

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 15, 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, April 15, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **April 15, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

Meeting ID: 297 982 188 241

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

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
 - A. Consideration of Additional Cameras Quote
 - B. Ratification of Palm Replacement and Oak Tree Straightening A1 Job #114785
 - C. Consideration of 35374 Ackley Trace Fence Easement Agreement
 - D. Ratification of Inframark 1st Amendment for Field Services
 - E. Ratification of Plant Replacement Proposal for Childers
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the March 18, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures March 2025
 - C. Acceptance of the Financials and Approval of the Check Register for March 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, May 20, 2025 at 11:00 a.m.

Third Order of Business



Northwater Clubhouse CCTV Upgrade

Inframark

2689 Widewater Way
Zephyrhills, FL 33541
+13524678439

Prepared by:

Javier Rosario
Commercial Sales Representative
jrosario@safetouch.com
813-833-3120



Florida = EF-20002049/ EC-13003427
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701

Inframark Northwater Clubhouse CCTV Upgrade

Pool CCTV Upgrade

3	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
3	SMART Series Turret & Fixed Dome Junction Box, White
1	SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge
0.5	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial
2	WiFi bridge - Sold Individually
2	Quick-Mount
1	Araknis 220 Series Managed Gigabit Switch
1	18x16x8 Inch 120 VAC Weatherproof Enclosure
1	15 Aluminum Mounting Post - Black Powder Coat includes footer
2	Network Horn Speaker
1	Smart 8MP TwilightVision Bullet Camera

Project Summary

TOTAL: \$12,685.00

Internet service required for remote connection

**50% down and balance upon substantial completion or
Finance / Lease options available upon request.**

Event Video monitoring \$450 per month.

*****Installation and/or service taxes not included, if applicable.*****

** Recurring service charges not included in the total install price.*



Product Details

	<p>SMART 4MP TwilightVision IR Turret IP Camera 2.8mm</p> <p>People and Vehicle Search with SMART series NVR and Turing Vision Cloud Max. 4MP(2688x1520) resolution @30/25fps 2.8mm fixed lens TwilightVision allows for optimal image clarity in low light Smart IR up to 30m (98ft) Support 256 G microSD card IP67, WDR, PoE</p>
	<p>SMART Series Turret & Fixed Dome Junction Box, White</p> <p>Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White</p>
	<p>SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge</p> <p>Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud First-Year Free Turing Vision Cloud AI Feature Access Support Ultra265/H.265/H.264 video formats 32-channel input; 16 POE Ports Up to 8MP input and 4K output 8TB Included; 4 SATA Max, up to 10TB for each HDD Best used with Turing SMART series IP Cameras Turing cloud-ready with Smart NVR series and Turing bridge/servers Support cloud upgrade</p>
	<p>23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial</p> <p>23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial</p>
	<p>WiFi bridge - Sold Individually</p> <p>The sleek NanoBeam design with proprietary airMAX ac chipset and dedicated management Wi-Fi for easy UISP mobile app support and fast setup. This airMAX ac CPE pivots on a ball joint for mounting and alignment flexibility.</p>



Quick-Mount

No tools required
Quick and easy installation
Supports NanoStation, NanoStation Loco, and NanoBeam devices
Flexible, easy alignment



Araknis 220 Series Managed Gigabit Switch

For installs that require PoE on a budget, opt for the Araknis 220 series switch. With it, you get a sizable power budget and full PoE+ capability on all ports, up to 30W. 1Gbps speed across all ports allows for powerful connectivity, while a user-friendly GUI and multiple mounting options ensure a quick and easy install. As with all Araknis switches, you have remote management capability via OvrC®. When it comes to operation, this switch has it all, including plug and play capability, multiple mounting options, and a sleek, 1U design. See how the 48-port, 24-port, 16-port, and 8-port models compare to the competition.



