.

East view.



Childers Way.

Assigned To DTE.

Treat and level the ant mound.



Childers Way.

Assigned To DTE.

Straighten the two leaning trees.



Childers Way.

Assigned To DTE.

The Pine tree needs to be straightened.



Childers Way.

Assigned To DTE.

Straighten the leaning tree.



Childers Way.

Assigned To DTE.

Remove the dead palm frond.



Childers Way.

Assigned To DTE.

Straighten the two leaning trees.



Childers Way.

Assigned To DTE.

Straighten the leaning tree.



Childers Way.

Assigned To DTE.

Evaluate the deficient palm tree, and report your findings back to Inframark.



SR 56.

Assigned To DTE.

Heading East on the frontage.



Pond # 1.

Assigned To Sitex.

The pond is well-maintained.



Pond # 3.

Assigned To Sitex.

The pond has a marginal amount of filamentous algae, but overall, is well maintained.



Pond #13.

Assigned To Sitex.

The pond is well maintained.



Pond # 13.

Assigned To District manager.

An estimate was requested to repair the pond wash-out.



Pond # 14.

Assigned To Sitex.

There is turbidity in the pond, but overall the pond is well maintained.



Pond # 15.

Assigned To Sitex.

The pond is well maintained.



Lanier.

Assigned To DTE.

The utility station is well-maintained.



Pond # 19.

Assigned To Sitex.

There is a filamentous algae bloom in the pond. Lennar is scheduled to remove the contractor debris in the pond.



Kircher.

Assigned To District manager.
Contractor turf damage.



Pond # 17.

Assigned To Sitex.
There is turbidity in the pond, but
overall the pond is well maintained.



Pond # 18.

Assigned To Sitex.

There is a filamentous algae bloom in the pond. Lennar is scheduled to remove the contractor debris in the pond.



Pond # 16.

Assigned To Sitex.

There is turbidity in the pond, but overall the pond is well maintained.



Pond # 20.

Assigned To Sitex.

The pond is well maintained.



Pond # 12.

Assigned To Sitex.

The pond is well maintained.



Lanier.

Assigned To DTE.

The plants and trees are healthy and well maintained.



Lanier.

Assigned To DTE.

The parking lot is well maintained.



Lanier.

Assigned To District manager.

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



Lanier.

Assigned To District manager.

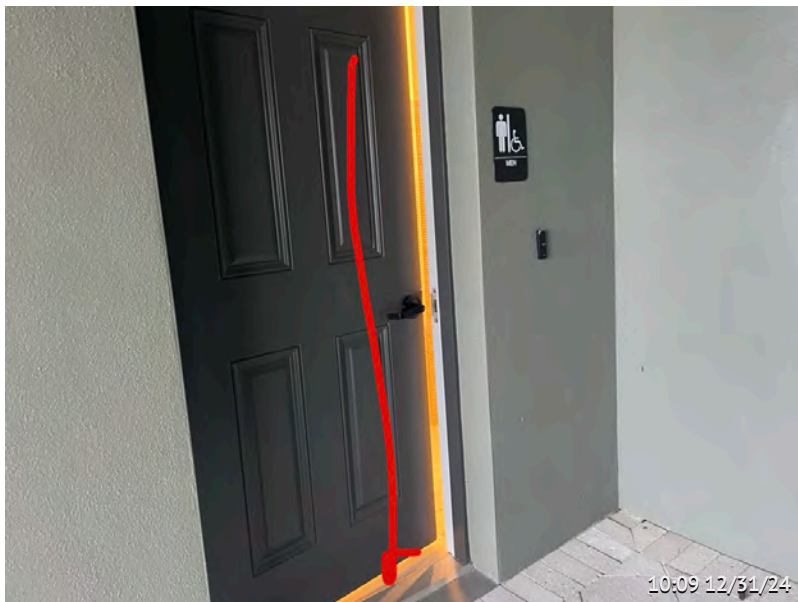
The mailboxes are well-maintained.



Lanier.

Assigned To Alchemy.

The pool is clear, blue, and well maintained.



Lanier.

Assigned To District manager.

Men's bathroom door will not close on itself.



Lanier.

Assigned To District manager.

The water fountains are not working.



Lanier.

Assigned To District manager.

The amenity center clubhouse is well maintained.



Lanier.

Assigned To District manager.

All amenity center features are well maintained



Lanier.

Assigned To DTE.

The playground is well maintained.



Lanier.

Assigned To DTE.

Trim the palm fronds off the fence.



Lanier.

Assigned To DTE.

Straighten the tree.



Lanier.

