

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 18, 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, March 18, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **March 18, 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**
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the February 18, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures February 2025
 - C. Acceptance of the Financials and Approval of the Check Register for February 2025
- 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, April 15, 2025 at 11:00 a.m.

Fourth Order of Business

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

The Public Hearing and regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, February 18, 2025, and called to order at 11:09 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:

Nicholas Dister	Vice Chairperson
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

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

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Public Hearing – Facility Fees

On MOTION by Ms. Evans seconded by Mr. Spence, with all in favor, Public Hearing – Facility Fees, was opened. 3-0

Discussion ensued on facility fees and a line will be added allowing the District the right to cancel due to inclement weather.

On MOTION by Ms. Evans seconded by Mr. Dister, with all in favor, rental fee rates of \$100/4 hours, \$150/6 hours with a \$250 deposit, as agreed, was approved. 3-0

On MOTION by Ms. Evans seconded by Mr. Dister, with all in favor, Public Hearing – Facility Fees, was closed. 3-0

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-02, Authorizing Credit Card limit of \$3,000 for Onsite Manager**

Discussion ensued on credit card limit for the Onsite Manager.

On MOTION by Ms. Evans seconded by Mr. Spence, with all in favor, Resolution 2025-02, Authorizing Credit Card for Onsite Manager with a credit limit of \$1500, as agreed, was adopted. 3-0

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the January 21, 2025 Meeting****B. Consideration of Operation and Maintenance Expenditures January 2025****C. Acceptance of the Financials and Approval of the Check Register for January 2025**

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

SIXTH ORDER OF BUSINESS**Builder Requests and Comments.**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager****i. Community Inspection Reports**

The Community Inspection Reports was presented, a copy of which was included in the agenda package. Discussion ensued regarding new scope for field reports. They will be updated continuously on a two (2) week revolving schedule.

EIGHTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Mr. Dister, with all in favor, the meeting was adjourned at 11:23 am. 3-0

Jayna Cooper
District Manager

Chairperson/Vice Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ALCHEMY POOL SERVICE LLC	1/29/2025	000738	\$3,000.00	\$3,000.00	POOL
CHARTER COMMUNICATIONS ACH	2/7/2025	1669019020725	\$74.99	\$74.99	ACCT #8337 13 062 1665027
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/16/2025	130370	\$7,449.25	\$7,449.25	A2
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/17/2025	130473	\$3,716.14	\$3,716.14	Plant Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/31/2025	132243	\$16,445.16	\$16,445.16	Childers Palm Tree Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/29/2025	132048	\$2,731.34	\$2,731.34	Childers Palm Tree Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/29/2025	132049	\$7,868.53	\$7,868.53	Oak Tree Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2025	131854	\$17,627.74	\$17,627.74	Monthly Contract - Northwater
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2025	131840	\$7,093.84	\$7,093.84	Monthly Contract - Childers
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2025	131839	\$6,884.80	\$6,884.80	Monthly Contract - Northwater
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2025	131853	\$5,973.74	\$5,973.74	Monthly Contract - Childers
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/30/2025	132090	\$4,502.98	\$4,502.98	Mulch - Widewater Way
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/30/2025	132091	\$194.67	\$194.67	IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/31/2025	132262	\$93.99	\$93.99	IRRIGATION REPAIRS
INFRAMARK LLC	2/1/2025	142893	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142893	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142893	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142893	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142893	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142893	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142893	\$416.67	\$3,825.00	MANAGEMENT FEE
INFRAMARK LLC	1/27/2025	142149	\$119.08		Postage
INFRAMARK LLC	1/27/2025	142149	\$1,280.54	\$1,399.62	Misc Expenses
JAYMAN ENTERPRISES	1/30/2025	3772	\$1,725.00	\$1,725.00	MONTHLY SERV
JAYMAN ENTERPRISES	1/30/2025	3771	\$1,875.00	\$1,875.00	MONTHLY SERV
JAYMAN ENTERPRISES	1/30/2025	3786	\$175.00	\$175.00	Pillar Paint - Northwater
JAYMAN ENTERPRISES	2/6/2025	3796	\$175.00	\$175.00	Repair Office Door
SITEX AQUATICS	2/1/2025	9570-B	\$3,010.00	\$3,010.00	MONTHLY SERV
STANTEC	2/6/2025	2354014	\$349.50	\$349.50	District Engineer
TRULY NOLEN BRANCH 059	1/30/2025	590275800	\$85.00	\$85.00	Pest Control - Northwater
Monthly Contract Subtotal			\$96,276.29	\$96,276.29	
Variable Contract					

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
KELLY ANN EVANS	2/18/2025	KE 02182025	\$200.00	\$200.00	SUPERVISOR FEES
NICHOLAS J. DISTER	2/18/2025	ND 02182025	\$200.00	\$200.00	SUPERVISOR FEES
THOMAS R. SPENCE	2/18/2025	TS 02182025	\$200.00	\$200.00	SUPERVISOR FEES
Variable Contract Subtotal			\$600.00	\$600.00	
Utilities					
NEXTERA ENERGY	1/17/2025	011725-1555	\$88.53	\$88.53	Gas - Northwater
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21744907	\$577.53	\$577.53	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21744152	\$320.38	\$320.38	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743904	\$39.69	\$39.69	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743897	\$89.91	\$89.91	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743896	\$47.79	\$47.79	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743895	\$12.15	\$12.15	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743893	\$217.08	\$217.08	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21745808	\$69.66	\$69.66	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21744151	\$637.99	\$637.99	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743908	\$43.74	\$43.74	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743907	\$16.20	\$16.20	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743903	\$495.72	\$495.72	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743901	\$29.16	\$29.16	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743900	\$68.04	\$68.04	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743899	\$68.85	\$68.85	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/13/2025	21745629A	\$1.85	\$1.85	SERVICE FEE
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21906218	\$61.68	\$61.68	SERVICE 01/07/25 - 02/06/25
TECO TAMPA ELECTRIC ACH	1/22/2025	012225-6184	\$154.87	\$154.87	SVC PRD 12/17/2024 - 01/17/2025
TECO TAMPA ELECTRIC ACH	1/22/2025	012225-9981	\$44.67	\$44.67	SVC PRD 12/17/24 - 01/17/25
TECO TAMPA ELECTRIC ACH	2/21/2025	022025 9981	\$45.49	\$45.49	SVC PRD 01/18/25 - 02/14/25
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 2691 ACH	\$626.98	\$626.98	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 2690 ACH	\$44.25	\$44.25	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 8834 ACH	\$4,704.25	\$4,704.25	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 8838 ACH	\$4,275.16	\$4,275.16	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 6250 ACH	\$429.72	\$429.72	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 2688 ACH	\$43.86	\$43.86	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325-7327 ACH	\$45.35	\$45.35	ELECTRIC

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 7332 ACH	\$52.75	\$52.75	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 7333 ACH	\$43.96	\$43.96	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	1/13/2025	011325 7341 ACH	\$44.15	\$44.15	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-2690	\$44.06	\$44.06	Electric - 35570 Lockman - IRRIGATION
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-7341	\$43.96	\$43.96	Electric - 2574 Widewater
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-8834	\$4,704.25	\$4,704.25	Electric - Public Lighting
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-8838	\$4,275.16	\$4,275.16	Electric - Public Lighting
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-6250	\$444.49	\$444.49	Electric - Childers Amenity Center
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-2688	\$43.76	\$43.76	Electric - 35370 Sunflower - IRRIGATION
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-2691	\$491.91	\$491.91	Electric - NW Amenity Center
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-7327	\$46.65	\$46.65	Electric - Childers Entry
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-7332	\$51.44	\$51.44	Electric - 2499 Widewater Way Panel S1
WITHLACOOCHEE RIVER ELECTRIC ACH	2/11/2025	021125-7333	\$43.86	\$43.86	Electric - 2556 Brinley Run Panel IR1
Utilities Subtotal			\$23,630.95	\$23,630.95	
Regular Services					
ADA SITE COMPLIANCE	12/23/2024	INV-11654	\$1,500.00	\$1,500.00	Website ADA Compliance
AFFORDABLE BACKFLOW	1/9/2025	010925-	\$150.00	\$150.00	BACKFLOW PREVENTER TESTS
CHARTER COMMUNICATIONS ACH	1/24/2025	1665027012425	\$74.99	\$74.99	ACCT #8337 13 062 1665027
INFRAMARK LLC	1/27/2025	142149	\$37.95	\$37.95	Copies
INFRAMARK LLC	2/18/2025	143857	\$32.63		Meeting Space
INFRAMARK LLC	2/18/2025	143857	\$43.15	\$75.78	Postage
KINGS POWER WASHING SERVICE	1/19/2025	1094	\$250.00	\$250.00	Pressure Washing - Childers
PASCO COUNTY UTILITIES SERVICE ACH	1/21/2025	21743905	\$0.81	\$0.81	UTILITIES
STRALEY ROBIN VERICKER	2/5/2025	25950	\$2,275.00	\$2,275.00	PROF SVCS THRU Jan 2025
TIMES PUBLISHING COM	2/16/2025	23813-021625	\$187.50	\$187.50	LEGAL AD- FACILITY FEES PH
Regular Services Subtotal			\$4,552.03	\$4,552.03	
Additional Services					
BIG SUN FENCING & BIG SUN PRODUCTS	2/14/2025	SB-1408	\$295.00	\$295.00	Amenity Gate Repair - Vandalism
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/23/2024	128712	\$2,600.00	\$2,600.00	Landscape Services
FIELDS CONSULTING GROUP, LLC	1/22/2025	3470	\$200.00	\$200.00	Childers Pool Rules Sign
INFRAMARK LLC	2/18/2025	143857	\$22.34		Domain Renewal
INFRAMARK LLC	2/18/2025	143857	\$626.57	\$648.91	Ops Supplies - Office Set up Childers & Northwater

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
ITZ ELECTRIC CORP	2/17/2025	F2085	\$7,900.00	\$7,900.00	Childers Entry Lighting Repair
SAFE TOUCH LLC	2/17/2025	19627	\$2,780.00	\$2,780.00	Northwater Amenity Fobs
SAFE TOUCH LLC	2/17/2025	16593021325	\$175.00	\$175.00	Access Control Service Call - Northwater
The Rogers Group of South Florida	1/31/2025	PAY APP 12-13	\$256,311.29	\$256,311.29	PAY APP 8 CONSTRUCTION FUNDING
Additional Services Subtotal			\$270,910.20	\$270,910.20	
TOTAL			\$395,969.47	\$395,969.47	



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

Issue date
Jan 29, 2025

Invoice #000738

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 January 29, 2025 \$3,000.00	Due January 29, 2025 \$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (01/27/2025 - 02/23/2025) - \$1500</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (01/27/2025 - 02/23/2025) - \$1500</i> <i>Two Rivers North A2 Northwater</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,000.00	\$3,000.00

Subtotal	\$3,000.00
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Total Due	\$3,000.00
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Pay online
To pay your invoice go to <https://squareup.com/u/lkmyTBBY>
Or open the camera on your mobile device and place the QR code in the camera's view.

February 7, 2025
Invoice Number: 1669019020725
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**

Summary

*Service from 02/07/25 through 03/06/25
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 02/24/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

IMPORTANT ACCOUNT UPDATE

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business **will no longer** include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on
SpectrumBusiness.net/securitycode.

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on
SpectrumBusiness.net/safeguard.

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!

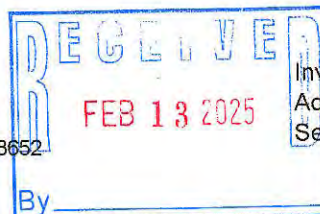
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 02082025 NNNNNNNN 01 000954 0003

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

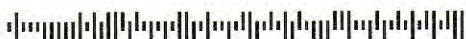


February 7, 2025

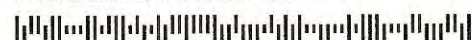
TWO RIVERS NORTH A2

Invoice Number: 1669019020725
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: 1669019020725
 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 02082025 NNNNNNNN 01 000954 0003

Charge Details

Previous Balance		74.99
EFT Payment	01/24	-74.99
Remaining Balance		\$0.00

Payments received after 02/07/25 will appear on your next bill.

Service from 02/07/25 through 03/06/25

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



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



Down to Earth

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



Invoice: #130370
January 2025

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

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

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers North CDD A2 Contract (2025)	1/16/2025	2/15/2025	Net 30	
Estimate # 103500				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103500 - Two Rivers North CDD A2 Contract (2025)				\$7,449.25
LCR003: Common Areas - Start 1/1/25				\$7,449.25

<div><p>Billing Questions</p><p>Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060</p><p>Visit us at https://dtelandscape.com for all other questions or concerns.</p></div> <div><p>Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.</p><p>DTElandscape.propertyserviceportal.com</p></div>	Subtotal	\$7,449.25
	Sales Tax	\$0.00
	Total	\$7,449.25
	Credits/Payments	(\$0.00)
	Balance Due	\$7,449.25

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



Invoice: #130473
January 2025

Customer
Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Plant Replacement December 2024 - Per Gary	1/17/2025	2/1/2025	Net 15	
Estimate # 104855				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#104855 - Plant Replacement December 2024 - Per Gary				\$3,716.14
Replace dead plants outlined in inspecton at time and materials				

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

LCE025: Tree/Plant Installation				\$3,716.14
Brown Mulch Installed (E) (Kit)	2 Cubic Foot Bag	65.00	\$9.44	\$613.89
Confederate Jasmine Installed (E) (Kit)	1 Gallon	50.00	\$13.52	\$676.00
Dwarf Yaupon Holly "Schillings" (stokes dwarf) (Material)	3 Gallon	50.00	\$20.03	\$1001.25
Podocarpus "Japanese Yew" Installed (E) (Kit)	3 Gallon	50.00	\$28.50	\$1425.00
LCE006: Irrigation Repairs				\$0.00

<div>Billing Questions Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060 Visit us at https://dtelandscape.com for all other questions or concerns.</div>	Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.			
	DTElandscape.propertyserviceportal.com			
	Subtotal		\$3,716.14	
	Sales Tax		\$0.00	
	Total		\$3,716.14	
	Credits/Payments		(\$0.00)	
	Balance Due		\$3,716.14	

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

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Invoice: #132243
January 2025

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job

Childers amenity center palm
replacement 1/9

Invoice Date

1/31/2025

Date Due

2/15/2025

Terms

Net 15

Customer PO #

Estimate # 107224

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#107224 - Childers amenity center palm replacement 1/9				\$16,445.16
<ul style="list-style-type: none"> Remove dead and diseased Sabel palms located inside the pool area and along the outside back fence of the pool. Excavate soil/clay around hole. Install drainage rock to the bottom of the hole. Install top soil. Modify irrigation as needed. This job requires us to use heavy equipment to reach over the fence and pick up the trees, so we do not damage the paver deck, also area's have limited access. 				

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

LCE025: Tree/Plant Installation				\$15,905.16
Black Mulch Installed (E) (Kit)	2 Cubic Foot Bag	75.00	\$11.26	\$844.49
Drainage Rock (Material)	Ton	3.00	\$158.45	\$475.34
Palm Sabal "Booted" (Kit)	14' CT	12.00	\$682.12	\$8185.39
Rental Equipment (not specified) (Equipment)	Dollar	1.00	\$2937.50	\$2937.50
Site Prep, Removal, & Disposal (E) (Labor)				\$3000.00
Top Soil (Material)	Cubic Yard	3.00	\$154.15	\$462.44
LCE006: Irrigation Repairs				\$540.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	2.00	\$100.00	\$200.00

Billing Questions

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

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[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$16,445.16
Sales Tax	\$0.00
Total	\$16,445.16
Credits/Payments	(\$0.00)
Balance Due	\$16,445.16

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
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Invoice: #132048
January 2025

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job

Childer's Way & Brakett Bend palm
replacment 1/9

Invoice Date

1/29/2025

Date Due

2/13/2025

Terms

Net 15

Customer PO #

Estimate # 107223

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#107223 - Childer's Way & Brakett Bend palm replacment 1/9				\$2,731.34
<ul style="list-style-type: none"> Remove dead/diseased Sabel palms. Install new Sabel palms and stake. Modify irrigation as needed. These tree's are located along Childers 's way next to the sidewalk across from the Lennar model center. 				

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

LCE025: Tree/Plant Installation				\$2,646.34
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
Palm Sabal "Booted" (Kit)	14' CT	3.00	\$682.11	\$2046.34
Site Prep, Removal, & Disposal (E) (Labor)				\$450.00
LCE006: Irrigation Repairs				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

Billing Questions

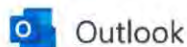
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 5060

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.

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Subtotal	\$2,731.34
Sales Tax	\$0.00
Total	\$2,731.34
Credits/Payments	(\$0.00)
Balance Due	\$2,731.34



Re: Two Rivers Approvals

From Cooper, Jayna <jayna.cooper@inframark.com>

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Attention!**Notice: External Email**

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Hi Dave,

Please use this email as authorization to perform work up to \$6,000 without preapproval at Two Rivers North & Two Rivers West.

Thank you,

Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>

Sent: Wednesday, January 8, 2025 9:19 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>

Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Subject: Two Rivers Approvals

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good morning, Jayna, it was nice talking with you yesterday. I am super excited to be working with you and the whole team out at Two Rivers. I can tell from everyone that I have spoken with that this community is going to be amazing.

As I get brought up to speed, I will be handling the daily workload out on property. Speaking with Chris and also with yourself I understand there is a monthly pre-approved landscaping budget of \$6k. This covers any dead plant material and irrigation work. If I can get from you a simple email stating this, I will attach it to your account, so we won't have any delays in getting work done. I will still notify you of any work that is getting done so everyone is aware. If you could please add me to any email groups or other contacts that I need to manage this property I would greatly appreciate that. I look forward to meeting up with you later this morning.

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtelandscape.com



Down to Earth

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



Invoice: #132049
Appendix Page 22

January 2025

Customer

Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job

North water Amenity center 1/9

Invoice Date

1/29/2025

Date Due

2/13/2025

Terms

Net 15

Customer PO #

Estimate # 107225

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#107225 - North water Amenity center 1/9				\$7,868.53
<ul style="list-style-type: none"> Install 4 Oak tree's in the front of the amenity center. 2 Oak trees are 3" caliper, and 2 Oak trees are 4" caliper. Modify irrigation as needed. 				

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

LCE025: Tree/Plant Installation				\$7,783.53
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
Live Oak "Cathedral" installed (E) (Kit)	3" Caliper	2.00	\$1363.33	\$2726.66
Live Oak "Cathedral" installed (E) (Kit)	4" Caliper	2.00	\$1890.94	\$3781.87
Site Prep, Removal, & Disposal (E) (Labor)				\$1125.00
LCE006: Irrigation Repairs				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

Billing Questions

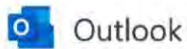
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 5060

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Subtotal	\$7,868.53
Sales Tax	\$0.00
Total	\$7,868.53
Credits/Payments	(\$0.00)
Balance Due	\$7,868.53



Re: Two Rivers Approvals

From Cooper, Jayna <jayna.cooper@inframark.com>

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

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Hi Dave,

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Thank you,

Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>

Sent: Wednesday, January 8, 2025 9:19 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>

Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Subject: Two Rivers Approvals

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As I get brought up to speed, I will be handling the daily workload out on property. Speaking with Chris and also with yourself I understand there is a monthly pre-approved landscaping budget of \$6k. This covers any dead plant material and irrigation work. If I can get from you a simple email stating this, I will attach it to your account, so we won't have any delays in getting work done. I will still notify you of any work that is getting done so everyone is aware. If you could please add me to any email groups or other contacts that I need to manage this property I would greatly appreciate that. I look forward to meeting up with you later this morning.