18x16x8 Inch 120 VAC Weatherproof Enclosure

18x16x8 Inch 120 VAC Weatherproof Enclosure with 85° Turn-on Cooling Fan.
Aluminum mounting plate with surge protected duplex 120 VAC outlets
Fully gasketed lid with stainless steel quick release latches with padlock hasps
Molded fiberglass reinforced polyester (FRP) enclosure with integral mounting flanges
NEMA Type 3R, 3RX / IP24 rated
Thermostat controlled cooling system



15 Aluminum Mounting Post - Black Powder Coat includes footer

15 Foot Mounting Post installations



Network Horn Speaker

AXIS C1310-E Network Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages or security personal can respond to notifications with live speak. Digital signal processing DSP ensures clear sound. Open standards support easy integration with network video access control analytics and VoIP supporting SIP. AXIS C1310-E is a standalone unit that can be placed almost anywhere which supports a flexible scalable and cost-effective approach to system design.



Smart 8MP TwilightVision Bullet Camera

Turing Video TP-MMB8AV2 SMART Series 8MP TwilightVision Bullet IP Camera, 2.8-12mm Motorized Varifocal Lens. People and Vehicle Search with SMART series NVR and Turing Vision Cloud. Max. 8MP (3840x2160) resolution @20fps. 2.8~12mm motorized lens.



Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
 This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam’s specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by	Date	Name

Safetouch		
	Date	Name

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

**Down to Earth**

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

Estimate: #114785

Customer Address

Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

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

Physical Job Address

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

Job

Palm replacement and Oak tree
straightening 3/31

Estimated Job Start Date

April 4, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$750.00
2x4x8 legs Palm Brace Kit	Box	4	\$40.00	\$160.00
Enhancement Labor (staking) (E)				\$750.00
Palm Sabal "Booted" Installed (E)	18' CT	1	\$922.46	\$922.46
Live Oak "Cathedral" installed (E)	3" Caliper	1	\$1,363.65	\$1,363.65
Irrigation Repairs				
Irrigation Labor (Hide)				\$510.00
			Subtotal	\$4,456.11
			Estimated Tax	\$0.00
			Job Total	\$4,456.11

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/>.

- Remove dead sable palm tree located near the front entrance to Childers on the right hand side of the road as you drive in.
- Stake pine tree that is located on Childers and Brackett.
- Restake oak tree that was knocked over by a construction truck at the lift station on Lanier and Kircher.
- Restake large bush located at the corner of the pump station on Lanier closest to the irrigation timer.
- Restake 2 Oak tree located at the pond along Kircher.
- Replace Oak tree located at the pond along Kircher. This tree was damaged from construction equipment and was also blown over during a storm and just hasn't rooted in.

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:

Dave Towsley
Down to Earth

04/01/2025

Date

Agreed & Accepted By:

Jayna Cooper

4/4/25

Two Rivers North CDD A1

Date

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606
 Parcel No.: 29-26-21-0070-00200-0390

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of March 25, 2025 (the "**Effective Date**"), between the **Two Rivers North Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **ANDREW S CANTY and SHAUNTIANA MARIE JONES** (collectively the "**Landowner**"), whose mailing address is 35374 ACKLEY TRACE, Zephyrhills, Florida 33541.

WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 49, Block 6, TWO RIVERS PARCEL A1 PHASE A (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 91, Pages 37-50 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 5' (CDD) Wall Easement (the "**Easement**") on the south side of the Property, as shown on the Plat (attached as **Exhibit "A"**). Landowner desires to encroach into the Easement by installing a 6-foot-tall almond PVC vinyl privacy fence along the west and east sides of the Property (the "**Improvements**"). The Improvements may be installed as long as the Improvements do not attach to the District's boundary wall. With the exception of cleaning and maintenance, the District's boundary wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District's boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits

necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

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

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

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

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

Witnesses:

**Two Rivers North
Community Development District**

Print Name: _____
Address: _____

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

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers North Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: ANDREW S CANTY
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on March
____, 2025, by ANDREW S CANTY, Landowner, who [] is personally known to me or [] has
produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: SHAUNTIANA MARIE JONES
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