Assigned To DTE.

Three dead Sabal palms are tagged for removal.



Lanier.

Assigned To DTE.

Evaluate the deficient Sabal palm tree, and report your findings back to Inframark.



Lanier.

Assigned To DTE.

One of the three dead tagged palm trees for removal.



Lanier.

Assigned To DTE.

Straighten the tree.



Lanier.

Assigned To DTE.

Straighten the tree.



Lanier.

Assigned To DTE.

Trim the dead area of the
Podocarpus plants.



Lanier.

Assigned To DTE.

Straighten the tree. evaluate all trees and submit an estimate for any tree that needs to be reset.



Lanier.

Assigned To DTE.

Straighten the tree.



Lanier.

Assigned To DTE.

Straighten the tree.



Lanier.

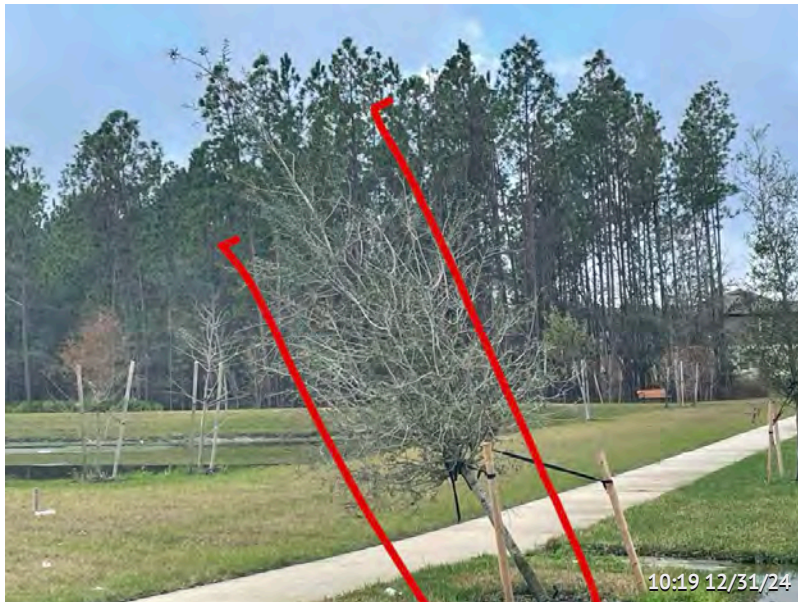
Assigned To DTE.

Submit an estimate to reset the tree.



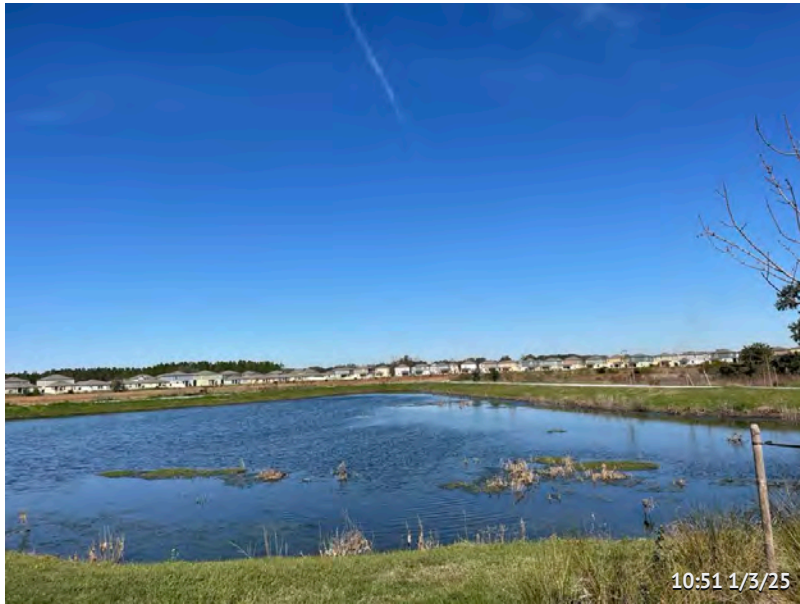
Lanier.

Assigned To DTE.
Straighten the tree.



Kircher.

Assigned To DTE.
Straighten the tree.



Pond # 2.

Assigned To Sitex.

The invasive plant material in the pond is beginning to die.



Ackley.

Assigned To DTE.

The pocket park is well maintained.



Pond # 9.

Assigned To Sitex.

There is a filamentous algae bloom in the pond. Lennar is scheduled to remove all contractor debris.



Pond # 11.

Assigned To Sitex.

There is a filamentous algae bloom in the pond.