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtelandscape.com



Down to Earth

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Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #131854
February 2025

Customer

Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A2 Contract (2025)	2/1/2025	3/3/2025	Net 30	
Estimate # 103500				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103500 - Two Rivers North CDD A2 Contract (2025)				\$17,627.74
LCR003: General Maintenance				\$4,393.36
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$185.42
LCR003: Common Areas - Start 1/1/25				\$7,449.25
LCR003: A2 Amenity Addendum - Start 12/4/24				\$5,010.89
LCR003: Shell Paths Addendum - Start 12/4/24				\$588.82

<div><p>Billing Questions</p><p>Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060</p><p>Visit us at https://dtelandscape.com for all other questions or concerns.</p></div>	Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.		Subtotal	\$17,627.74
	DTElandscape.propertyserviceportal.com		Sales Tax	\$0.00
			Total	\$17,627.74
			Credits/Payments	(\$0.00)
			Balance Due	\$17,627.74

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Invoice: #131840
February 2025

Customer
Two Rivers North CDD - Childers
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD - Childers
, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Childers Contract (2025)	2/1/2025	3/3/2025	Net 30	
Estimate # 103505				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103505 - Two Rivers North CDD - Childers Contract (2025)				\$7,093.84
LCR003: General Maintenance				\$572.00
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: NW Corner Addendum - Start 12/4/24				\$2,881.84

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

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Subtotal	\$7,093.84
Sales Tax	\$0.00
Total	\$7,093.84
Credits/Payments	(\$0.00)
Balance Due	\$7,093.84

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Invoice: #131839
February 2025

Customer
Two Rivers North CDD - Northwater
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD -
Northwater
35726 Durand Court
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Northwater Contract (2025)	2/1/2025	3/3/2025	Net 30	
Estimate # 103503				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103503 - Two Rivers North CDD - Northwater Contract (2025)				\$6,884.80
LCR003: General Maintenance				\$915.20
LCR003: Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23				\$1,965.60
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: Additional Mowing Behind DRH Sales Model - Start 10/1/23				\$364.00

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

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Subtotal	\$6,884.80
Sales Tax	\$0.00
Total	\$6,884.80
Credits/Payments	(\$0.00)
Balance Due	\$6,884.80

Down to Earth

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Cleveland, Ohio 44192-0002
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Invoice: #131853
February 2025

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

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

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers North CDD A1 Contract (2025)	2/1/2025	3/3/2025	Net 30	
Estimate # 103499				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103499 - Two Rivers North CDD A1 Contract (2025)				\$5,973.74
LCR003: General Maintenance				\$4,278.93
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$135.23
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,559.58

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

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Subtotal	\$5,973.74
Sales Tax	\$0.00
Total	\$5,973.74
Credits/Payments	(\$0.00)
Balance Due	\$5,973.74

Down to Earth

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Invoice: #132090
 Agenda Page 22

January 2025

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job

Top dress flower bed along
Widewater Way 1/20

Invoice Date

1/30/2025

Date Due

2/14/2025

Terms

Net 15

Customer PO #

Estimate # 107944

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#107944 - Top dress flower bed along Widewater Way 1/20				\$4,502.98
<ul style="list-style-type: none"> Top dress flower bed along Widewater way. This is the area where the drip lines were exposed and not buried. Top dress flower bed around ornamental grasses. Bury exposed drip lines. Proposal requested by Gary 				

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

LCE025: Tree/Plant Installation				\$4,502.98
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	300.00	\$11.26	\$3377.98
Site Prep, Removal, & Disposal (E) (Labor)				\$1125.00

Billing Questions

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

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[DTElandscape.property-service-portal.com](https://dtelandscape.com/property-service-portal.com)

Subtotal	\$4,502.98
Sales Tax	\$0.00
Total	\$4,502.98
Credits/Payments	(\$0.00)
Balance Due	\$4,502.98

Down to Earth

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



Invoice: #132091
January 2025

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job

January 2025 irrigation inspection
repairs

Invoice Date

1/30/2025

Date Due

2/14/2025

Terms

Net 15

Customer PO #

Estimate # 108536

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#108536 - January 2025 irrigation inspection repairs				\$194.67

January 2025 irrigation inspection repairs

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

Irrigation Installation				\$194.67
15 CST RAIN BIRD PLASTIC NOZZLE (Material)	Each	1.00	\$2.14	\$2.14
1806 6" SPRAY NSI (Material)	Each	1.00	\$7.09	\$7.09
Drip Tube (Material)	Foot	5.00	\$0.84	\$4.21
Drip Tube Fittings (Material)	Each	10.00	\$0.74	\$7.40
Funny Pipe Fittings (Material)	Each	2.00	\$1.92	\$3.83
Irrigation Labor (Hide) (Labor)				\$170.00

Billing Questions

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

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Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/propertyserviceportal.com)

Subtotal	\$194.67
Sales Tax	\$0.00
Total	\$194.67
Credits/Payments	(\$0.00)
Balance Due	\$194.67

Green = 100 Operational
 Yellow= minor issues
 Red= Zone not functioning



**Down to Earth
 Landscape & Irrigation**
 PO Box 72701
 Cleveland, 44192-0002
 (321) 263-2700

Irrigation Inspection

Two Rivers North CDD A1
 Audited By: Michael Burnett on 01/20/25

Wet checks

Inspection completed 1/16/25

Controller

Park timer - Hunter XC Hybrid - 8:30 PM start time Tuesday and Friday

Zone 1

Drip zone - 25 minute run time

Zone 2

Drip zone - 25 minute run time

Zone 3

Bubbler zone - 40 minute run time

Zone 4

Spray zone - 12 minute run time

Zone 5

Spray zone - 12 minute run time

Zone 6

Spray zone - 12 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Irrigation Inspection

Two Rivers North CDD A1
Audited By: Michael Burnett on 01/20/25

Wet checks

Inspection completed 1/16/25

Controller

Pool timer - Hunter ICC2 - 7:00PM start time Monday, Wednesday and Friday

Zone 1

Spray zone - 15 minute run time

Zone 2

Bubbler zone - 25 minute run time

Zone 3

Drip zone - 25 minute run time

Zone 4

Drip zone - 25 minute run time

Zone 5

Drip zone - 25 minute run time

Zone 6

Bubbler zone - 25 minute run time

Zone 7

Drip zone - 25 minute run time

Zone 8

Drip zone - 25 minute run time

Zone 9

Bubbler zone - 25 minute run time

Zone 10

Drip zone - 25 minute run time

Zone 11

MPR zone - 10 minute run time

Zone 12

Bubbler zone - 11 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Zone 13

Drip zone - 25 minute run time

Zone 14

Drip zone - 25 minute run time

Zone 15

Bubbler zone - 25 minute run time

Zone 16

MPR zone - 30 minute run time

Zone 17

MPR zone - 30 minute run time

Zone 18

Drip zone - 25 minute run time

Zone 19

Bubbler zone - 25 minute run time

Zone 20

Spray zone - 12 minute run time

Zone 21

Drip zone - 25 minute run time

Zone 22

Spray zone - 12 minute run time

Zone 23

Drip zone - 25 minute run time

Zone 24

Spray zone - 12 minute run time

Zone 25

Bubbler zone - 20 minute run time

Zone 26

Drip zone - 25 minute run time 1 Drip line break repaired under warranty - no charge

Zone 27

Spray zone - 12 minute run time

Green = 100 Operational

Yellow = minor issues

Red = Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Irrigation Inspection

Two Rivers North CDD A1

Audited By: Michael Burnett on 01/22/25

Wet checks

Inspection completed /22/25

Controller

Entrance timer - Hunter ACC2 - 7:00PM start time Tuesday, Thursday, and Saturday

Zone 1

Drip zone - 20 minute run time

Zone 2

Bubbler zone - 15 minute run time

Zone 3

MPR zone - 20 minute run time

Zone 4

Drip zone - 15 minute run time Repaired 4 Drip line breaks under warranty - no charge

Zone 5

Drip zone - 20 minute run time Repaired 5 Drip line breaks under warranty - no charge

Zone 6

Bubbler zone - 15 minute run time Repaired 1 line break - billable

Zone 7

Spray zone - 20 minute run time

Zone 8

Bubbler zone - 15 minute run time

Zone 9

Drip zone - 15 minute run time Repaired 5 Drip line breaks under warranty - no charge Repaired 7 Drip line breaks - billable

Zone 10

Bubbler zone - 15 minute run time

Zone 11

Drip zone - 20 minute run time

Zone 12

Bubbler zone - 20 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
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Zone 13

Bubbler zone - 15 minute run time

Zone 14

Spray zone - 20 minute run time

Zone 15

Bubbler zone - 15 minute run time

Zone 16

Spray zone - 15 minute run time

Zone 17

Spray zone - 15 minute run time Repaired 1 line break - billable

Zone 18

Drip zone - 15 minute run time

Zone 19

Spray zone - 15 minute run time

Zone 20

Drip zone - 15 minute run time

Zone 21

Bubbler zone - 15 minute run time

Zone 22

Drip zone - 15 minute run time Repaired 2 Drip line breaks - billable

Zone 23

Spray zone - 15 minute run time

Zone 24

Spray zone - 15 minute run time

Zone 25

Drip zone - 15 minute run time

Zone 26

Drip zone - 15 minute run time

Zone 27

Bubbler zone - 15 minute run time

Zone 28

Drip zone - 15 minute run time

Zone 29

MPR zone - 20 minute run time

Green = 100 Operational
 Yellow= minor issues
 Red= Zone not functioning



**Down to Earth
 Landscape & Irrigation**
 PO Box 72701
 Cleveland, 44192-0002
 (321) 263-2700

Zone 30

Drip zone - 20 minute run time

Zone 31

Drip zone - 20 minute run time

Zone 32

Bubbler zone - 15 minute run time

Zone 33

Drip zone - 15 minute run time

Zone 34

Drip zone - 15 minute run time

Zone 35

Bubbler zone - 15 minute run time

Zone 36

Drip zone - 15 minute run time

Zone 37

Bubbler zone - 15 minute run time

Zone 38

Drip zone- 20 minute run time

Zone 39

Drip zone- 20 minute run time

Zone 40

Bubbler zone - 15 minute run time

Green = 100 Operational
 Yellow= minor issues
 Red= Zone not functioning



**Down to Earth
 Landscape & Irrigation**
 PO Box 72701
 Cleveland, 44192-0002
 (321) 263-2700

Irrigation Inspection

Two Rivers North CDD A1
 Audited By: Michael Burnett on 01/20/25

Wet checks

Inspection completed 1/16/25

Controller

Park timer - Hunter XC Hybrid - 8:30 PM start time Tuesday and Friday

Zone 1

Drip zone - 25 minute run time

Zone 2

Drip zone - 25 minute run time

Zone 3

Bubbler zone - 40 minute run time

Zone 4

Spray zone - 12 minute run time

Zone 5

Spray zone - 12 minute run time

Zone 6

Spray zone - 12 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Irrigation Inspection

Two Rivers North CDD A1
Audited By: Michael Burnett on 01/20/25

Wet checks

Inspection completed 1/16/25

Controller

Pool timer - Hunter ICC2 - 7:00PM start time Monday, Wednesday and Friday

Zone 1

Spray zone - 15 minute run time

Zone 2

Bubbler zone - 25 minute run time

Zone 3

Drip zone - 25 minute run time

Zone 4

Drip zone - 25 minute run time

Zone 5

Drip zone - 25 minute run time

Zone 6

Bubbler zone - 25 minute run time

Zone 7

Drip zone - 25 minute run time

Zone 8

Drip zone - 25 minute run time

Zone 9

Bubbler zone - 25 minute run time

Zone 10

Drip zone - 25 minute run time

Zone 11

MPR zone - 10 minute run time

Zone 12

Bubbler zone - 11 minute run time

Green = 100 Operational

Yellow= minor issues

Red= Zone not functioning



**Down to Earth
Landscape & Irrigation**

PO Box 72701
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(321) 263-2700

Zone 13

Drip zone - 25 minute run time

Zone 14

Drip zone - 25 minute run time

Zone 15

Bubbler zone - 25 minute run time

Zone 16

MPR zone - 30 minute run time

Zone 17

MPR zone - 30 minute run time

Zone 18

Drip zone - 25 minute run time

Zone 19

Bubbler zone - 25 minute run time

Zone 20

Spray zone - 12 minute run time

Zone 21

Drip zone - 25 minute run time

Zone 22

Spray zone - 12 minute run time

Zone 23

Drip zone - 25 minute run time

Zone 24

Spray zone - 12 minute run time

Zone 25

Bubbler zone - 20 minute run time

Zone 26

Drip zone - 25 minute run time 1 Drip line break repaired under warranty - no charge

Zone 27

Spray zone - 12 minute run time

Green = 100 Operational

Yellow = minor issues

Red = Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Irrigation Inspection

Two Rivers North CDD A1
Audited By: Michael Burnett on 01/22/25

Wet checks

Inspection completed /22/25

Controller

Entrance timer - Hunter ACC2 - 7:00PM start time Tuesday, Thursday, and Saturday

Zone 1

Drip zone - 20 minute run time

Zone 2

Bubbler zone - 15 minute run time

Zone 3

MPR zone - 20 minute run time

Zone 4

Drip zone - 15 minute run time Repaired 4 Drip line breaks under warranty - no charge

Zone 5

Drip zone - 20 minute run time Repaired 5 Drip line breaks under warranty - no charge

Zone 6

Bubbler zone - 15 minute run time Repaired 1 line break - billable

Zone 7

Spray zone - 20 minute run time

Zone 8

Bubbler zone - 15 minute run time

Zone 9

Drip zone - 15 minute run time Repaired 5 Drip line breaks under warranty - no charge Repaired 7 Drip line breaks - billable

Zone 10

Bubbler zone - 15 minute run time

Zone 11

Drip zone - 20 minute run time

Zone 12

Bubbler zone - 20 minute run time

Green = 100 Operational

Yellow = minor issues

Red = Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Zone 13

Bubbler zone - 15 minute run time

Zone 14

Spray zone - 20 minute run time

Zone 15

Bubbler zone - 15 minute run time

Zone 16

Spray zone - 15 minute run time

Zone 17

Spray zone - 15 minute run time Repaired 1 line break - billable

Zone 18

Drip zone - 15 minute run time

Zone 19

Spray zone - 15 minute run time

Zone 20

Drip zone - 15 minute run time

Zone 21

Bubbler zone - 15 minute run time

Zone 22

Drip zone - 15 minute run time Repaired 2 Drip line breaks - billable

Zone 23

Spray zone - 15 minute run time

Zone 24

Spray zone - 15 minute run time

Zone 25

Drip zone - 15 minute run time

Zone 26

Drip zone - 15 minute run time

Zone 27

Bubbler zone - 15 minute run time

Zone 28

Drip zone - 15 minute run time

Zone 29

MPR zone - 20 minute run time

Green = 100 Operational
 Yellow= minor issues
 Red= Zone not functioning



**Down to Earth
 Landscape & Irrigation**
 PO Box 72701
 Cleveland, 44192-0002
 (321) 263-2700

Zone 30

Drip zone - 20 minute run time

Zone 31

Drip zone - 20 minute run time

Zone 32

Bubbler zone - 15 minute run time

Zone 33

Drip zone - 15 minute run time

Zone 34

Drip zone - 15 minute run time

Zone 35

Bubbler zone - 15 minute run time

Zone 36

Drip zone - 15 minute run time

Zone 37

Bubbler zone - 15 minute run time

Zone 38

Drip zone- 20 minute run time

Zone 39

Drip zone- 20 minute run time

Zone 40

Bubbler zone - 15 minute run time

Down to Earth

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



Invoice: #132262
Appendix Page 42

January 2025

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

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

Project/Job

January 2025 irrigation inspection
repairs

Estimate # 108540

Invoice Date

1/31/2025

Date Due

2/15/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#108540 - January 2025 irrigation inspection repairs				\$93.99

January 2025 irrigation inspection repairs

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

Irrigation Installation				\$93.99
12' RB PLASTIC NOZZLE QUARTER 25/EA (Material)	Each	3.00	\$1.94	\$5.81
1806 6" SPRAY NSI (Material)	Each	3.00	\$7.09	\$21.27
Drip Tube (Material)	Foot	2.00	\$0.84	\$1.68
Drip Tube Fittings (Material)	Each	2.00	\$0.74	\$1.48
Irrigation Labor (Hide) (Labor)				\$63.75

Billing Questions

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

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.