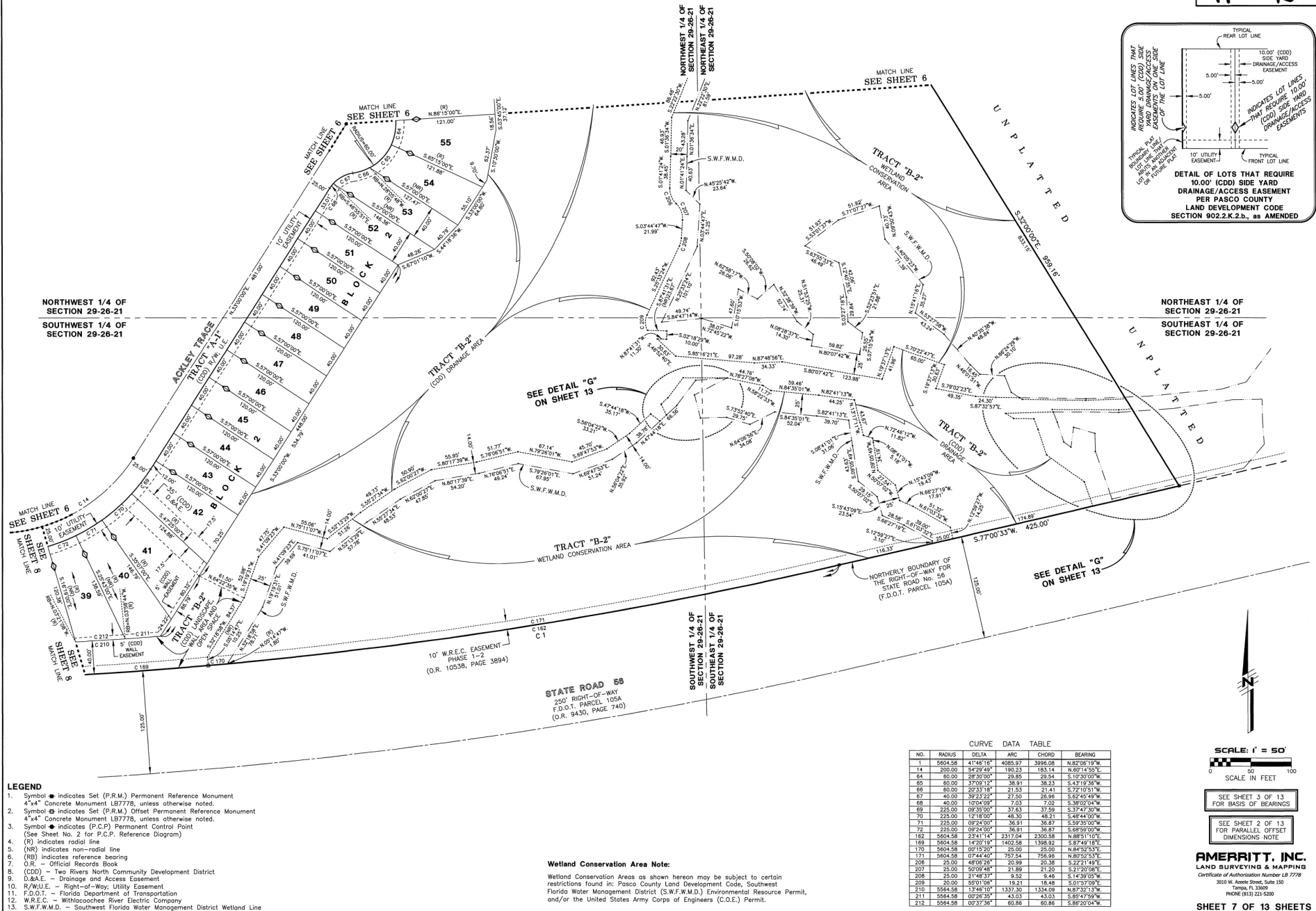
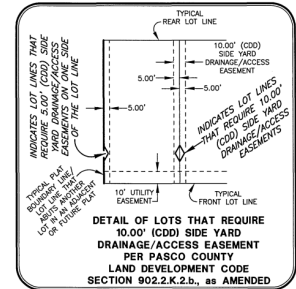
The foregoing instrument was acknowledged before me by means of physical presence on March
____, 2025, by SHAUNTIANA MARIE JONES, Landowner, who [] is personally known to me
or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