[DTElandscape.propertyserviceportal.com](https://dtelandscap.com/propertyserviceportal.com)

Subtotal	\$93.99
Sales Tax	\$0.00
Total	\$93.99
Credits/Payments	(\$0.00)
Balance Due	\$93.99

Green = 100 Operational

Yellow = minor issues

Red = Zone not functioning



**Down to Earth
Landscape & Irrigation**

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

Irrigation Inspection

Two Rivers North CDD A2

Audited By: Michael Burnett on 01/22/25

Wet checks

Inspection completed 1/22/25

Controller

Entrance timer - Hunter ICC2 - 8:00PM start time Wednesday and Saturday

Zone 1

Drip zone - 20 minute run time Repaired 1 Drip line break - billable

Zone 2

Bubbler zone - 16 minute run time

Zone 3

Spray zone - 16 minute run time

Zone 4

Drip zone - 16 minute run time

Zone 5

Drip zone - 16 minute run time

Zone 6

Bubbler zone - 16 minute run time

Zone 7

Spray zone - 16 minute run time

Zone 8

Drip zone - 16 minute run time

Zone 9

Spray zone - 16 minute run time

Zone 10

Bubbler zone - 16 minute run time

Zone 11

Drip zone - 16 minute run time

Zone 12

Spray zone - 16 minute run time Repaired 1 broken spray - billable

Green = 100 Operational

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**Down to Earth
Landscape & Irrigation**

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

Zone 13

Spray zone - 15 minute run time Repaired 1 broken spray - billable

Zone 14

Drip zone - 16 minute run time

Zone 15

Bubbler zone - 6 minute run time

Zone 16

Drip zone - 16 minute run time

Zone 17

Spray zone - 16 minute run time

Zone 18

Spray zone - 16 minute run time

Zone 19

Spray zone - 16 minute run time

Zone 20

Drip zone - 16 minute run time

Zone 21

Bubbler zone - 16 minute run time

Zone 22

Drip zone - 16 minute run time

Zone 23

Drip zone - 16 minute run time

Zone 24

Drip zone - 16 minute run time

Zone 25

Bubbler zone - 12 minute run time

Zone 26

Drip zone - 16 minute run time

Zone 27

Drip zone - 16 minute run time

Zone 28

Bubbler zone - 16 minute run time

Zone 29

Drip zone - 16 minute run time

Green = 100 Operational

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PO Box 72701
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(321) 263-2700

Zone 30

Bubbler zone - 16 minute run time

Zone 31

Drip zone - 16 minute run time

Zone 32

Drip zone - 16 minute run time

Zone 33

Bubbler zone - 16 minute run time

Green = 100 Operational

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**Down to Earth
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PO Box 72701
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Irrigation Inspection

Two Rivers North CDD A2
Audited By: Michael Burnett on 01/22/25

Wet checks

Inspection completed 1/22/25

Controller

Pool timer - Hunter ICC2 - 12:00AM start time Monday, Wednesday, and Friday

Zone 1

Bubblerzone - 20 minute run time

Zone 2

Spray zone - 15 minute run time

Zone 3

Drip zone - 15 minute run time

Zone 4

Bubbler zone - 20 minute run time

Zone 5

Drip zone - 15 minute run time

Zone 6

Drip zone - 15 minute run time

Zone 7

Bubbler zone - 20 minute run time

Zone 8

Drip zone - 15 minute run time

Zone 9

Bubbler zone - 20 minute run time

Zone 10

Drip zone - 15 minute run time

Zone 11

Bubbler zone - 20 minute run time

Zone 12

Spray zone - 15 minute run time

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**Down to Earth
 Landscape & Irrigation**
 PO Box 72701
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Zone 13

Drip zone - 15 minute run time

Zone 14

Drip zone - 15 minute run time

Zone 15

Bubbler zone - 20 minute run time

Zone 16

Drip zone - 15 minute run time

Zone 17

Drip zone - 15 minute run time

Zone 18

Bubbler zone - 20 minute run time

Zone 19

Repaired 1 broken spray - billable Spray zone - 15 minute run time

Zone 20

Drip zone - 15 minute run time

Zone 21

Bubbler zone - 20 minute run time

Zone 22

Drip zone - 20 minute run time

Zone 23

Drip zone - 20 minute run time

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PO Box 72701
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Irrigation Inspection

Two Rivers North CDD A2
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Wet checks

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Controller

Entrance timer - Hunter ICC2 - 8:00PM start time Wednesday and Saturday

Zone 1

Drip zone - 20 minute run time Repaired 1 Drip line break - billable

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Zone 3

Spray zone - 16 minute run time

Zone 4

Drip zone - 16 minute run time

Zone 5

Drip zone - 16 minute run time

Zone 6

Bubbler zone - 16 minute run time

Zone 7

Spray zone - 16 minute run time

Zone 8

Drip zone - 16 minute run time

Zone 9

Spray zone - 16 minute run time

Zone 10

Bubbler zone - 16 minute run time

Zone 11

Drip zone - 16 minute run time

Zone 12

Spray zone - 16 minute run time Repaired 1 broken spray - billable

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Zone 13

Spray zone - 15 minute run time Repaired 1 broken spray - billable

Zone 14

Drip zone - 16 minute run time

Zone 15

Bubbler zone - 6 minute run time

Zone 16

Drip zone - 16 minute run time

Zone 17

Spray zone - 16 minute run time

Zone 18

Spray zone - 16 minute run time

Zone 19

Spray zone - 16 minute run time

Zone 20

Drip zone - 16 minute run time

Zone 21

Bubbler zone - 16 minute run time

Zone 22

Drip zone - 16 minute run time

Zone 23

Drip zone - 16 minute run time

Zone 24

Drip zone - 16 minute run time

Zone 25

Bubbler zone - 12 minute run time

Zone 26

Drip zone - 16 minute run time

Zone 27

Drip zone - 16 minute run time

Zone 28

Bubbler zone - 16 minute run time

Zone 29

Drip zone - 16 minute run time

Green = 100 Operational

Yellow= minor issues

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**Down to Earth
Landscape & Irrigation**

PO Box 72701
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Zone 30

Bubbler zone - 16 minute run time

Zone 31

Drip zone - 16 minute run time

Zone 32

Drip zone - 16 minute run time

Zone 33

Bubbler zone - 16 minute run time

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**Down to Earth
Landscape & Irrigation**

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Irrigation Inspection

Two Rivers North CDD A2
Audited By: Michael Burnett on 01/22/25

Wet checks

Inspection completed 1/22/25

Controller

Pool timer - Hunter ICC2 - 12:00AM start time Monday, Wednesday, and Friday

Zone 1

Bubblerzone - 20 minute run time

Zone 2

Spray zone - 15 minute run time

Zone 3

Drip zone - 15 minute run time

Zone 4

Bubbler zone - 20 minute run time

Zone 5

Drip zone - 15 minute run time

Zone 6

Drip zone - 15 minute run time

Zone 7

Bubbler zone - 20 minute run time

Zone 8

Drip zone - 15 minute run time

Zone 9

Bubbler zone - 20 minute run time

Zone 10

Drip zone - 15 minute run time

Zone 11

Bubbler zone - 20 minute run time

Zone 12

Spray zone - 15 minute run time

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**Down to Earth
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 PO Box 72701
 Cleveland, 44192-0002
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Zone 13

Drip zone - 15 minute run time

Zone 14

Drip zone - 15 minute run time

Zone 15

Bubbler zone - 20 minute run time

Zone 16

Drip zone - 15 minute run time

Zone 17

Drip zone - 15 minute run time

Zone 18

Bubbler zone - 20 minute run time

Zone 19

Repaired 1 broken spray - billable Spray zone - 15 minute run time

Zone 20

Drip zone - 15 minute run time

Zone 21

Bubbler zone - 20 minute run time

Zone 22

Drip zone - 20 minute run time

Zone 23

Drip zone - 20 minute run time



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

142893

DATE

2/1/2025

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#
DUE DATE

3/3/2025

BILL TO

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

Services provided for the Month of: February 2025

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

Subtotal

\$3,825.00

Tax

\$0.00

Total Due

\$3,825.00

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
142149

CUSTOMER ID
C2410

PO#

DATE
1/27/2025

NET TERMS
Net 30

DUE DATE
2/26/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson-11-22-24 SPRINGHILL SUITES LAND : meeting space: \$130.54 Jana Cooper- 12-2-2024 MINUTEKEY : Clubhouse Key Copies: \$24.62, LOWES #01605* : Clubhouse Key Tags: \$10.59, 12-3-2024 BIG SUN FENCING : Fence Repair: \$1,150.00	1	Ea	1,280.54		1,280.54
B/W Copies	253	Ea	0.15		37.95
Postage	1	Ea	119.08		119.08
Subtotal					1,437.57

Subtotal	\$1,437.57
Tax	\$0.00
Total Due	\$1,437.57

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

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

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ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
1/30/2025	3772

Bill To
Two Rivers North CDD Northwater 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	January 2025 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	350.00	350.00
All work is complete!		Total	\$1,725.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
1/30/2025	3771

Bill To
Two Rivers North CDD Childers 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	January 2024 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
	1/13/25 Party clean with bottles	175.00	175.00
	Water fountain repair	125.00	125.00
All work is complete!		Total	\$1,875.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
1/30/2025	3786

Bill To
Two Rivers North CDD Northwater 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Paint repaired column on the pool deck damaged from Hurricane Milton Price includes all labor and materials	175.00	175.00
All work is complete!		Total	\$175.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
2/6/2025	3796

Bill To
Two Rivers North CDD Childers 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Repair Office door as the door closer pulled the frame molding off the wall. The molding was reattached after installing drywall anchors and the door closer was then re-attached above the door. Price includes all labor and materials	175.00	175.00
All work is complete!		Total	\$175.00

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9570-B	02/01/2025	\$3,010.00	03/03/2025	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

Invoice Number	2354014
Invoice Date	February 6, 2025
Purchase Order	14283.50
Customer Number	175059
Project Number	238202126

Bill To

Two Rivers North
Community Development
District
Accounts Payable
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project	Two Rivers North CDD.			
	Project Manager	Stewart, Tonja L	Contract Upset	14,283.50
	Current Invoice Total (USD)	349.50	Contract Billed to Date For Period Ending	349.50 February 1, 2025

Top Task	2025	2025 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	0.50	160.00	80.00
Level 07	Nurse, Vanessa M	0.50	167.00	83.50
Level 10	Waag, R Tyson (Tyson)	0.50	182.00	91.00
Level 10	Waag, R Tyson (Tyson)	0.50	190.00	95.00
Subtotal Professional Services		2.00		349.50

Top Task Subtotal	2025 FY General Consulting	349.50
-------------------	----------------------------	--------

Total Fees & Disbursements	349.50
INVOICE TOTAL (USD)	349.50

Net Due in 30 Days or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-12-12	238202126	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2025-01-23	238202126	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2024-12-17	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW AGENDA AND MONTHLY BOARD MEETING ATTENDANCE	
2025-01-21	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
Total Project 238202126					2.00		\$349.50		



Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

Agenda Page 61

INVOICE #: 590275800

WORK DATE: 01/30/2025

BILL-TO 59026713

Two Rivers North CDD
Jayna Cooper
2689 Widewater Wy
A2
Zephyrhills, FL 33541

Phone: 813-608-8242
Mobile: 813-608-8242

LOCATION 59026713

Two Rivers North CDD
Jayna Cooper
2689 Widewater Wy
A2
Zephyrhills, FL 33541

Phone: 813-608-8242
Mobile: 813-608-8242

Time In: 01/30/2025 07:38:00 AM
Time Out: 01/30/2025 08:05:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Elvin Colon

License #: FL - JE354562

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Monthly Commercial	1.00	85.00
				Subtotal 85.00
				Tax 0.00
				Total Due: 85.00

TECHNICIANS

Elvin Colon

License #:
FL - JE354562

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NiBor D Solution.		64405-8	98.0000%	5.0000	Disodium Octaborate Tetrahydrate	0.5000 Fluid Ounce	0.0313 Ounce
Target Pests: Flies							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.

Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

TWO RIVERS NORTH CDDMEETING DATE: **February 18, 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: **February 18, 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: **February 18, 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 BL000866644 0100899386

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

1100311555 **Account Number**

\$ 88.53 **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 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

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

Account Summary

\$	27.57 - Previous Balance
-	27.57 - Payment Received - Thank you
\$	0.00 - Balance Before New Charges
	88.53 - Natural Gas Commodity Charges
\$	88.53 - Total New Charges Past Due after February 7, 2025
\$	88.53 - Total Amount Due

General Information

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

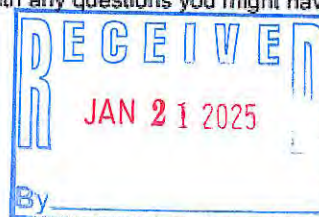
Local Utility Numbers

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

Important Messages

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 - November 15, 2024 to December 16, 2024 Bill Statement
Billing month - December 2024
111.80 - Gas consumed (Therms)

Cost Of Gas Used

General Business Rate

\$	77.74	- Variable Index Gas (111.80 Therms X \$0.6953488)
+	5.00	- Customer Svc Chr
+	4.96	- State Sales Tax
+	0.83	- Local Optional Sales Tax
\$	88.53	- Total Gas Charges

Other Information



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

Agenda Page 67



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Pay By Phone: 1-855-786-5344

3997 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: **1520 WEBBSTONE WAY**

Bill Number: 21744907

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	663	1/7/2025	1376	29	713

Usage History

Reclaimed

January 2025 713
December 2024 182

Transactions

Previous Bill 691.42
Payment -691.42 CR
Past Due 0.00

Current Transactions

Reclaimed

Reclaimed 713 Thousand Gals X \$0.81 577.53

Total Current Transactions

577.53

TOTAL BALANCE DUE

\$577.53

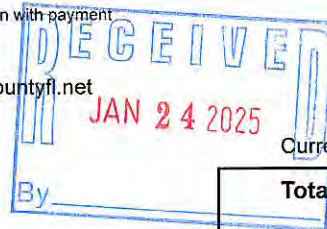
*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 1255145
Customer # 01547338
Past Due 0.00
Current Transactions 577.53

Total Balance Due \$577.53
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

PASCO COUNTY UTILITIES
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015473385125514552174490760000577531



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Agenda Page 68



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14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 21744152

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	1064	1/7/2025	1068	29	4
Irrig Potable	232051302	12/9/2024	163	1/7/2025	176	29	13

Usage History

Water		
January 2025	4	13
December 2024	1	4

Transactions

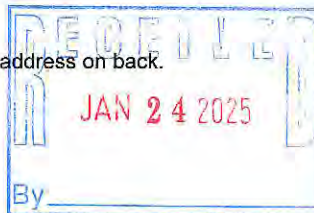
Previous Bill	1,730.58
Payment	-1,730.58 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	4.0 Thousand Gals X \$2.10 8.40
Sewer	
Sewer Base Charge	157.56
Sewer Charges	4.0 Thousand Gals X \$6.94 27.76
Irrigation	
Water Base Charge	21.56
Water Tier 1	13.0 Thousand Gals X \$3.34 43.42
Total Current Transactions	320.38
TOTAL BALANCE DUE	\$320.38



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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 320.38

Total Balance Due \$320.38
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015473385121816012174415240000320382



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Agenda Page 69



3994 0 1
14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 21743904

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	217	1/7/2025	266	29	49

Usage History

Reclaimed

January 2025
December 2024

49
4

Transactions

Previous Bill 216.24
Payment -216.24 CR

Balance Forward 0.00

Current Transactions

Reclaimed

Reclaimed 49 Thousand Gals X \$0.81 39.69

Total Current Transactions 39.69

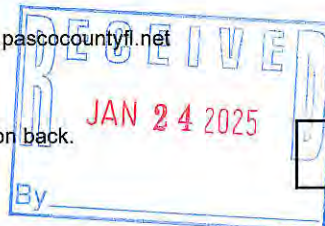
TOTAL BALANCE DUE \$39.69



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Account # 1200775
Customer # 01547338

Balance Forward 0.00
Current Transactions 39.69

Total Balance Due \$39.69
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015473385120077542174390480000039697



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4007 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 21743897

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	339	1/7/2025	450	29	111

Usage History

Reclaimed

January 2025
December 2024
November 2024
October 2024
September 2024
August 2024

111
121
128
90
0
0

Transactions

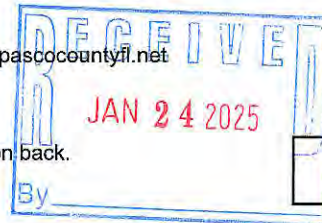
Previous Bill	98.01
Payment	-98.01 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	111 Thousand Gals X \$0.81
	89.91
Total Current Transactions	89.91
TOTAL BALANCE DUE	\$89.91



Please return this portion with payment

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Account # 1200615
Customer # 01530465
Balance Forward 0.00
Current Transactions 89.91

Total Balance Due \$89.91
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015304650120061532174389770000089911



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4006 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 21743896

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	673	1/7/2025	732	29	59

Usage History

Reclaimed

January 2025	59
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

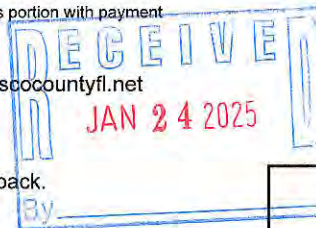
Transactions

Previous Bill	47.79
Payment	-47.79 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	59 Thousand Gals X \$0.81 47.79
Total Current Transactions	47.79
TOTAL BALANCE DUE	\$47.79



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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	47.79

Total Balance Due	\$47.79
Due Date	2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015304650120056062174389600000047797



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Pay By Phone: 1-855-786-5344

4005 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 21743895

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	195	1/7/2025	210	29	15

Usage History

Reclaimed

January 2025	15
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

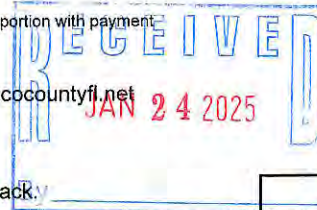
Transactions

Previous Bill	10.53
Payment	-10.53 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$0.81 12.15
Total Current Transactions	12.15
TOTAL BALANCE DUE	\$12.15



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Account # 1200555
Customer # 01530465

Balance Forward 0.00
Current Transactions 12.15

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Total Balance Due \$12.15
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015304650120055522174389530000012157



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4004 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 21743893

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	5758	1/7/2025	6026	29	268

Usage History

Reclaimed

January 2025	268
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

Transactions

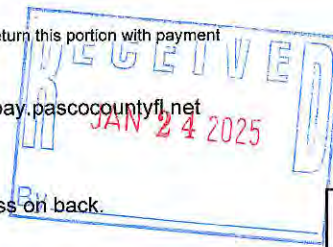
Previous Bill	157.14
Payment	-157.14 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	268 Thousand Gals X \$0.81 217.08
Total Current Transactions	217.08
TOTAL BALANCE DUE	\$217.08



Please return this portion with payment

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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	217.08

Total Balance Due	\$217.08
Due Date	2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015304650120054532174389390000217086



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DADE CITY (352) 521-4285

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35738 LOCKMAN WAY - RECLAIM**

Bill Number: 21745808

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	85	1/7/2025	171	29	86

Usage History

Reclaimed

January 2025
December 2024
November 2024

86
85
0

Transactions

Previous Bill 68.85
Payment -68.85 CR

Balance Forward

0.00

Current Transactions

Reclaimed

Reclaimed 86 Thousand Gals X \$0.81 69.66

Total Current Transactions

69.66

TOTAL BALANCE DUE

\$69.66



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net



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Account # 1291525
Customer # 01530465
Balance Forward 0.00
Current Transactions 69.66

Total Balance Due \$69.66
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015304650129152592174580810000069667



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 21744151

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	194	1/7/2025	225	29	31
Irrig Potable	232051286	12/9/2024	404	1/7/2025	434	29	30

Usage History

Water		
January 2025	31	30
December 2024	84	198
November 2024	4	29
October 2024	5	49
September 2024	100	101
August 2024	0	21

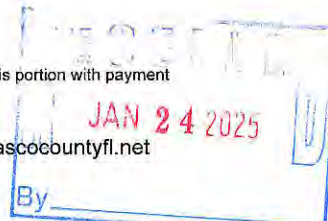
Transactions

Previous Bill	2,681.79
Payment	-2,681.79 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	31.0 Thousand Gals X \$2.10 65.10
Sewer	
Sewer Base Charge	157.56
Sewer Charges	31.0 Thousand Gals X \$6.94 215.14
Irrigation	
Water Base Charge	21.56
Water Tier 1	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	5.0 Thousand Gals X \$6.69 33.45
Total Current Transactions	637.99
TOTAL BALANCE DUE	\$637.99



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Account #	1218150
Customer #	01530465
Balance Forward	0.00
Current Transactions	637.99

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Total Balance Due	\$637.99
Due Date	2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

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015304650121815022174415170000637994



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 21743908

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	299	1/7/2025	353	29	54

Usage History

Reclaimed

January 2025	54
December 2024	49
November 2024	121
October 2024	115
September 2024	14
August 2024	0

Transactions

Previous Bill	39.69
Payment	-39.69 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	54 Thousand Gals X \$0.81 43.74
Total Current Transactions	43.74
TOTAL BALANCE DUE	\$43.74



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By

Account # 1200810
Customer # 01530465

Balance Forward 0.00
Current Transactions 43.74

Total Balance Due \$43.74
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
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015304650120081022174390860000043740



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 21743907

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	48	1/7/2025	68	29	20

Usage History

Reclaimed

January 2025	20
December 2024	16
November 2024	12
October 2024	15
September 2024	5
August 2024	0

Transactions

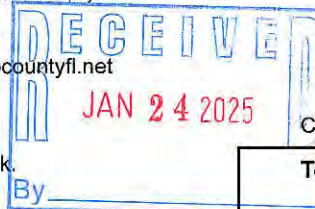
Previous Bill	12.96
Payment	-12.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$0.81 16.20
Total Current Transactions	16.20
TOTAL BALANCE DUE	\$16.20



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Account # 1200805
Customer # 01530465

Balance Forward 0.00
Current Transactions 16.20

Total Balance Due \$16.20
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

TWO RIVERS NORTH COMMUNITY
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 21743903

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	5383	1/7/2025	5995	29	612

Usage History

Reclaimed

January 2025 612
December 2024 316
November 2024 210
October 2024 2
September 2024 109
August 2024 0

Transactions

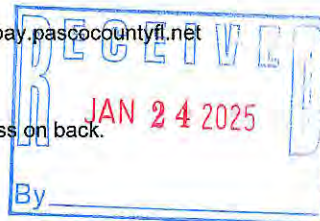
Previous Bill 255.96
Payment -255.96 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 612 Thousand Gals X \$0.81 495.72
Total Current Transactions 495.72
TOTAL BALANCE DUE \$495.72



Please return this portion with payment

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Account # 1200710
Customer # 01530465

Balance Forward 0.00
Current Transactions 495.72

Total Balance Due \$495.72
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 21743901

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	505	1/7/2025	541	29	36

Usage History

Reclaimed

January 2025	36
December 2024	40
November 2024	21
October 2024	23
September 2024	41
August 2024	63
July 2024	60
June 2024	43
May 2024	63
April 2024	74
March 2024	48
February 2024	29

Transactions

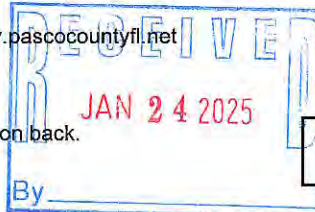
Previous Bill	32.40
Payment	-32.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	36 Thousand Gals X \$0.81 29.16
Total Current Transactions	29.16
TOTAL BALANCE DUE	\$29.16



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Account # 1200690
Customer # 01530465

Balance Forward 0.00
Current Transactions 29.16

Total Balance Due \$29.16
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 21743900

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	849	1/7/2025	933	29	84

Usage History

Reclaimed

January 2025	84
December 2024	91
November 2024	118
October 2024	176
September 2024	206
August 2024	0

Transactions

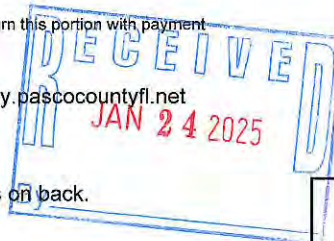
Previous Bill	73.71
Payment	-73.71 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	84 Thousand Gals X \$0.81
	68.04
Total Current Transactions	68.04
TOTAL BALANCE DUE	\$68.04



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Account #	1200660
Customer #	01530465
Balance Forward	0.00
Current Transactions	68.04

Total Balance Due	\$68.04
Due Date	2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

TWO RIVERS NORTH COMMUNITY
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 21743899

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	283	1/7/2025	368	29	85

Usage History

Reclaimed

January 2025
December 2024
November 2024
October 2024
September 2024
August 2024

85
86
33
48
74
40

Transactions

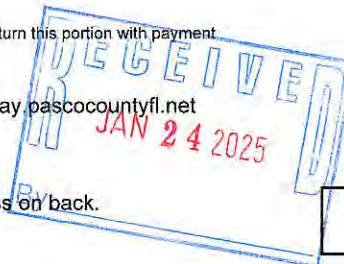
Previous Bill	69.66
Payment	-69.66 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	85 Thousand Gals X \$0.81
	68.85
Total Current Transactions	68.85
TOTAL BALANCE DUE	\$68.85



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Account # 1200655
Customer # 01530465
Balance Forward 0.00
Current Transactions 68.85

Total Balance Due \$68.85
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
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015304650120065592174389910000068859



Phone: (727) 847-8131

Billing Information

TWO RIVERS NORTH CDD
2005 Pan Am Circle Suite 300
TAMPA, FL 33607
teresa.farlow@inframark.com

Transaction Detail

EFT (Check)
XXXXXXXXXX5652
2/13/2025 8:15:33 AM
PAYMENT PROCESSED 675856

Invoices

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1285610-01541133	21745629	\$61.68
SUBTOTAL			\$61.68
SERVICE FEE			\$1.85
GRAND TOTAL			\$63.53



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TWO RIVERS NORTH

EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 21906218

Billing Date: 2/19/2025

Billing Period: 1/7/2025 to 2/6/2025

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

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

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

Transactions

Previous Bill	61.68
Payment	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	3/10/2025

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.

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

Statement Date: January 22, 2025
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Amount Due: \$154.87

Due Date: February 12, 2025

Account #: 221009326184

DO NOT PAY. Your account will be drafted on February 12, 2025

Account Summary

Current Service Period: December 17, 2024 - January 17, 2025

Previous Amount Due	\$123.47
Payment(s) Received Since Last Statement	-\$123.43
Miscellaneous Credits	-\$0.04
Current Month's Charges	\$154.87

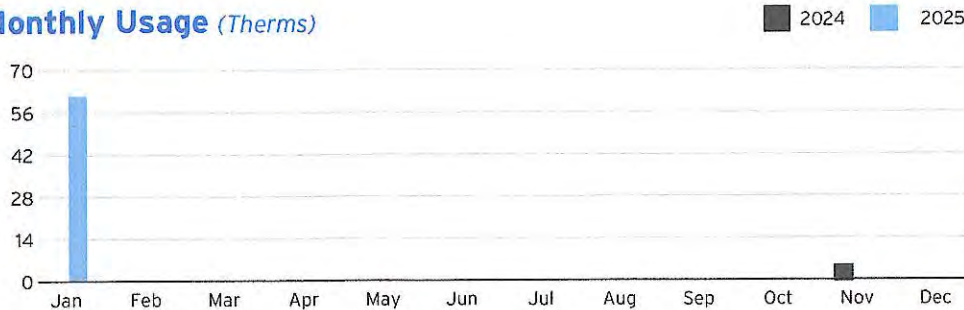
Amount Due by February 12, 2025 \$154.87

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



Scan here to view
your account online.

Monthly Usage (Therms)



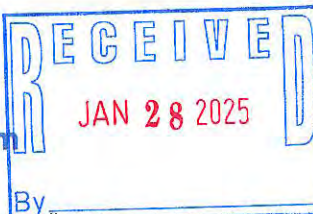
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See reverse side of your paystub for more ways to pay.

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



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

Account #: 221009326184

Due Date: February 12, 2025

Amount Due: \$154.87

Payment Amount: \$ _____

609409105107

Your account will be
drafted on February 12, 2025

00006054 FTECO101232500110310 00000 02 01000000 13160 002

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.



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

Account #: 221009326184
Statement Date: January 22, 2025
Charges Due: February 12, 2025

Meter Read

Service Period: Dec 17, 2024 - Jan 17, 2025

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	01/17/2025	57	4	53 CCF	1.041	1.1168	61.6 Therms	32 Days

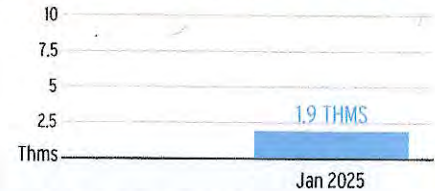
Charge Details



Natural Gas Charges

Customer Charge		\$123.47
Distribution Charge	61.6 THMS @ \$0.45547	\$28.06
Swing Service Charge	61.6 THMS @ \$0.02170	\$1.34
Florida Gross Receipts Tax		\$2.00
Natural Gas Service Cost		\$154.87

Avg THMS Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$154.87



Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-\$0.04
Total Current Month's Credits	-\$0.04

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: January 22, 2025
Agenda Page 86

Amount Due: \$44.67

Due Date: February 12, 2025
Account #: 221009319981

DO NOT PAY. Your account will be drafted on February 12, 2025

Account Summary

Current Service Period: December 17, 2024 - January 17, 2025

Previous Amount Due	\$121.74
Payment(s) Received Since Last Statement	-\$121.71
Miscellaneous Credits	-\$0.03
Current Month's Charges	\$44.67

Amount Due by February 12, 2025 \$44.67

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

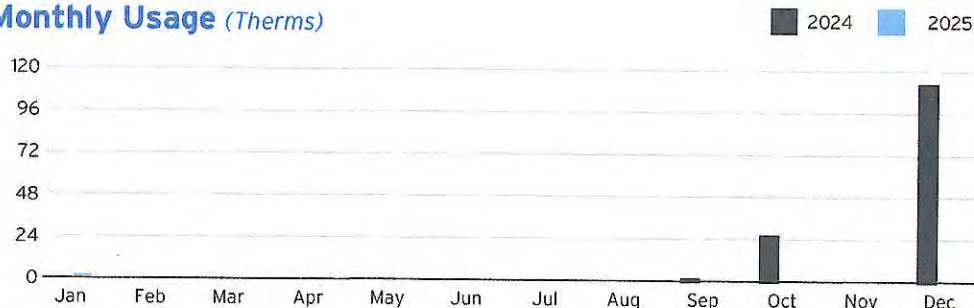


Your average daily THMS used was 97.14% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



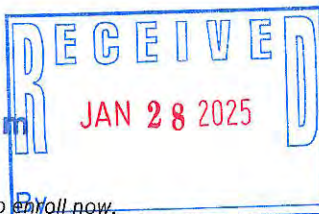
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

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



Account #: 221009319981
Due Date: February 12, 2025

Amount Due: \$44.67

Payment Amount: \$ _____

609409105084

Your account will be
drafted on February 12, 2025

00006055 FTECO101232500110310 00000 02 01000000 13161 002

TWO RIVERS NORTH COMMUNITY DEV DISTRICT
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.



Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Agenda Page 87
Account #: 221009319981
Statement Date: January 22, 2025
Charges Due: February 12, 2025

Meter Read

Service Period: Dec 17, 2024 - Jan 17, 2025

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	01/17/2025	121	119	2 CCF	1.041	1.1168	2.3 Therms	32 Days

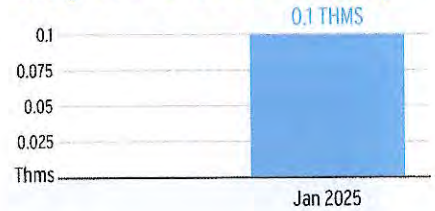
Charge Details



Natural Gas Charges

Customer Charge		\$43.07
Distribution Charge	2.3 THMS @ \$0.62028	\$1.43
Swing Service Charge	2.3 THMS @ \$0.03880	\$0.09
Florida Gross Receipts Tax		\$0.08
Natural Gas Service Cost		\$44.67

Avg THMS Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$44.67



Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-\$0.03
Total Current Month's Credits	-\$0.03

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

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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:

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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: February 20, 2025
Agenda Page 88

Amount Due: \$45.49

Due Date: March 13, 2025

Account #: 221009319981

DO NOT PAY. Your account will be drafted on March 13, 2025

Account Summary

Current Service Period: January 18, 2025 - February 14, 2025

Previous Amount Due	\$44.67
Payment(s) Received Since Last Statement	-\$44.67

Current Month's Charges	\$45.49
-------------------------	---------

Amount Due by March 13, 2025	\$45.49
------------------------------	---------

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

Your Energy Insight

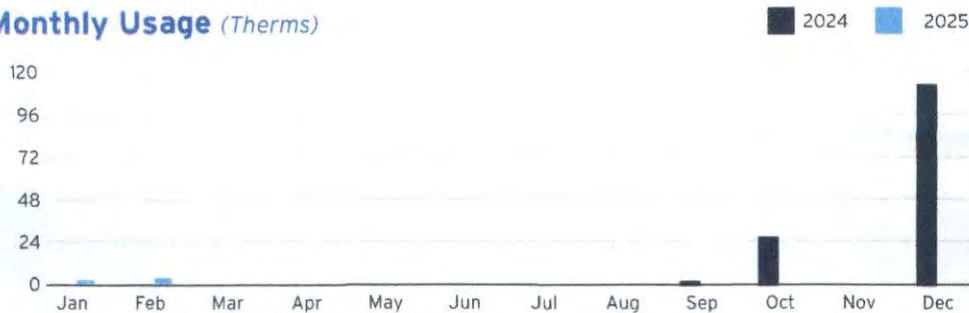


Your average daily THMS used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Get rebates on natural gas equipment

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates



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

Account #: 221009319981

Due Date: March 13, 2025

Amount Due: \$45.49

Payment Amount: \$ _____

609409124471

Your account will be drafted on March 13, 2025



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

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



00006076 FTECO102212501150210 00000 02 010000000 13054 002

TWO RIVERS NORTH COMMUNITY DEV DISTRICT
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.



Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: February 20, 2025
Charges Due: March 13, 2025

Meter Read

Service Period: Jan 18, 2025 - Feb 14, 2025

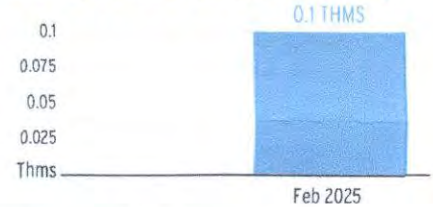
Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15823	02/14/2025	124	121	3 CCF	1,042	1.1168	3.5 Therms	28 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$43.07
Distribution Charge	3.5 THMS @ \$0.62028	\$2.17
Swing Service Charge	3.5 THMS @ \$0.03880	\$0.14
Florida Gross Receipts Tax		\$0.11
Natural Gas Service Cost		\$45.49

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges

\$45.49

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

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Tampa, FL 33601-0111

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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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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2332691** Cycle 07
Meter Number 73301473
Customer Number 20158489
Customer Name TWO RIVERS NORTH CDD

Bill Date Agenda Page 90 **01/13/2025**
Amount Due **626.98**
Current Charges Due **02/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2689 WIDEWATER WAY
Service Description AMENITY CENTER
Service Classification General Service Non-Demand

Comparative Usage Information

Period	Days	Per Day
Jan 2025	37	158
Dec 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

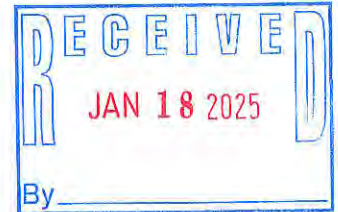
You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/02	22015	01/08	27861				5846

Previous Balance 0.00
Payment 0.00
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,846 KWH @ 0.05017 293.29
Fuel Adjustment 5,846 KWH @ 0.04000 233.84
FL Gross Receipts Tax 14.51
State Tax 40.37
Pasco County Tax 5.81

Total Current Charges 626.98
Total Due E.F.T. 626.98



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**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: 01/13/2025

District: OP07

Use above space for address change ONLY.

2332691
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 626.98
DO NOT PAY

00023326910000062698000006269804

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2332690** Cycle **07**
Meter Number **13066185**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date Agenda Page 91 **01/13/2025**
Amount Due **44.25**
Current Charges Due **02/03/2025**

District Office Serving You
One Pasco Center

Service Address **35570 LOCKMAN WAY**
Service Description **IRRIGATION CONTROL**
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
12/02	29198	01/08	29207				9

Previous Balance **0.00**
Payment **0.00**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 9 KWH @ 0.05017 **0.45**
Fuel Adjustment 9 KWH @ 0.04000 **0.36**
FL Gross Receipts Tax **1.02**
State Tax **2.85**
Pasco County Tax **0.41**

Total Current Charges **44.25**
Total Due **44.25** E.F.T.

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2025	37	0
Dec 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.



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**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: **01/13/2025**

District: OP07

Use above space for address change ONLY.

2332690 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **01/24/2025**
TOTAL CHARGES DUE 44.25
DO NOT PAY

000233269000000442500000442503

**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 Agenda Page 92 **01/13/2025**
Amount Due **4,704.25**
Current Charges Due **02/03/2025**

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

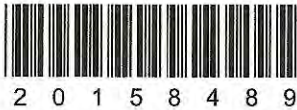
ELECTRIC SERVICE

From	To						
Date	Reading	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.

Previous Balance 4,697.16
Payment 4,697.16CR
Balance Forward 0.00

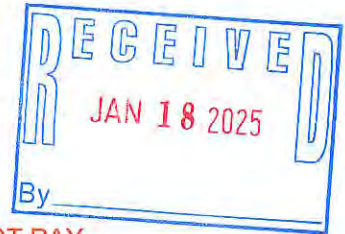


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account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

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 @ 0.04000 128.00
Poles (QTY 128) 1,472.00
FL Gross Receipts Tax 5.81
State Tax 302.86
Pasco County Tax 43.58

Total Current Charges 4,704.25
Total Due E.F.T. 4,704.25

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



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 01/13/2025

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

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 4,704.25
DO NOT PAY

000228883400047042500047042501

**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 Agenda Page 93 **01/13/2025**
Amount Due **4,275.16**
Current Charges Due **02/03/2025**

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

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



2 0 1 5 8 4 8 9

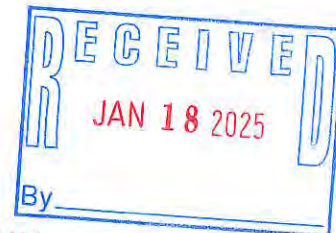
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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 4,268.68
Payment 4,268.68CR
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 @ 0.04000 117.00
Poles (QTY 115) 1,322.50
FL Gross Receipts Tax 5.31
State Tax 275.24
Pasco County Tax 39.61

Total Current Charges 4,275.16
Total Due E.F.T. 4,275.16

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



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**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: 01/13/2025

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 4,275.16
DO NOT PAY

000228883800042751600042751606

**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 Agenda Page 94 **01/13/2025**
Amount Due **429.72**
Current Charges Due **02/03/2025**

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

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand
12/05	26805	01/08	30675			
						kWh Used
						3870

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2025	34	114
Dec 2024	29	131
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.