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

PLAT BOOK PAGE NO.
91 43



- LEGEND**
- Symbol ● indicates Set (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument (B7778, unless otherwise noted).
 - Symbol ⊙ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument (B7778, unless otherwise noted).
 - Symbol ⊙ indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Two Rivers North Community Development District
 - D.&A.E. - Drainage and Access Easement
 - R/W.U.E. - Right-of-Way, Utility Easement
 - F.D.O.T. - Florida Department of Transportation
 - W.R.E.C. - Withlacoochee River Electric Company
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
1	5604.58	41°40'18"	4085.97	3996.08
14	200.00	54°29'49"	190.23	183.14
44	60.00	30°20'00"	29.85	29.34
65	60.00	27°00'12"	38.91	38.23
66	60.00	32°31'18"	21.53	21.41
67	40.00	39°23'22"	27.50	25.98
68	40.00	10°04'09"	7.03	7.02
69	225.00	09°25'00"	37.43	37.59
70	225.00	12°18'00"	48.30	48.31
71	225.00	09°24'00"	36.91	36.87
72	225.00	09°24'00"	36.91	36.87
162	5604.58	22°41'14"	2317.04	2300.58
168	5604.58	14°20'19"	1400.58	1368.82
170	5604.58	09°15'20"	25.00	25.00
171	5604.58	07°44'40"	797.54	756.66
206	25.00	48°06'26"	20.99	20.38
207	25.00	50°06'48"	21.88	21.20
208	25.00	21°45'37"	8.52	8.48
209	20.00	55°01'06"	19.21	18.48
210	5564.58	13°40'10"	1337.30	1334.09
211	5564.58	09°26'30"	43.03	43.03
212	5564.58	07°37'36"	60.86	60.86

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalea Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

**FIRST AMENDMENT TO THE MANAGEMENT
SERVICES MASTER AGREEMENT BETWEEN
TWO RIVERS NORTH CDD AND INFRAMARK, LLC**

THIS AMENDMENT is entered into and effective on February 17, 2025, as set forth by and between Two Rivers North CDD (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”).

WHEREAS, SERVICE COMPANY and DISTRICT entered into a management services master agreement on December 17, 2021 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

WHEREAS the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adjusting the frequency and compensation for field services; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The annual compensation for Field Management as set forth in Schedule B shall be increased from \$12,000.00 to \$18,000.00 for both Active Site Development & Resident Services and Established Resident Services stages. The DISTRICT shall pay SERVICE COMPANY this compensation in equal monthly installments of \$1,500.00. SERVICE COMPANY shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the SERVICE COMPANY will be adjusted annually in budget to reflect wage and cost of living increases for staff.
2. Schedule A, Section E (8) shall be replaced in its entirety with the following:

“The Field Operations Inspector shall conduct community inspections weekly and provide field summary reports. The purpose of the inspections is to identify any community deficiencies, be able to assist the District Manager and any District employees in their daily tasks, report on vendor progress, and communicate status and issues to the District Manager.”
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 13th day of March 2025.