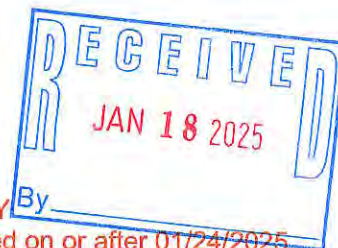
2 0 1 5 8 4 8 9

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www.wrec.net. If you would like to make a
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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 415.29
Payment 415.29CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3,870 KWH @ 0.05017 194.16
Fuel Adjustment 3,870 KWH @ 0.04000 154.80
FL Gross Receipts Tax 9.95
State Tax 27.67
Pasco County Tax 3.98

Total Current Charges 429.72
Total Due E.F.T. 429.72



DO NOT PAY By
Total amount will be electronically transferred on or after 01/24/2025.

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District: OP07

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

OP07

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 429.72
DO NOT PAY

000229625000004297200004297200

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2332688** Cycle **07**
Meter Number **335492559**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date Agenda Page 95 **01/13/2025**
Amount Due **43.86**
Current Charges Due **02/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **35370 SUNFLOWER HILL DR**
Service Description **IRRIGATION CONTROL**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2025	37	0
Dec 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.



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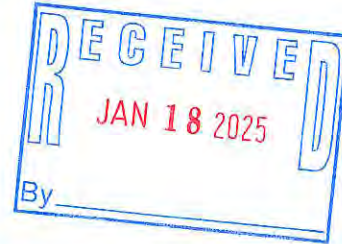
You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/02	2	01/08	7				5

Previous Balance **0.00**
Payment **0.00**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5 KWH @ 0.05017 **0.25**
Fuel Adjustment 5 KWH @ 0.04000 **0.20**
FL Gross Receipts Tax **1.02**
State Tax **2.82**
Pasco County Tax **0.41**

Total Current Charges **43.86**
Total Due **43.86** **E.F.T.**



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**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: 01/13/2025

District: OP07

Use above space for address change ONLY.

2332688
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after **01/24/2025**
TOTAL CHARGES DUE 43.86
DO NOT PAY

00023326880000004386000000438605

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date Agenda Page 96 **01/13/2025**
Amount Due **45.35**
Current Charges Due **02/03/2025**

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	Per Day
Jan 2025	34	1
Dec 2024	29	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.



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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 01/13/2025

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District: OP07

OP07

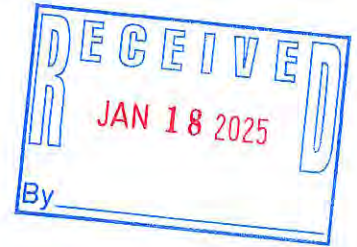
2277327
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/05	314	01/08	334				20

Previous Balance **46.09**
Payment **46.09CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.05017 **1.00**
Fuel Adjustment 20 KWH @ 0.04000 **0.80**
FL Gross Receipts Tax **1.05**
State Tax **2.92**
Pasco County Tax **0.42**

Total Current Charges **45.35**
Total Due **E.F.T. 45.35**



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

Electronic Funds Transfer on or after **01/24/2025**
TOTAL CHARGES DUE 45.35
DO NOT PAY

000227732700000453500000453509

**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 Agenda Page 97 **01/13/2025**
Amount Due **52.75**
Current Charges Due **02/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/05	449	01/08	543				94

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2025	34	3
Dec 2024	29	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.



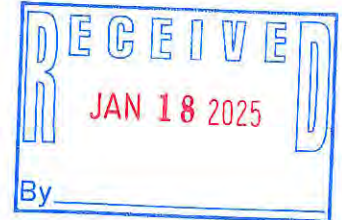
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You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 50.88
Payment 50.88CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 94 KWH @ 0.05017 4.72
Fuel Adjustment 94 KWH @ 0.04000 3.76
FL Gross Receipts Tax 1.22
State Tax 3.40
Pasco County Tax 0.49

Total Current Charges 52.75
Total Due E.F.T. 52.75



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**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
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See Reverse Side For Mailing Instructions

Bill Date: 01/13/2025

District: OP07

Use above space for address change ONLY.

2277332
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 52.75
DO NOT PAY

000227733200000527500000527502

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date Agenda Page 98 **01/13/2025**
Amount Due **43.96**
Current Charges Due **02/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	KWh Used
12/05	44	01/08	50				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2025	34	0
Dec 2024	29	0
Mar 2024	0	0

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



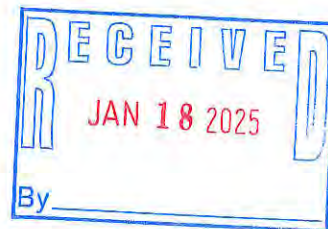
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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 43.84
Payment 43.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.05017 0.30
Fuel Adjustment 6 KWH @ 0.04000 0.24
FL Gross Receipts Tax 1.02
State Tax 2.83
Pasco County Tax 0.41

Total Current Charges 43.96
Total Due E.F.T. 43.96



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 01/13/2025

District: OP07

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

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 43.96
DO NOT PAY

000227733300000439600000439604

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date Agenda Page 99 **01/13/2025**
Amount Due **44.15**
Current Charges Due **02/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2025	34	0
Dec 2024	29	0
Jan 2024	26	0

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



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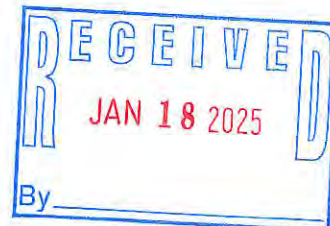
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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE						
From	To	Reading	Reading	Multiplier	Dem. Reading	KW Demand
12/05	01/08	74	82			8

Previous Balance 43.84
Payment 43.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 8 KWH @ 0.05017 0.40
Fuel Adjustment 8 KWH @ 0.04000 0.32
FL Gross Receipts Tax 1.02
State Tax 2.84
Pasco County Tax 0.41

Total Current Charges 44.15
Total Due E.F.T. 44.15



DO NOT PAY
Total amount will be electronically transferred on or after 01/24/2025.

**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: 01/13/2025

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 01/24/2025
TOTAL CHARGES DUE 44.15
DO NOT PAY

000227734100000441500000441506

Account Number **2332690** Cycle 07
Meter Number 13066185
Customer Number 20158489
Customer Name TWO RIVERS NORTH CDD

Bill Date **02/11/2025**
Amount Due Agenda Page 100 **44.06**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

Service Address 35570 LOCKMAN WAY
Service Description IRRIGATION CONTROL
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
01/08	29207	02/06	29214				7

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2025	29	0
Jan 2025	37	0
Dec 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.



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Previous Balance 44.25
Payment 44.25CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7 KWH @ 0.05017 0.35
Fuel Adjustment 7 KWH @ 0.04000 0.28
FL Gross Receipts Tax 1.02
State Tax 2.84
Pasco County Tax 0.41

Total Current Charges 44.06
Total Due E.F.T. 44.06

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

Bill Date: 02/11/2025

District: OP07

Use above space for address change ONLY.

2332690
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after **02/28/2025**
TOTAL CHARGES DUE 44.06
DO NOT PAY

000233269000000440600000440607

**WITHLACOOCHIEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **02/11/2025**
Amount Due Agenda Page 101 **43.96**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	82	02/06	88				6

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2025	29	0
Jan 2025	34	0
Feb 2024	30	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.



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Previous Balance 44.15
Payment 44.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.05017 0.30
Fuel Adjustment 6 KWH @ 0.04000 0.24
FL Gross Receipts Tax 1.02
State Tax 2.83
Pasco County Tax 0.41

Total Current Charges 43.96
Total Due E.F.T. 43.96

DO NOT PAY
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**WITHLACOOCHIEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 02/11/2025

District: OP07

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

OP07

Electronic Funds Transfer on or after **02/28/2025**
TOTAL CHARGES DUE 43.96
DO NOT PAY

000227734100000439600000439602

**WITHLACOOCHIEE 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 **02/11/2025**
Amount Due Agenda Page 102 **4,704.25**
Current Charges Due **03/04/2025**

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

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



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

Previous Balance 4,704.25
Payment 4,704.25CR
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 @ 0.04000	128.00
Poles (QTY 128)	1,472.00
FL Gross Receipts Tax	5.81
State Tax	302.86
Pasco County Tax	43.58

Total Current Charges 4,704.25
Total Due E.F.T. 4,704.25

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

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

**WITHLACOOCHIEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 02/11/2025

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

Electronic Funds Transfer on or after	02/28/2025
TOTAL CHARGES DUE	4,704.25
DO NOT PAY	

000228883400047042500047042501

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

Bill Date **02/11/2025**
Amount Due Agenda Page 103 **4,275.16**
Current Charges Due **03/04/2025**

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



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Previous Balance 4,275.16
Payment 4,275.16CR
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 @ 0.04000	117.00
Poles (QTY 115)	1,322.50
FL Gross Receipts Tax	5.31
State Tax	275.24
Pasco County Tax	39.61

Total Current Charges 4,275.16
Total Due E.F.T. 4,275.16

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

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

Bill Date: 02/11/2025

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after	02/28/2025
TOTAL CHARGES DUE	4,275.16
DO NOT PAY	

000228883800042751600042751606

**WITHLACOOCHIE 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 **02/11/2025**
Amount Due Agenda Page 104 **444.49**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	30675	02/06	34693				4018

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2025	29	139
Jan 2025	34	114
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.



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Previous Balance 429.72
Payment 429.72CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,018 KWH @ 0.05017 201.58
Fuel Adjustment 4,018 KWH @ 0.04000 160.72
FL Gross Receipts Tax 10.29
State Tax 28.62
Pasco County Tax 4.12

Total Current Charges 444.49
Total Due E.F.T. 444.49

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/11/2025

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after	02/28/2025
TOTAL CHARGES DUE	444.49
DO NOT PAY	

000229625000004444900004444908

Account Number **2332688** Cycle 07
Meter Number 335492559
Customer Number 20158489
Customer Name TWO RIVERS NORTH CDD

Bill Date **02/11/2025**
Amount Due Agenda Page 105 **43.76**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

Service Address 35370 SUNFLOWER HILL DR
Service Description IRRIGATION CONTROL
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
01/08	7	02/06	11				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2025	29	0
Jan 2025	37	0
Dec 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.



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 43.86
Payment 43.86CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4 KWH @ 0.05017 0.20
Fuel Adjustment 4 KWH @ 0.04000 0.16
FL Gross Receipts Tax 1.01
State Tax 2.82
Pasco County Tax 0.41

Total Current Charges 43.76
Total Due E.F.T. 43.76

DO NOT PAY
Total amount will be electronically transferred on or after 02/28/2025.

Bill Date: 02/11/2025

District: OP07

Use above space for address change ONLY.

2332688
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 02/28/2025
TOTAL CHARGES DUE 43.76
DO NOT PAY

000233268800000437600000437609

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2332691** Cycle 07
Meter Number 73301473
Customer Number 20158489
Customer Name TWO RIVERS NORTH CDD

Bill Date **02/11/2025**
Amount Due Agenda Page 106 **491.91**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

Service Address 2689 WIDEWATER WAY
Service Description AMENITY CENTER
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	27861	02/06	32354				4493

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2025	29	155
Jan 2025	37	158
Dec 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.



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 626.98
Payment 626.98CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,493 KWH @ 0.05017 225.41
Fuel Adjustment 4,493 KWH @ 0.04000 179.72
FL Gross Receipts Tax 11.39
State Tax 31.67
Pasco County Tax 4.56

Total Current Charges 491.91
Total Due E.F.T. 491.91

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

**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: 02/11/2025

District: OP07

Use above space for address change ONLY.

2332691
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after **02/28/2025**
TOTAL CHARGES DUE 491.91
DO NOT PAY

000233269100004919100004919102

**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 **02/11/2025**
Amount Due **46.65** Agenda Page **107**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

Service Address **2455 CHILDERS WAY**
Service Description **ENTRY SIGN**
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
01/08	334	02/06	367				33

Comparative Usage Information

Period	Days	Per Day
Feb 2025	29	1
Jan 2025	34	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.



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 **45.35**
Payment **45.35CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 33 KWH @ 0.05017 **1.66**
Fuel Adjustment 33 KWH @ 0.04000 **1.32**
FL Gross Receipts Tax **1.08**
State Tax **3.00**
Pasco County Tax **0.43**

Total Current Charges **46.65**
Total Due **46.65** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

**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: **02/11/2025**

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 02/28/2025
TOTAL CHARGES DUE 46.65
DO NOT PAY

000227732700000466500000466501

**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 02/11/2025
Amount Due Agenda Page 108 51.44
Current Charges Due 03/04/2025

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2025	29	3
Jan 2025	34	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.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	02/06		543				81

Previous Balance 52.75
Payment 52.75CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 81 KWH @ 0.05017 4.06
Fuel Adjustment 81 KWH @ 0.04000 3.24
FL Gross Receipts Tax 1.19
State Tax 3.31
Pasco County Tax 0.48

Total Current Charges 51.44
Total Due E.F.T. 51.44

DO NOT PAY
Total amount will be electronically transferred on or after 02/28/2025.

**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: 02/11/2025

District: OP07

2277332
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 02/28/2025
TOTAL CHARGES DUE 51.44
DO NOT PAY

000227733200000514400000514404

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **02/11/2025**
Amount Due Agenda Page 109 **43.86**
Current Charges Due **03/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	50	02/06	55				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2025	29	0
Jan 2025	34	0
Mar 2024	0	0

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



2 0 1 5 8 4 8 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 43.96
Payment 43.96CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.05017 0.25
Fuel Adjustment 5 KWH @ 0.04000 0.20
FL Gross Receipts Tax 1.02
State Tax 2.82
Pasco County Tax 0.41

Total Current Charges 43.86
Total Due E.F.T. 43.86

DO NOT PAY

Total amount will be electronically transferred on or after 02/28/2025.

**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: 02/11/2025

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after **02/28/2025**
TOTAL CHARGES DUE 43.86
DO NOT PAY

000227733300000438600000438608

ADA Site Compliance
 5210 E Williams Cir Ste 750
 Tucson, AZ 857114477
 accounting@adasitecompliance.com



Invoice

BILL TO

Two Rivers North

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11654	12/23/2024	\$1,500.00	01/06/2025	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
For Two Rivers North CDD: compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual support.	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

Pay invoice

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

affordablebackflowtesting@aol.com

TWO RIVERS NORTH CDD

[illegible]

January 24, 2025
Invoice Number: 1665027012425
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 01/24/25 through 02/23/25
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 02/11/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

IMPORTANT ACCOUNT UPDATE

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business **will no longer** include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on
SpectrumBusiness.net/securitycode.

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on
SpectrumBusiness.net/safeguard.

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.

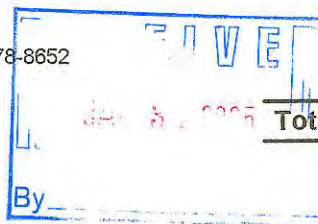
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 01252025 NNNNNNNN 01 000979 0003

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



January 24, 2025

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027012425
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: 1665027012425
 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 01252025 NNNNNNNN 01 000979 0003

Charge Details

Previous Balance		74.99
EFT Payment	01/11	-74.99
Remaining Balance		\$0.00

Payments received after 01/24/25 will appear on your next bill.

Service from 01/24/25 through 02/23/25

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: 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#

142149

DATE

1/27/2025

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#

DUE DATE

2/26/2025

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
Eric Davidson-11-22-24 SPRINGHILL SUITES LAND : meeting space: \$130.54 Jana Cooper- 12-2-2024 MINUTEKEY : Clubhouse Key Copies: \$24.62, LOWES #01605* : Clubhouse Key Tags: \$10.59, 12-3-2024 BIG SUN FENCING : Fence Repair: \$1,150.00	1	Ea	1,280.54		1,280.54
B/W Copies	253	Ea	0.15		37.95
Postage	1	Ea	119.08		119.08
Subtotal					1,437.57

Subtotal	\$1,437.57
Tax	\$0.00
Total Due	\$1,437.57

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
143857
CUSTOMER ID
C2410
PO#

DATE
2/18/2025
NET TERMS
Net 30
DUE DATE
3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson-12-10-24 DNH*GODADDY#345711808 : domain renewal \$22.34 - 12-20-24 SPRINGHILL SUITES LAND : meeting space \$32.63. Jana Cooper-1-9-25 Amazon Charges \$626.57	1	Ea	681.54		681.54
Postage	39	Ea	1.11		43.15
Subtotal					724.69

Subtotal	\$724.69
Tax	\$0.00
Total Due	\$724.69

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

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691

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



KINGS
POWER WASHING

Two Rivers North-Childers**Bill to**

Childers
 2005 Pan Am Cir
 Tampa FL 33607

Invoice details

Invoice no.: 1094
 Terms: Net 30
 Invoice date: 01/19/2025

#	Product or service	SKU	Description	Rate	Amount
1.	Pool deck cleaning		Firework marks that were left on the pool deck will be cleaned.	\$250.00	\$250.00
Total					\$250.00



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

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

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

Agenda Page 117



4013 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 21743905

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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	12/9/2024	158	1/7/2025	159	29	1

Usage History

Reclaimed

January 2025
December 2024
November 2024
October 2024

1
1
130
0

Transactions

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



Account # 1200785
Customer # 01530465

Balance Forward 0.00
Current Transactions 0.81

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

Total Balance Due \$0.81
Due Date 2/7/2025

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

The Total Due will be electronically transferred on 02/07/2025.

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

015304650120078532174390550000000815

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 118

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

February 05, 2025

Client: 001561

Matter: 000001

Invoice #: 25950

Page: 1

RE: General

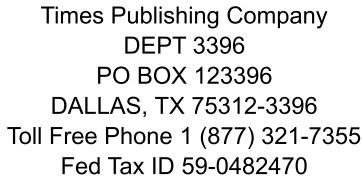
For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/3/2025	MB	REVIEW DOWN TO EARTH PROPOSAL FOR LANDSCAPE MAINTENANCE ADDENDUM; PREPARE ADDENDUM #5 TO LANDSCAPE MAINTENANCE AGREEMENT.	1.5	\$487.50
1/6/2025	MB	REVIEW AND REVISE ADDENDUM #5 TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	1.5	\$487.50
1/7/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/7/2025	MB	REVIEW AND FINALIZE ADDENDUM #5 TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	0.4	\$130.00
1/17/2025	KCH	REVIEW EASEMENT ENCROACHMENT AGREEMENTS AND DISCUSS SAME WITH J.COOPER.	1.3	\$422.50
1/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$337.50
1/22/2025	MS	PREPARE RESOLUTION AUTHORIZING ORGANIZATION ATTESTATION FORM - CREDIT CARD AND SPENDING LIMITS.	1.2	\$210.00
1/29/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.3	\$52.50
Total Professional Services			7.6	\$2,275.00

Total Services	\$2,275.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,275.00
Previous Balance		\$812.50
Less Payments		(\$812.50)
PAY THIS AMOUNT		\$2,275.00

Please Include Invoice Number on all Correspondence



Agenda Page 120

vertising Run Dates	Advertiser Name	
2/16/25-2/16/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
2/16/2025	Deirdre Bonett	TB320365
Total Amount Due	Invoice Number	
\$187.50	23813-021625	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
2/16/25	2/16/25	23813	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Facility Fees Affidavit Fee	2	1.00x55.00 L	\$185.50 \$2.00

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
2/16/25-2/16/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
2/16/2025	Deirdre Bonett	TB320365
Total Amount Due	Invoice Number	
\$187.50	23813-021625	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS NORTH CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

23813

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Facility Fees was published in said newspaper by print in the issues of 02/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

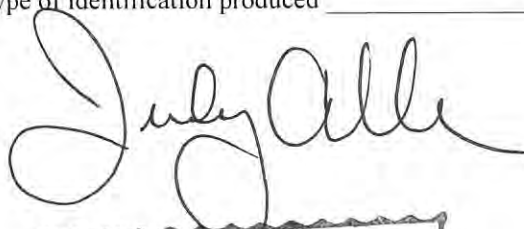
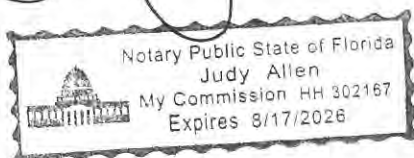


Sworn to and subscribed before me this 02/16/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT Notice of meeting and public hearing on proposed Recreational Fees

The Two Rivers North Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt recreational fees on February 18, 2025 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 346387.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types. The proposed fees can be requested from Jayna Cooper, the District Manager via email at jayna.cooper@inframark.com.