Inframark, LLC

DocuSigned by:
By: Chris Tarase

41808B12D02B415...
Name: Chris Tarase

Title: President

Two Rivers North CDD

Signed by:
By: Carlos de la Ossa

CC0CB251E795481...
Name: Carlos de la Ossa

Title: Chairperson



Down to Earth

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

Estimate: #110400

Customer Address

Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

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

Physical Job Address

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

Job

Childer's community plant
replacement 3/5

Estimated Job Start Date

February 28, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$510.00
Tree/Plant Installation				
Podocarpus "Japanese Yew" Installed (E)	3 Gallon	50	\$28.50	\$1,425.00
Dwarf Yaupon Holly "Schillings" (stokes dwarf) Installed (E)	1 Gallon	25	\$13.52	\$338.00
Muhly Grass "white" Installed (E)	3 Gallon	10	\$28.50	\$285.00
Saw Palmetto "Green" Installed (E)	3 Gallon	5	\$75.22	\$376.10
Black Mulch Installed (E)	2 Cubic Foot Bag	210	\$11.26	\$2,364.58
Fountain Grass "Red" Installed (E)	3 Gallon	22	\$28.50	\$627.00
Podocarpus "Japanese Yew" Installed (E)	3 Gallon	10	\$28.50	\$285.00
Magnolia Sweetbay installed (E)	30 Gallon	1	\$488.61	\$488.61
Black Mulch Installed (E)	2 Cubic Foot Bag	140	\$11.26	\$1,576.39
Saw Palmetto "Green" Installed (E)	3 Gallon	7	\$75.22	\$526.54
African Iris "White" Installed (E)	1 Gallon	25	\$13.52	\$338.00
Podocarpus "Japanese Yew" Installed (E)	3 Gallon	3	\$28.50	\$85.50
Saw Palmetto "Silver" Installed (E)	3 Gallon	3	\$75.22	\$225.66
Camellia "Sasanqua" Installed (E)	3 Gallon	5	\$75.22	\$376.10
Black Mulch Installed (E)	2 Cubic Foot Bag	280	\$11.26	\$3,152.79
Podocarpus "Japanese Yew" Installed (E)	3 Gallon	20	\$28.50	\$570.00
Camellia "Sasanqua" Installed (E)	3 Gallon	5	\$75.22	\$376.10
Confederate Jasmine Installed (E)	1 Gallon	10	\$13.52	\$135.20
Black Mulch Installed (E)	2 Cubic Foot Bag	750	\$11.26	\$8,444.94
Install kit - Soil / dirt - per bag (E)				\$64.99
Site Prep, Removal, & Disposal (E)				\$1,500.00
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
Palm Sabal "Booted" Installed (E)	16' CT	1	\$844.10	\$844.10
Subtotal				\$24,555.60
Estimated Tax				\$0.00

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/>.

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
			Job Total	\$24,555.60

Childers pump area near Kiecher

- #3 50 Podicorpus
- #1 25 Dwarf Schilling
- #1 10 White Mule grass
- #3 5 Green Saw Palmetto
- Straigten and stake 4 trees
- 3 pallets of Black mulch

Gravelly enterance to walkway

- #3 22 Red Mule grass
- #3 10 Podicorpus
- #30 1 Sweet Baby Magnolia
- 2 pallets of Black mulch

Pool/playground area

- #3 7 Green Saw Palmetto
- #1 25 African Iris
- #3 Podicorpus
- #3 3 Silver Palmetto
- #3 5 Rose Calmilla
- 4 pallets Black mulch

Childers Dr.

- #3 20 Podicorpus
- #3 5 Rose Camilla
- #1 10 Jasmin

Proposed By:

Dave Towsley03/06/2025

Down to EarthDate

Agreed & Accepted By:

Signed by:
Carlos de la Ossa
cc0cb251e795481...3/24/2025

Two Rivers North CDD A1Date

Fourth Order of Business

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

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, March 18, 2025, and called to order at 11:05 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary
Ryan Zook	Assistant Secretary (<i>via phone</i>)

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Gary Schwartz	Field Manager (<i>via phone</i>)
Residents	

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**

The Board received questions regarding community events and the budget line item for gas.

THIRD ORDER OF BUSINESS **Public Hearing – Facility Fees**

A. Ratification of Fence Easement Agreements

- i. 34851 Rainville Loop**
- ii. 34881 Rainville Loop**
- iii. 35314 Ackley Trace**
- iv. 35144 Ackley Trace**
- v. 34839 Rainville Loop**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, fence easement agreements as presented, were ratified. 5-0

FOURTH ORDER OF BUSINESS **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

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

FIFTH ORDER OF BUSINESS Builders' Requests and Comments

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Staff Reports

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

There being no reports, the next item followed.

i. Community Inspection Reports

The Community Inspections report was presented, a copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

Discussion of vandalism at Northwater amenity center ensued. Demand letters have been sent to those involved and amenity fobs have been de-activated.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

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

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ALCHEMY POOL SERVICE LLC	3/1/2025	000741	\$3,750.00	\$3,750.00	POOL
CHARTER COMMUNICATIONS ACH	2/24/2025	1665027022425	\$74.99	\$74.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS ACH	3/7/2025	1669019030725	\$74.99	\$74.99	ACCT #8337 13 062 1665027
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/28/2025	135354	\$658.69	\$658.69	Sod Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2025	134968	\$5,973.74	\$5,973.74	Landscape Services
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2025	134956	\$7,093.84	\$7,093.84	Landscape Services
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2025	134955	\$6,884.80	\$6,884.80	Landscape Services
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2025	134969	\$17,627.74	\$17,627.74	Landscape Services
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/26/2025	137133	\$530.00	\$530.00	Palm Removal
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/26/2025	137129	\$1,151.86	\$1,151.86	Bahia Sod
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/26/2025	137130	\$1,289.13	\$1,289.13	Tree Staking
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/26/2025	137131	\$1,933.21	\$1,933.21	Palm Replacement
JAYMAN ENTERPRISES	2/28/2025	3831	\$1,575.00	\$1,575.00	JANITORIAL MAINTENANCE
JAYMAN ENTERPRISES	2/28/2025	3832	\$1,725.00	\$1,725.00	Janitorial Contract
SITEX AQUATICS	3/1/2025	9672-B	\$3,010.00	\$3,010.00	Aquatics Contract
TRULY NOLEN BRANCH 059	8/14/2024	590264984	\$72.25	\$72.25	Pest Control - Childers
TRULY NOLEN BRANCH 059	10/30/2024	590269300	\$85.00	\$85.00	Pest Control - Childers
TRULY NOLEN BRANCH 059	12/23/2024	590273666	\$85.00	\$85.00	Pest Control - Childers
TRULY NOLEN BRANCH 059	11/21/2024	590271419	\$85.00	\$85.00	Pest Control - Childers
Monthly Contract Subtotal			\$53,680.24	\$53,680.24	
Variable Contract					
CARLOS DE LA OSSA	3/18/2025	CO 031825	\$200.00	\$200.00	BOARD 3/18/25
KELLY ANN EVANS	3/18/2025	KE 031825	\$200.00	\$200.00	BOARD 3/18/25
NICHOLAS J. DISTER	3/18/2025	ND 031825	\$200.00	\$200.00	BOARD 3/18/25
STRALEY ROBIN VERICKER	3/12/2025	26169	\$1,782.50	\$1,782.50	District Counsel
THOMAS R. SPENCE	3/18/2025	TS 031825	\$200.00	\$200.00	BOARD 3/18/25
Variable Contract Subtotal			\$2,582.50	\$2,582.50	

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
NEXTERA ENERGY	3/21/2025	28612718	\$7.03	\$7.03	SERVICE 12/16/24 - 01/17/25
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904471	\$7.29	\$7.29	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904472	\$30.78	\$30.78	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904727	\$823.92	\$823.92	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904481	\$1.62	\$1.62	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904476	\$51.03	\$51.03	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904728	\$328.44	\$328.44	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904483	\$20.25	\$20.25	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904484	\$48.60	\$48.60	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904469	\$149.85	\$149.85	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904477	\$14.58	\$14.58	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904479	\$322.38	\$322.38	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21906410	\$76.14	\$76.14	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21905482	\$541.08	\$541.08	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904480	\$0.81	\$0.81	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904473	\$93.15	\$93.15	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904482	\$42.12	\$42.12	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	2/19/2025	21904475	\$16.20	\$16.20	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22089622	\$406.62	\$406.62	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088622	\$1.62	\$1.62	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088616	\$4.86	\$4.86	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088618	\$51.03	\$51.03	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088614	\$18.63	\$18.63	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088615	\$0.81	\$0.81	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088613	\$38.07	\$38.07	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088612	\$7.29	\$7.29	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088611	\$110.16	\$110.16	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22090574	\$69.66	\$69.66	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088625	\$39.69	\$39.69	UTILITIES