The proposed fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the fee schedule as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such fee schedule.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at www.tworiversnorthcdd.com.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager.

February 16, 2025

23831

1883 NW 58th Lane, Ocala, FL 34475
(352) 629-9645 * (800) 366-9645
<http://www.bigsunfencing.com>

Date	Invoice #
2/14/2025	SB-1408

Ship To
Northwater Pool Repair

P.O. Number		Terms	Rep	Ship	Via
		50% Dep. On Order, Bal. Net 15	DW	2/14/2025	
Quantity	U/M	Description	Price Each	Amount	
1		Trip Charge	295.00	295.00	
			Total		
			\$295.00		
			Payments/Credits		
			\$0.00		
			Balance Due		
			\$295.00		

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



Invoice #128712
December 2024

PAST DUE

Customer
Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Tree removal around pond and debris removal	12/23/2024	1/7/2025	Net 15	
Estimate # 103615				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103615 - Tree removal around pond and debris removal				\$2,600.00



Estimates require a 50% deposit to order and schedule any

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

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

LCE025: Tree/Plant Installation	\$2,600.00
Site Prep, Removal, & Disposal (E) (Labor)	\$2600.00

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

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.

[DTELandscape.property-service-portal](https://dtelandscapes.com/property-service-portal)

Subtotal	\$2,600.00
Sales Tax	\$0.00
Total	\$2,600.00
Credits/Payments	(\$0.00)
Balance Due	\$2,600.00



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

Estimate: #103615

Customer Address
Inframark
Gary Schwartz
2654 Cypress Ridge Blvd.
#101
Wesley Chapel, Florida 33544
gary.schwartz@inframark.com

Billing Address
Inframark Management
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Tree removal around pond and debris removal	December 9, 2024	Christopher J Labenz	November 26, 2024

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$2,600.00
			Subtotal	\$2,600.00
			Estimated Tax	\$0.00
			Job Total	\$2,600.00

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

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

Proposed By:

Christopher J Labenz
Down to Earth

11/26/2024

Date

Agreed & Accepted By:

Jayna Cooper 12/2/2024
Inframark Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
1/22/2025	3470

Bill To
Inframark Two Rivers North CDD Attn: Jayna Cooper 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Childers - "Pool Rules" (24x36) metal sign.	1	125.00	125.00
Install (Signage)	Install sign on inside pool fence or wall.	1	75.00	75.00

Subtotal \$200.00

Sales Tax (7.0%) \$0.00

Total \$200.00

Payments/Credits \$0.00

Balance Due \$200.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

13205 Shadberry Lane
Hudson, FL 34667

itzelectric@earthlink.net

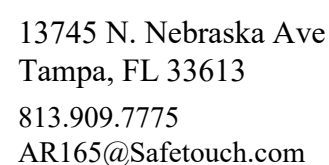
Date	Invoice #
2/17/2025	F2085

Bill To
Two Rivers North CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Service For

Project
Two Rivers North CDD

Description	Quantity	Rate	Serviced	Amount
Supply all Material and Labor to complete the following: Install (2) Rab LED 18 Fixtures for Community Sign Install 1 New 220V 30A Time Clock Troubleshoot and repair Right side of the entrance spotlights. (Installed new feed from center Island to lights as no feed was installed previously) Complete the installation of GFCI Receptacles on the outside columns for decorative lights. Replace (7) damaged spotlights with new. Raise existing lighting for lighting on signs & trees (Existing lights were installed with individual transformers that were laying in the soil inside the existing tubes) Repair associated code violations for proposed work. Replaced (8) cables to fixtures that were either shorted due to nicked cables or underground splices. Resistance tested remaining cables for additional shorts. All underground splices removed and/or relocated to ground light posts.		3,800.00		3,800.00
Additional Labor and Material		4,100.00		4,100.00
			Total	\$7,900.00



Bill To
Two Rivers North 2005 Pam Am Circle Ste Tampa, FL 33607

Ship To
Two Rivers North - Northwater Attn: Ryan Zook 3501 Riga Blvd Suite 100 Tampa, FL 33619

Date	Invoice #	P.O. No.	Terms	Due Date
2/17/2025	19627			2/17/2025

[illegible]



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To
Two Rivers North 2005 Pam Am Circle Ste Tampa, FL 33607

Ship To
Two Rivers North 1990 Lanier Road Zephyrhills, FL 33541

Date	Invoice #	P.O. No.	Terms	Due Date
2/17/2025	16593021325			2/17/2025

QTY	Description
1	<p>Service Labor - 1 hour minimum (Job #: 13968 Job Status: Completed Service request on: 02/07/25, 5:05 PM Requested by: Jana Cooper / Mike Property mngr Community Affiliation: SafeTouch Representative Location: Mens bathroom Original Request: Property manager has a vendor checking out doors around property. He got locked in mens restroom at clubhouse. Requesting to have mens room access open door. Latch in lock swung past electric lock and would not allow to be exit.</p> <p>Property manager requested tech to come out</p> <p>Work Performed: Door frame is damaged by user error/vandalism and is not considered wear and tear. The strike on men's bathroom wood is broken. Client needs builder to repair. It is working but door doesn't shut properly. They need to fix it. Also we had the hold open in Proptia and I locked doors per client. They must turn handle inside to unlock door; someone pulled door instead of turning the handle thus breaking wood on frame. Should not have to come back for service if the wood frame is corrected and the door closes properly with alignment.)</p>

Securiteam is now part of Safetouch Security!	Subtotal	\$175.00
	Sales Tax (0.0%)	\$0.00
	Total	\$175.00
	Payments/Credits	\$0.00
	Balance Due	\$175.00

CHECK REQUEST FORM

District Name: Two Rivers North CDD

Date: 1/31/25

Invoice Number: Pay App 12 -13

Please issue a check to:

Vendor Name: The Rogers Group of South Florida, LLC

Vendor No.:

Check amount: \$256,311.29

Please code to:
.

Check Description/Reason: Construction INV Pay App 12 and 13 Payment

Mailing instructions: The Rogers Group of South Florida, LLC
710 E. Reynolds Street
Plant City, FL 33563

Due Date for Check:

Requestor: Teresa Farlow

Manager's review:

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

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 February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 956,918	\$ -	\$ -	\$ -	\$ -	\$ 956,918
Cash in Transit	-	1,194,792	-	-	-	1,194,792
Accounts Receivable - Other	6,854	-	-	-	-	6,854
Due From Developer	17,761	-	-	-	-	17,761
Due From Other Funds	1,357,136	49,184	-	-	-	1,406,320
Investments:						
Acquisition & Construction Account	-	-	4,680	-	-	4,680
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	1,286,198	-	-	-	1,286,198
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Deposits	2,195	-	-	-	-	2,195
Utility Deposits	321,987	-	-	-	-	321,987
Fixed Assets						
Construction Work In Process	-	-	-	10,436,499	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500
TOTAL ASSETS	\$ 2,665,545	\$ 3,139,113	\$ 4,680	\$ 10,436,499	\$ 18,414,500	\$ 34,660,337
LIABILITIES						
Accounts Payable	\$ 46,718	\$ -	\$ -	\$ -	\$ -	\$ 46,718
Accrued Expenses	3,358	-	-	-	-	3,358
Due To Developer	318,726	-	-	-	-	318,726
Bonds Payable	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	-	-	1,406,320	-	-	1,406,320
TOTAL LIABILITIES	368,802	-	1,406,320	-	18,414,500	20,189,622

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Trustee Fees	2,694	-	-	-	-	-	2,694
Restricted for:							
Debt Service	-	3,139,113	-	-	-	-	3,139,113
Unassigned:	2,294,049	-	(1,401,640)	10,436,499	-	-	11,328,908
TOTAL FUND BALANCES	2,296,743	3,139,113	(1,401,640)	10,436,499	-	-	14,470,715
TOTAL LIABILITIES & FUND BALANCES	\$ 2,665,545	\$ 3,139,113	\$ 4,680	\$ 10,436,499	\$ 18,414,500	\$	\$ 34,660,337

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 2,393	\$ 2,393	0.00%
Rental Income	-	250	250	0.00%
Special Assmnts- Tax Collector	1,440,045	1,365,109	(74,936)	94.80%
Developer Contribution	-	97,000	97,000	0.00%
Developer Contribution - CIP	-	1,406,358	1,406,358	0.00%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	1,440,045	2,871,185	1,431,140	199.38%

EXPENDITURES**Administration**

Supervisor Fees	10,000	3,000	7,000	30.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	1,667	3,333	33.34%
ProfServ-Info Technology	600	417	183	69.50%
ProfServ-Recording Secretary	2,400	630	1,770	26.25%
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	16,365	(6,865)	172.26%
District Engineer	9,500	350	9,150	3.68%
Administrative Services	4,500	3,872	628	86.04%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	18,657	6,343	74.63%
Accounting Services	9,000	6,100	2,900	67.78%
Auditing Services	6,000	500	5,500	8.33%
Onsite Staff	85,000	-	85,000	0.00%
Website Compliance	1,500	1,500	-	100.00%
Internet & Wifi	2,400	-	2,400	0.00%
Postage, Phone, Faxes, Copies	2,000	536	1,464	26.80%
Rentals & Leases	600	550	50	91.67%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	25,068	9,932	71.62%
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	3,373	127	96.37%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	-	5,000	0.00%
Meeting Expense	4,000	33	3,967	0.83%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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
Website Administration	1,200	522	678	43.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	312,899	83,315	229,584	26.63%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	412	9,588	4.12%
Utility - Electric	30,000	28,973	1,027	96.58%
Utility - StreetLights	190,000	27,511	162,489	14.48%
Total Electric Utility Services	230,000	56,896	173,104	24.74%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	21,423	(18,423)	714.10%
Total Garbage/Solid Waste Services	3,000	21,423	(18,423)	714.10%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	15,050	22,950	39.61%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	15,050	27,950	35.00%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	14,025	17,975	43.83%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts-Other Landscape	15,000	4,375	10,625	29.17%
Contracts-Pool & Spa	36,000	12,750	23,250	35.42%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	244,273	232,727	51.21%
Janitorial Services & Supplies	3,000	1,575	1,425	52.50%
Insurance - General Liability	3,146	-	3,146	0.00%
R&M-Other Landscape	15,000	2,600	12,400	17.33%
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	8,556	26,444	24.45%
R&M-Security Cameras	4,000	-	4,000	0.00%
R&M-Trail Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	30,000	1,747	28,253	5.82%
Entry & Walls Maintenance	10,000	7,900	2,100	79.00%
Total Other Physical Environment	745,146	337,324	407,822	45.27%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Pest Control	2,400	510	1,890	21.25%
Amenity Maintenance & Repairs	20,000	5,595	14,405	27.98%
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	1,077	2,923	26.93%
Access Control	2,000	350	1,650	17.50%
Park Garbage & Dog Waste Station Supplies	5,000	-	5,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	66,000	8,732	57,268	13.23%
<u>Contingency</u>				
Misc-Contingency	10,000	6,816	3,184	68.16%
Total Contingency	10,000	6,816	3,184	68.16%
TOTAL EXPENDITURES	1,440,045	529,556	910,489	36.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,341,629	2,341,629	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(44,886)		
FUND BALANCE, ENDING		\$ 2,296,743		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 19,812	\$ 19,812	0.00%
Special Assmnts- Tax Collector	-	1,239,942	1,239,942	0.00%
Special Assmnts- CDD Collected	1,214,556	1,194,792	(19,764)	98.37%
TOTAL REVENUES	1,214,556	2,454,546	1,239,990	202.09%
<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	-	1,993,799	1,993,799	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,145,314		
FUND BALANCE, ENDING		\$ 3,139,113		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 98	\$ 98	0.00%
TOTAL REVENUES	-	98	98	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,407,851	(1,407,851)	0.00%
Total Construction In Progress	-	1,407,851	(1,407,851)	0.00%
TOTAL EXPENDITURES	-	1,407,851	(1,407,851)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,407,753)	(1,407,753)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		\$ (1,401,640)		

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

G/L Account No. 101001 Balance	956,917.64	Statement Balance	978,039.45
		Outstanding Deposits	428,856.92
Positive Adjustments	0.00		
Subtotal	956,917.64	Subtotal	1,406,896.37
Negative Adjustments	0.00	Outstanding Checks	-449,978.73
Ending G/L Balance	956,917.64	Ending Balance	956,917.64

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025	Payment	BD00035	Special Assmnts-Tax Collector	Deposit No. BD00035	20,501.83	20,501.83	0.00
02/13/2025	Payment	BD00036	Other Miscellaneous Revenues	Deposit No. BD00036	275.00	275.00	0.00
Total Deposits					20,776.83	20,776.83	0.00
Checks							
							0.00
01/21/2025	Payment	1285	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-425.00	-425.00	0.00
01/28/2025	Payment	1288	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
01/28/2025	Payment	1289	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
01/28/2025	Payment	1290	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
02/04/2025	Payment	1292	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-73,851.47	-73,851.47	0.00
02/04/2025	Payment	1294	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,300.00	-3,300.00	0.00
02/05/2025	Payment	1295	AFFORDABLE BACKFLOW	Check for Vendor V00065	-150.00	-150.00	0.00
02/05/2025	Payment	1296	The Rogers Group of South Florida	Check for Vendor V00033	-256,311.29	-256,311.29	0.00
02/07/2025	Payment	DD233	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000928	-250.26	-250.26	0.00
02/07/2025	Payment	DD234	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000951	-61.68	-61.68	0.00
02/07/2025	Payment	DD235	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000967	-577.53	-577.53	0.00
02/07/2025	Payment	DD236	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000972	-320.38	-320.38	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

02/07/2025	Payment	DD237	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000973	-39.69	-39.69	0.00
02/07/2025	Payment	DD238	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000974	-89.91	-89.91	0.00
02/07/2025	Payment	DD239	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000975	-47.79	-47.79	0.00
02/07/2025	Payment	DD240	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000976	-12.15	-12.15	0.00
02/07/2025	Payment	DD241	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000977	-217.08	-217.08	0.00
02/07/2025	Payment	DD242	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000978	-69.66	-69.66	0.00
02/07/2025	Payment	DD243	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000980	-637.99	-637.99	0.00
02/07/2025	Payment	DD244	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000981	-43.74	-43.74	0.00
02/07/2025	Payment	DD245	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000982	-16.20	-16.20	0.00
02/07/2025	Payment	DD247	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000984	-495.72	-495.72	0.00
02/07/2025	Payment	DD248	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000985	-29.16	-29.16	0.00
02/07/2025	Payment	DD249	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000986	-68.04	-68.04	0.00
02/07/2025	Payment	DD250	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000987	-68.85	-68.85	0.00
02/11/2025	Payment	DD262	CHARTER COMMUNICATION S ACH	Payment of Invoice 000971	-74.99	-74.99	0.00
02/10/2025	Payment	1297	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-38,210.42	-38,210.42	0.00
02/10/2025	Payment	1298	INFRAMARK LLC	Check for Vendor V00016	-5,262.57	-5,262.57	0.00
02/10/2025	Payment	1299	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,600.00	-3,600.00	0.00
02/10/2025	Payment	1300	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
02/13/2025	Payment	1301	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
02/13/2025	Payment	1302	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-37,580.12	-37,580.12	0.00
02/13/2025	Payment	1304	JAYMAN ENTERPRISES	Check for Vendor V00047	-350.00	-350.00	0.00
02/13/2025	Payment	1305	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-250.00	-250.00	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

02/13/2025	Payment	1306	NEXTERA ENERGY	Check for Vendor V00059	-88.53	-88.53	0.00
02/13/2025	Payment	1307	STRALEY ROBIN VERICKER	Check for Vendor V00007	-2,275.00	-2,275.00	0.00
02/13/2025	Payment	1308	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
02/18/2025	Payment	1310	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-4,791.64	-4,791.64	0.00
02/18/2025	Payment	1311	TWO RIVERS NORTH CDD	Check for Vendor V00008	-9,501.83	-9,501.83	0.00
02/13/2025	Payment	DD266	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001008	-1.85	-1.85	0.00
02/24/2025	Payment	DD267	CHARTER COMMUNICATION S ACH	Payment of Invoice 001018	-74.99	-74.99	0.00
02/12/2025	Payment	DD268	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001055	-0.81	-0.81	0.00
02/13/2025	Payment	DD270	TECO TAMPA ELECTRIC ACH	Payment of Invoice 000996	-154.87	-154.87	0.00
02/13/2025	Payment	DD271	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001006	-44.67	-44.67	0.00
02/28/2025	Payment	DD272	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001020	-44.06	-44.06	0.00
02/28/2025	Payment	DD273	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001024	-43.96	-43.96	0.00
02/28/2025	Payment	DD274	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001025	-4,704.25	-4,704.25	0.00
02/28/2025	Payment	DD275	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001026	-4,275.16	-4,275.16	0.00
02/28/2025	Payment	DD276	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001027	-444.49	-444.49	0.00
02/28/2025	Payment	DD277	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001028	-43.76	-43.76	0.00
02/28/2025	Payment	DD278	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001029	-491.91	-491.91	0.00
02/28/2025	Payment	DD279	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001031	-46.65	-46.65	0.00
02/28/2025	Payment	DD280	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001032	-51.44	-51.44	0.00
02/28/2025	Payment	DD281	WITHLACOOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001033	-43.86	-43.86	0.00
Total Checks					-456,230.42	-456,230.42	0.00

Adjustments

Total Adjustments

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

Outstanding Checks

08/02/2024	Payment	DD133	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000611	-45.69
08/02/2024	Payment	DD134	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000612	-51.75
08/02/2024	Payment	DD135	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000613	-43.84
08/02/2024	Payment	DD136	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000614	-43.95
08/02/2024	Payment	DD137	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000615	-4,762.16
08/02/2024	Payment	DD138	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000616	-4,268.68
08/02/2024	Payment	DD139	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000617	-547.18
10/03/2024	Payment	1210	TECO TAMPA ELECTRIC ACH	Check for Vendor V00043	-1,275.91
10/21/2024	Payment	1218	KELLY ANN EVANS WITHLACOOCHEE	Check for Vendor V00014	-200.00
11/11/2024	Payment	DD148	RIVER ELECTRIC ACH	Payment of Invoice 000737	-44.61
11/11/2024	Payment	DD149	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000738	-50.67
11/11/2024	Payment	DD150	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000739	-43.95
11/11/2024	Payment	DD151	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000740	-43.84
11/11/2024	Payment	DD152	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000741	-4,697.16
11/11/2024	Payment	DD153	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000742	-6,853.68
11/11/2024	Payment	DD154	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000743	-500.61
11/11/2024	Payment	DD155	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000785	-151.17
11/11/2024	Payment	DD165	CHARTER COMMUNICATION S ACH	Payment of Invoice 000807	-74.99
12/04/2024	Payment	DD167	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000791	-48.75

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

12/04/2024	Payment	DD168	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000795	-45.21
12/04/2024	Payment	DD169	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000796	-48.95
12/04/2024	Payment	DD170	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000797	-4,371.49
12/04/2024	Payment	DD171	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000798	-4,767.62
12/04/2024	Payment	DD172	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000804	-55.78
12/04/2024	Payment	DD173	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000805	-476.19
02/04/2025	Payment	1293	ITZ ELECTRIC CORP PASCO COUNTY	Check for Vendor V00062	-1,850.00
01/06/2025	Payment	DD195	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000848	-160.61
01/06/2025	Payment	DD196	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000860	-216.24
01/06/2025	Payment	DD198	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000862	-691.42
01/06/2025	Payment	DD201	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000877	-1,730.58
12/06/2024	Payment	DD215	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000812	-1,275.00
12/06/2024	Payment	DD216	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000813	-398.82
12/06/2024	Payment	DD217	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000814	-343.09
12/06/2024	Payment	DD218	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000815	-176.58
12/06/2024	Payment	DD219	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000816	-318.30
12/06/2024	Payment	DD220	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000817	-202.08
12/06/2024	Payment	DD221	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000818	-456.43
12/06/2024	Payment	DD222	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000819	-41.35
12/06/2024	Payment	DD223	UTILITIES SERVICE ACH PASCO COUNTY	Payment of Invoice 000820	-13.59

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

12/06/2024	Payment	DD224	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000821	-72.07
12/06/2024	Payment	DD225	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000822	-256.74
12/06/2024	Payment	DD226	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000826	-123.33
12/06/2024	Payment	DD227	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000832	-10.60
12/06/2024	Payment	DD228	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000833	-11.34
12/06/2024	Payment	DD229	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000834	-342.20
12/06/2024	Payment	DD230	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000823	-25.77
12/28/2024	Payment	DD231	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000824	-2,922.34
12/28/2024	Payment	DD232	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000892	-200.53
02/07/2025	Payment	DD246	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000983	-0.81
10/28/2024	Payment	DD251	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000756	-16.20
12/31/2024	Payment	DD252	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000859	-43.84
12/31/2024	Payment	DD253	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000866	-4,268.68
12/31/2024	Payment	DD254	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000867	-4,697.16
12/31/2024	Payment	DD255	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000868	-46.09
12/31/2024	Payment	DD256	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000869	-50.88
12/31/2024	Payment	DD257	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000870	-43.84
12/31/2024	Payment	DD258	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000871	-415.29
11/27/2024	Payment	DD259	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000827	-340.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 02_25

Statement Date 02/28/2025

11/27/2024	Payment	DD260	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000828	-340.00
11/27/2024	Payment	DD261	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000829	-340.00
09/24/2024	Payment	DD263	CHARTER COMMUNICATION S ACH	Payment of Invoice 000849	-79.99
09/24/2024	Payment	DD264	CHARTER COMMUNICATION S ACH	Payment of Invoice 000851	-79.99
10/24/2024	Payment	DD265	CHARTER COMMUNICATION S ACH	Payment of Invoice 000850	-79.99
02/07/2025		JE000500	Developer Contribution - CIP FIELDS	Truist Bank	- 376,393.56
02/13/2025	Payment	1303	CONSULTING GROUP, LLC	Check for Vendor V00069	-200.00
02/18/2025	Payment	1309	ADA SITE COMPLIANCE	Check for Vendor V00009	-1,500.00
02/27/2025	Payment	1322	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-295.00
02/27/2025	Payment	1323	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-2,600.00
02/27/2025	Payment	1324	INFRAMARK LLC	Check for Vendor V00016	-724.69
02/27/2025	Payment	1325	ITZ ELECTRIC CORP	Check for Vendor V00062	-7,900.00
02/27/2025	Payment	1326	KELLY ANN EVANS	Check for Vendor V00014	-200.00
02/27/2025	Payment	1327	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
02/27/2025	Payment	1328	SAFE TOUCH LLC	Check for Vendor V00054	-2,955.00
02/27/2025	Payment	1329	STANTEC	Check for Vendor V00020	-349.50
02/27/2025	Payment	1330	THOMAS R. SPENCE	Check for Vendor V00013	-200.00
02/27/2025	Payment	1331	TIMES PUBLISHING COM	Check for Vendor V00006	-187.50
02/28/2025	Payment	1332	PASCO COUNTY UTILITIES SERVICE ACH	Check for Vendor V00031	-61.68
02/12/2025	Payment	DD269	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001058	-16.20

Total Outstanding Checks -
449,978.73

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	74.99
12/01/2024	JE000417	Reverse Bank recon Adj	12,385.69
12/01/2024	JE000419	Reverse Bank recon Adj	168.93
12/01/2024	JE000421	Reverse Bank recon Adj	5,449.43

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 02_25

Statement Date

02/28/2025

12/01/2024	JE000423	Reverse Bank recon Adj	1.85
12/01/2024	JE000425	Reverse Bank recon Adj	1,020.00
12/01/2024	JE000427	Reverse Bank recon Adj	9,613.29
01/01/2025	JE000435	Reverse Bank recon adj	1.85
01/01/2025	JE000437	Reverse Bank recon adj	1,678.43
01/01/2025	JE000439	Reverse Bank recon adj	1.85
01/01/2025	JE000441	Reverse Bank recon adj	1.85
01/01/2025	JE000443	Reverse Bank recon adj	198.68
01/01/2025	JE000445	Reverse Bank recon adj	1.85
01/01/2025	JE000447	Reverse Bank recon adj	158.76
01/01/2025	JE000449	Reverse Bank recon adj	9,565.78
02/07/2025	Payment BD00033	Deposit No. BD00033	376,393.56
Total Outstanding Deposits			428,856.92

Sixth Order of Business



A handwritten signature in black ink, appearing to be "G. Schwartz".

Gary Schwartz
Inframark

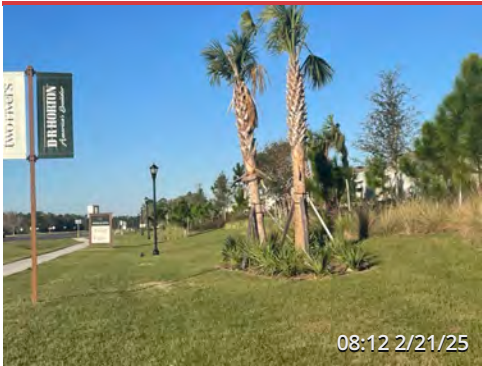
COPY OF "TWO RIVERS NORTH FEBRUARY INSPECTION REPORT. 2/21/25, 7:51 AM"

Northwater.

Wednesday, March 5, 2025

Prepared For Board Of Supervisors.

52 Photos



SR 56.

Assigned To DTE.

Heading West on the frontage.



SR 56.

Assigned To DTE.

Trim the hanger.

Completed.



SR 56.

Assigned To DTE.

Trim the dead palm frond.

Completed.



WIDEWATER WAY.

Assigned To DTE.

The community entrance is well maintained.



WIDEWATER WAY.

Assigned To DTE.

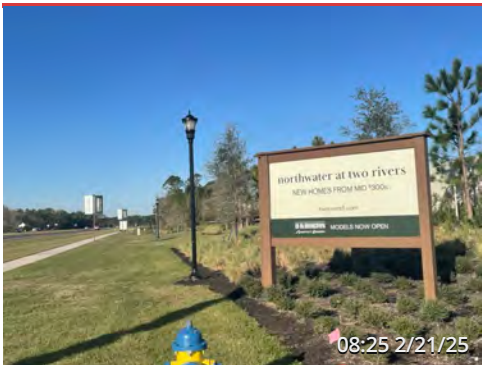
The community entrance façade is well maintained.



WIDEWATER WAY.

Assigned To DTE.

Heading North on the West sidewalk.



SR 56.

Assigned To DTE.

Heading West on the frontage.



SR 56.

Assigned To DTE.

The plants, trees, and ornamental grass heading West on the frontage are well-maintained.



WIDEWATER WAY.

Assigned To DTE.

Heading North on the East sidewalk.



SR 56.

Assigned To DTE.

Heading East on the frontage.



SR 56.

Assigned To DTE.

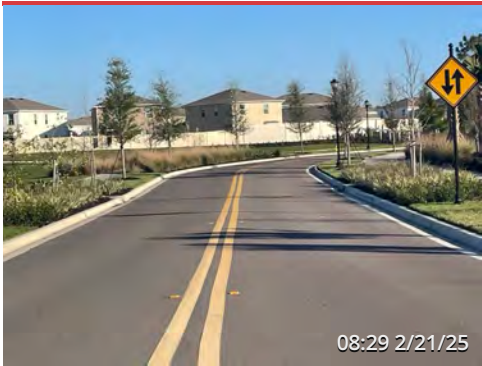
The plants, trees, and ornamental grass heading East on the frontage are well-maintained.



WIDEWATER WAY.

Assigned To DTE.

Heading North on the median.



WIDEWATER WAY.

Assigned To DTE.

Heading North on the median.



WIDEWATER WAY.

Assigned To DTE.

The shelled path is well maintained.



WIDEWATER WAY.

Assigned To District manager.

The utility station is well maintained.



WIDEWATER WAY.

Assigned To DTE.

The Thryallis plants were negatively effected by the cold weather, and will need cut backs next month to stimulate new growth.



WIDEWATER WAY.

Assigned To Clubhouse manager.

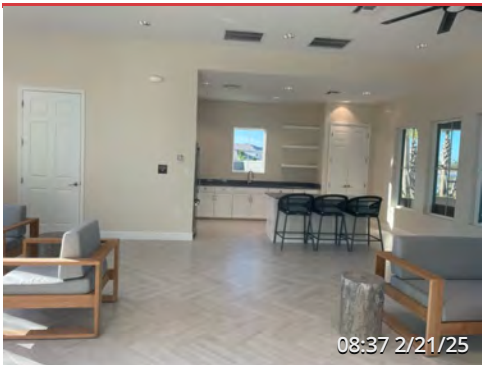
The amenity center is well maintained. All bathrooms are clean and functional.



WIDEWATER WAY.

Assigned To Clubhouse manager.

The mailboxes are well-maintained.



WIDEWATER WAY.

Assigned To Clubhouse manager.

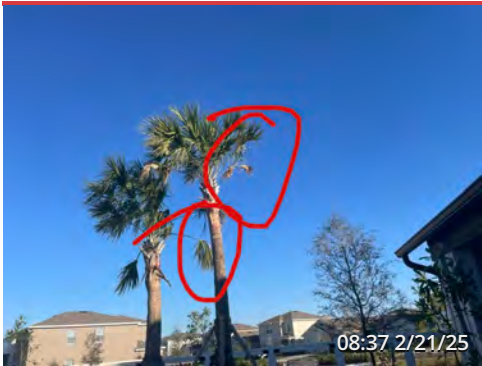
The community center clubhouse is well maintained.



WIDEWATER WAY.

Assigned To Clubhouse manager.

The pool furniture, table and chairs are well maintained.



WIDEWATER WAY.

Assigned To DTE.

Evaluate all the palm trees for dead and hard hanging palm fronds.

Completed.



WIDEWATER WAY.

Assigned To Alchemy.

The pool is clear, blue, and well maintained.



WIDEWATER WAY.

Assigned To DTE.

The playground is well-maintained.



WIDEWATER WAY.

Assigned To DTE.

Remove and replace the dead plant.

Completed.



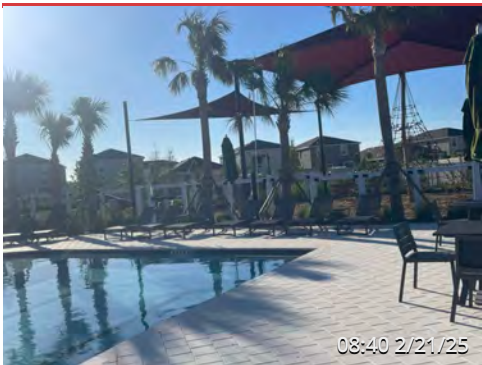
WIDEWATER WAY.

Assigned To Clubhouse manager.
The fire table is well-maintained.



WIDEWATER WAY.

Assigned To DTE.
The shelled path is well-maintained.



WIDEWATER WAY.

Assigned To clubhouse manager.
The chaise lounges and umbrellas are well-maintained.



WIDEWATER WAY.

Assigned To DTE.
Clean out and detail the Iris plants.

Completed.



SUNFLOWER HILL.

Assigned To DTE.

The amenity center parking lot is well maintained.



SUNFLOWER HILL.

Assigned To DTE

Clean out and detail the Iris plants.

Completed.



POND #

Assigned To District manager.

The pond wash-out is scheduled to be repaired before the end of February.



SUNFLOWER HILL.

Assigned To District manager.

Damaged sidewalk.



SUNFLOWER HILL.

Assigned To DTE.

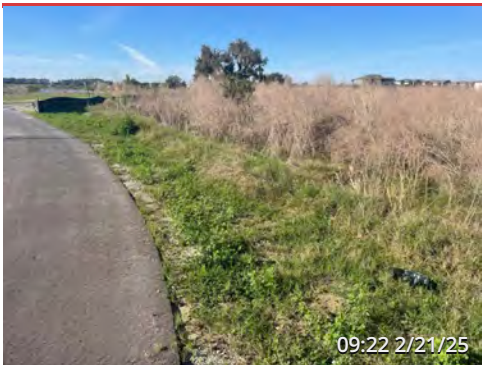
Heading West on the blacktop.



SUNFLOWER HILL.

Assigned To DTE.

The shell path is well maintained.

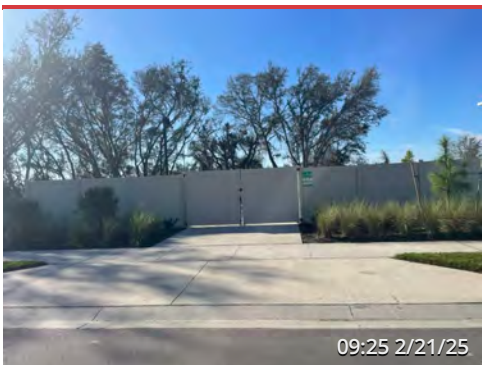


SUNFLOWER HILL.

Assigned To DTE.

Trim the overgrowth.

Completed.



LOCKMAN.

Assigned To District manager.

The utility station is well maintained.



LOCKMAN.

Assigned To DTE.

DTE will remove and replace the dead Sabal palm tree.

Completed.



LOCKMAN.

Assigned To DTE.

Trim the dead palm frond.

Completed.



LOCKMAN.

Assigned To District manager.

Bridge build is in progress.



BRINEY.

Assigned To DTE.

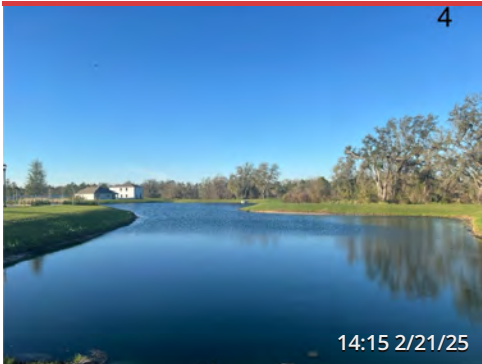
The pocket park is well maintained.



POND # 4.

Assigned To District manager.

The pond wash-out is scheduled to be repaired by the end of February.



POND # 4

Assigned To Sitex.

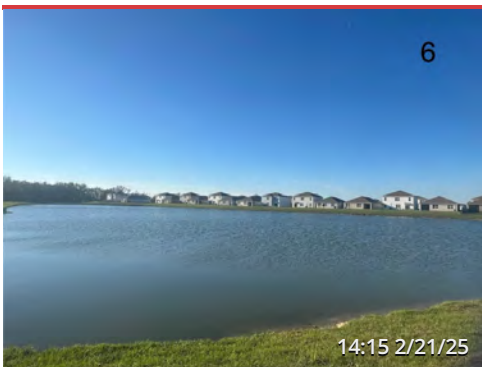
There is turbidity in the pond, but overall the pond is well maintained.



POND # 5.

Assigned To Sitex.

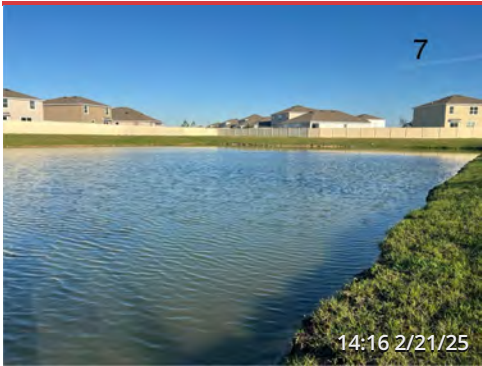
The pond is well maintained.



POND # 6.

Assigned To Sitex.

The pond is well maintained.



POND # 7.

Assigned To Sitex.

The pond is well maintained.



POND # 8.

Assigned To Sitex.

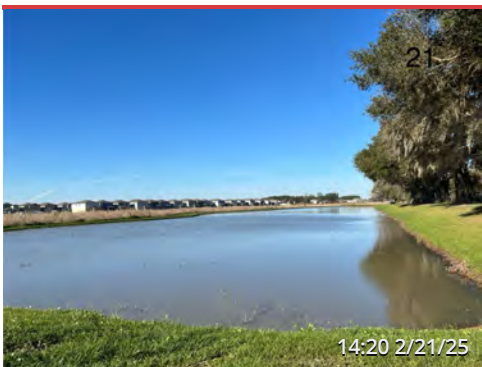
The pond is well maintained.



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.

22

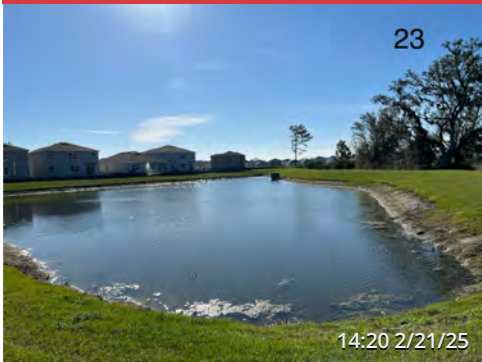


POND # 22.