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088866	\$970.15	\$970.15	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088619	\$11.05	\$11.05	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088867	\$397.02	\$397.02	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088623	\$42.12	\$42.12	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22088624	\$18.63	\$18.63	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	2208621	\$0.81	\$0.81	UTILITIES
TECO TAMPA ELECTRIC ACH	2/20/2025	022025 6184	\$123.47	\$123.47	SVC PRD 07/18/24-08/16/24
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 2690	\$44.06	\$44.06	Electric - 35570 Lockman - IRRIGATION
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 7332	\$50.94	\$50.94	Electric - 2499 Widewater Way Panel S1
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 8828	\$43.55	\$43.55	Electric - 2512 Lanier
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 7341	\$43.96	\$43.96	Electric - 2574 Widewater
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 8834	\$4,704.25	\$4,704.25	Electric - Public Lighting
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 8838	\$4,275.16	\$4,275.16	Electric - Public Lighting
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 8832	\$44.06	\$44.06	Electric - 35251 Gravelly Dr
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 6250	\$387.29	\$387.29	Electric - 1990 Lanier
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 7327	\$55.54	\$55.54	Electric - 2455 Childers Way
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 7333	\$43.86	\$43.86	Electric - 2556 Brinley Run Panel IR1
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 2691	\$538.33	\$538.33	Electric - 2689 Widewater Way
WITHLACOOCHEE RIVER ELECTRIC ACH	3/12/2025	031225 2688	\$43.65	\$43.65	Electric - 35370 Sunflower - IRRIGATION
Utilities Subtotal			\$15,161.61	\$15,161.61	
Additional Services					
BIG SUN FENCING & BIG SUN PRODUCTS	2/7/2025	SB-1397	\$495.00	\$495.00	Fence Repair
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134011	\$600.00	\$600.00	Tree Removal
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134130	\$2,026.49	\$2,026.49	Childers Mulch
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134131	\$4,851.85	\$4,851.85	Tree Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134133	\$562.32	\$562.32	Irrigation Repairs
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134134	\$5,632.87	\$5,632.87	Tree Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134135	\$2,026.49	\$2,026.49	Northwater Mulch
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/24/2025	134136	\$181.59	\$181.59	IRRIGATION REPAIRS

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FIELDS CONSULTING GROUP, LLC	3/16/2025	3505	\$1,000.00	\$1,000.00	Pool Rules Signs
FINN OUTDOOR LLC	2/28/2025	2882	\$1,100.00	\$1,100.00	Erosion Repair
FINN OUTDOOR LLC	2/28/2025	2881	\$1,600.00	\$1,600.00	Erosion Repair
FINN OUTDOOR LLC	2/28/2025	2883	\$850.00	\$850.00	Erosion Repair
JAYMAN ENTERPRISES	2/23/2025	3804	\$125.00	\$125.00	Fence Repair
OVIDA CONSTRUCTION GROUP INC.	1/29/2025	51030	\$4,497.22	\$4,497.22	Ovida
RANDY SUGGS, INC.	2/28/2025	INV33476	\$2,625.00	\$2,625.00	Landscape Services
Additional Services Subtotal			\$28,173.83	\$28,173.83	
TOTAL			\$99,598.18	\$99,598.18	