Assigned To Sitex.

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

23

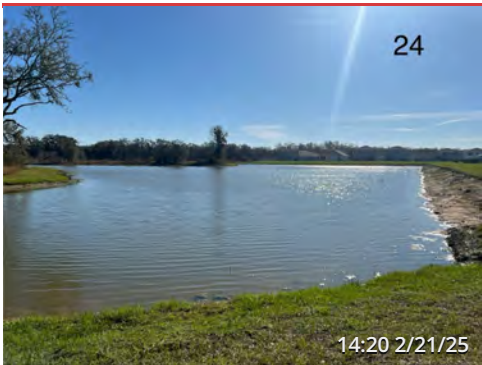


POND # 23.

Assigned To Sitex.

The algae in the pond is dead

24

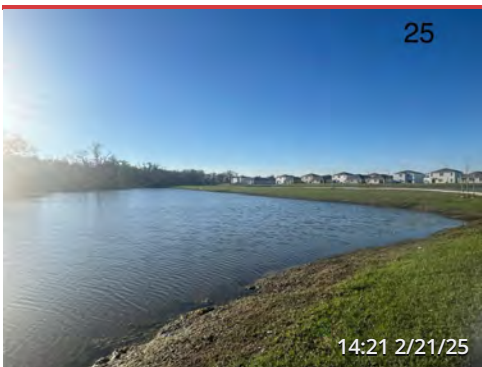


POND # 24.

Assigned To Sitex.

The pond is well maintained.

25



POND # 25.

Assigned To Sitex.

The pond is well-maintained.



A handwritten signature in black ink, appearing to read "Gary Schwartz".

Gary Schwartz
Inframark

COPY OF "TWO RIVERS NORTH FEBRUARY INSPECTION REPORT.2/21/25, 11:04 AM"

Childers.

Wednesday, March 5, 2025

Prepared For Board of supervisors.

53 Photos



SR 56.

Assigned To DTE.

Heading West on the frontage.



SR 56.

Assigned To DTE.

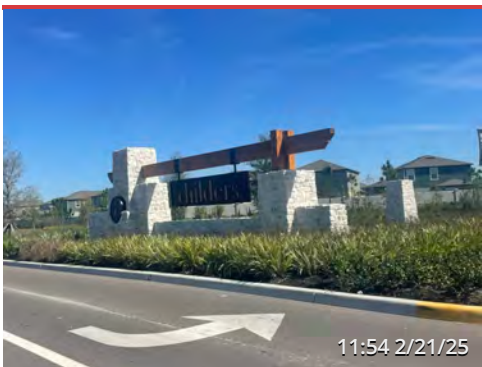
Heading West on the frontage.



CHILDERS WAY.

Assigned To DTE.

The community entrance is well maintained.



CHILDERS WAY.

Assigned To DTE.

The community entrance façade is well maintained.



CHILDERS WAY.

Assigned To DTE.

Replace any missing Jasmine plants.

Completed.



SR 56.

Assigned To DTE.

Heading West on the frontage.



CHILDERS WAY.

Assigned To DTE.

Heading North on the West sidewalk.



SR 56.

Assigned To District manager.

Teco has been advised to repair the fallen light pole.

Not completed.



SR 56.

Assigned To DTE

Upright the tree stake.



CHILDERS WAY.

Assigned To DTE.

Heading North on the East sidewalk.



CHILDERS WAY

Assigned To DTE.

Replace the snapped tree stake.

Completed.



CHILDERS WAY.

Assigned To DTE.

Treat the ant mound. Remove the ant mount if there is no active infestation.

Completed.



CHILDERS WAY.

Assigned To DTE.

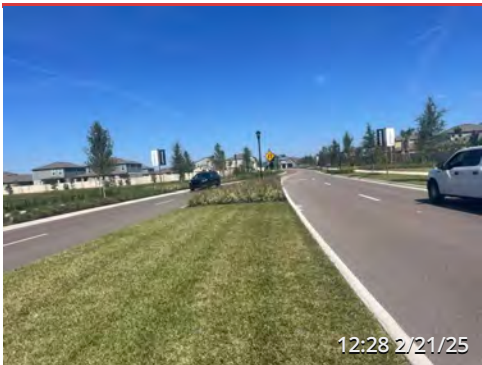
The East side plants and trees are healthy and well maintained.



SR 56.

Assigned To DTE.

Heading East on the frontage.



CHILDERS WAY.

Assigned To DTE.

Heading North on the median.



POND # 13.

Assigned To District manager.

The pond -washout is scheduled to be repaired by the end of February.

Completed.



LANIER.

Assigned To DTE.

The picnic area is well maintained.



KIRCHER.

Assigned To DTE.

Straighten the leaning tree.

Completed



LANIER.

Assigned To DTE.

The utility station is well maintained.



LANIER.

Assigned To District manager.

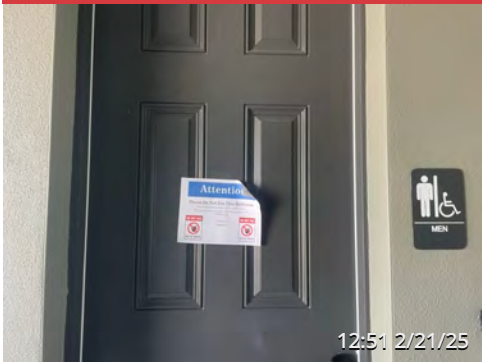
The mailbox pavilion is well maintained.



LANIER.

Assigned To DTE.

The amenity center is well maintained. All bathrooms are clean. The men's room is currently out of order and scheduled to be repaired.



LANIER.

Assigned To District manager.

The men's bathroom is in the process of getting repaired.

Not completed.



LANIER.

Assigned To DTE.

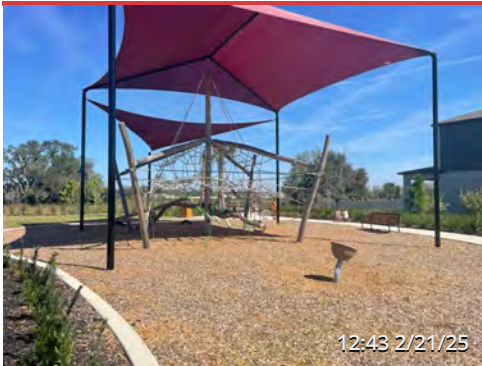
The plants, trees, and turf are healthy and well maintained.



LANIER.

Assigned To DTE.

The turf is beginning to recover from previous fungus issues.



LANIER.

Assigned To DTE.

The playground is well maintained.



LANIER.

Assigned To DTE.

The shelled path is well maintained.

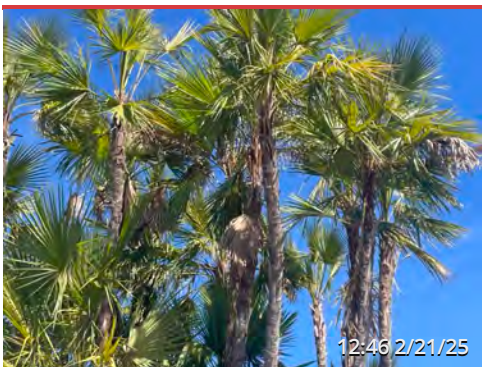


LANIER.

Assigned To DTE.

Submit an estimate to remove the shells and replace with turf.

DTE is scheduled to replace the turf.



LANIER.

Assigned To DTE.

Remove the dead palm fronds.

Completed.



LANIER.

Assigned To Clubhouse manager.

The table and chairs are well maintained.



LANIER.

Assigned To Clubhouse manager.

The amenity center clubhouse is well maintained.



LANIER.

Assigned To DTE.

Trim the dead palm fronds.

Completed.



LANIER.

Assigned To Club manager.

The pool furniture is well maintained.



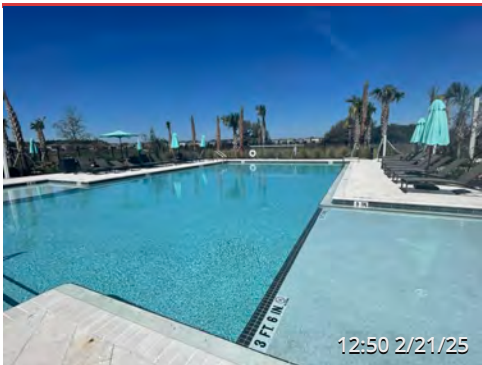
LANIER.

Assigned To Clubhouse manager.
The fire table is well maintained.



LANIER.

Assigned To District manager.
The pebbles on the artificial turf need to be removed.



LANIER.

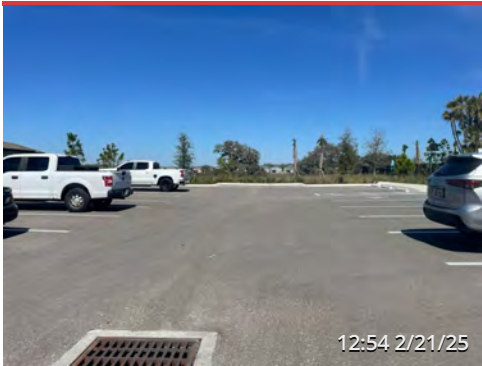
Assigned To Alchemy.
The pool is clear, blue, and well maintained.



LANIER.

Assigned To DTE.
Clean out and detail the plants.

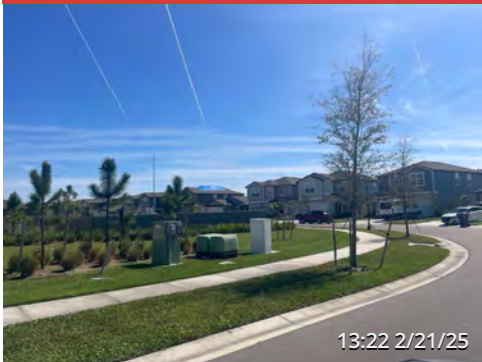
Completed.



LANIER.

Assigned To DTE.

The amenity center parking lot is well maintained.



ACKLEY.

Assigned To DTE.

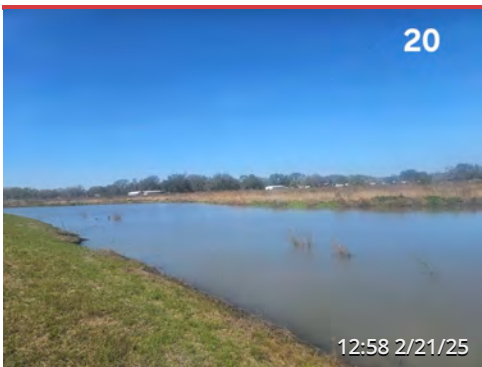
The pocket park is well maintained.



POND # 1.

Assigned To SiteX.

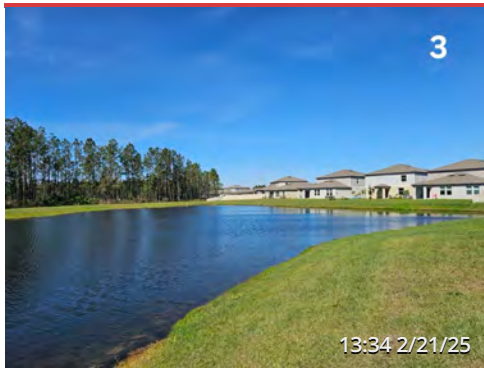
The pond is well maintained.



POND #20.

Assigned To Sitex.

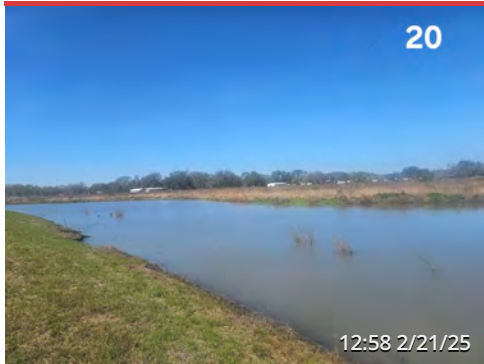
The pond is well maintained.



POND # 3.

Assigned To Sitex.

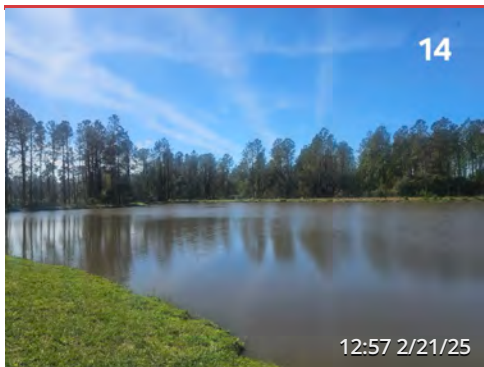
The pond is well maintained.



POND # 20.

Assigned To Sitex.

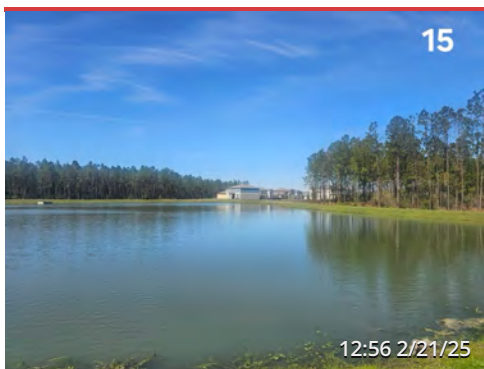
The pond is well-maintained.



POND # 14.

Assigned To Sitex.

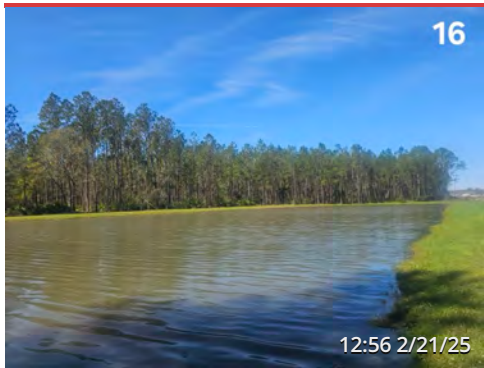
There is turbidity in the pond, but overall the ponds will maintain.



POND # 15.

Assigned To Sitex.

The pond is well maintained.

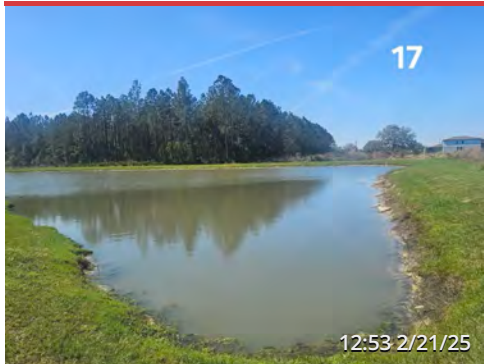


16

POND # 16.

Assigned To Sitex.

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

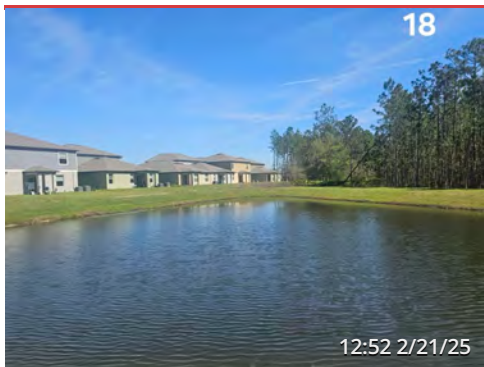


17

POND # 17.

Assigned To Sitex.

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

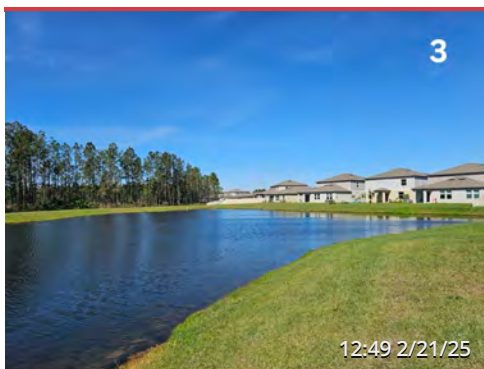


18

POND # 18.

Assigned To Sitex.

The pond is well maintained.



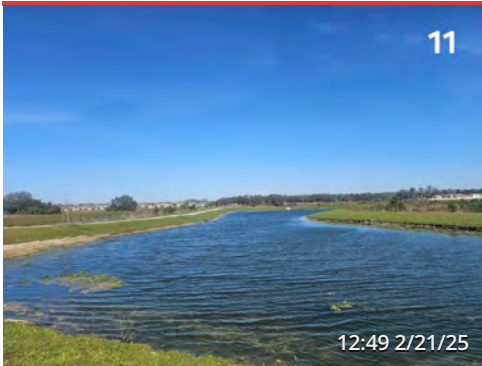
3

POND # 3.

Assigned To Sitex.

The pond is well maintained.

11

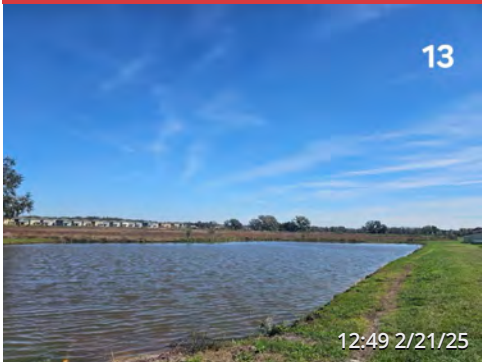


POND # 11.

Assigned To Sitex.

The pond is heavily receded, but overall well maintained.

13

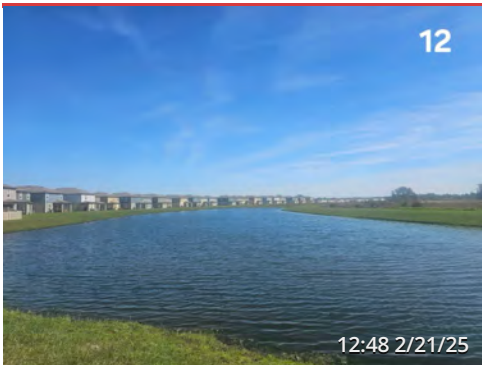


POND # 13.

Assigned To Sitex.

The pond is well maintained.

12

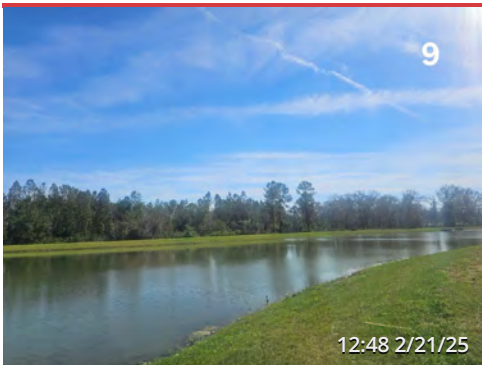


POND # 12.

Assigned To Sitex.

The pond is well maintained.

9



POND # 9.

Assigned To Sitex.

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

2



POND # 2.

Assigned To Sitex.

The pond is heavily receded.