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 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 March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL		
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 869,481	\$ -	\$ -	\$ -	\$ -	\$ -	869,481
Accounts Receivable - Other	6,854	-	-	-	-	-	6,854
Due From Developer	17,761	-	-	-	-	-	17,761
Due From Other Funds	-	49,184	38	-	-	-	49,222
Investments:							
Acquisition & Construction Account	-	-	4,695	-	-	-	4,695
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	1,295,990	-	-	-	-	1,295,990
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	\$ 1,220,972	\$ 1,954,113	\$ 4,733	\$ 10,436,499	\$ 18,414,500	\$ -	32,030,817
LIABILITIES							
Accounts Payable	\$ 28,874	\$ -	\$ -	\$ -	\$ -	\$ -	28,874
Due To Developer	318,726	-	-	-	-	-	318,726
Bonds Payable	-	-	-	-	18,414,500	-	18,414,500
Due To Other Funds	49,222	-	-	-	-	-	49,222
TOTAL LIABILITIES	396,822	-	-	-	18,414,500	-	18,811,322

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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	-	1,954,113	-	-	-	-	1,954,113
Capital Projects	-	-	4,733	-	-	-	4,733
Unassigned:	821,456	-	-	10,436,499	-	-	11,257,955
TOTAL FUND BALANCES	824,150	1,954,113	4,733	10,436,499	-	-	13,219,495
TOTAL LIABILITIES & FUND BALANCES	\$ 1,220,972	\$ 1,954,113	\$ 4,733	\$ 10,436,499	\$ 18,414,500	\$	\$ 32,030,817

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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
REVENUES				
Interest - Tax Collector	\$ -	\$ 2,393	\$ 2,393	0.00%
Rental Income	-	250	250	0.00%
Special Assmnts- Tax Collector	1,440,045	1,369,769	(70,276)	95.12%
Developer Contribution	-	97,000	97,000	0.00%
Other Miscellaneous Revenues	-	550	550	0.00%
TOTAL REVENUES	1,440,045	1,469,962	29,917	102.08%

EXPENDITURES**Administration**

Supervisor Fees	10,000	3,800	6,200	38.00%
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	18,147	(8,647)	191.02%
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%
Website Administration	1,200	522	678	43.50%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	312,899	85,897	227,002	27.45%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	419	9,581	4.19%
Utility - Electric	30,000	30,312	(312)	101.04%
Utility - Street Lights	190,000	36,490	153,510	19.21%
Total Electric Utility Services	230,000	67,221	162,779	29.23%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	7,482	(4,482)	249.40%
Total Garbage/Solid Waste Services	3,000	7,482	(4,482)	249.40%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	34,251	3,749	90.13%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	34,251	8,749	79.65%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	15,750	16,250	49.22%
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	16,500	19,500	45.83%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	289,382	187,618	60.67%
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	387,908	357,238	52.06%
<u>Road and Street Facilities</u>				

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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
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	837	1,563	34.88%
Amenity Maintenance & Repairs	20,000	10,092	9,908	50.46%
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	2,077	1,923	51.93%
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	14,556	51,444	22.05%
<u>Contingency</u>				
Misc-Contingency	10,000	6,966	3,034	69.66%
Total Contingency	10,000	6,966	3,034	69.66%
TOTAL EXPENDITURES	1,440,045	604,281	835,764	41.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	865,681	865,681	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	1,406,358	1,406,358	0.00%
Construction in Progress	-	(1,406,358)	(1,406,358)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 865,681	\$ 865,681	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(41,531)		
FUND BALANCE, ENDING		\$ 824,150		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 25,578	\$ 25,578	0.00%
Special Assmnts- Tax Collector	-	1,243,968	1,243,968	0.00%
Special Assmnts- CDD Collected	1,214,556	1,194,792	(19,764)	98.37%
TOTAL REVENUES	1,214,556	2,464,338	1,249,782	202.90%
<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	-	2,003,591	2,003,591	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(49,478)		
FUND BALANCE, ENDING		\$ 1,954,113		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 113	\$ 113	0.00%
TOTAL REVENUES	-	113	113	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,493	(1,493)	0.00%
Total Construction In Progress	-	1,493	(1,493)	0.00%
TOTAL EXPENDITURES	-	1,493	(1,493)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,380)	(1,380)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		\$ 4,733		

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	869,481.35	Statement Balance	871,890.03
		Outstanding Deposits	52,388.37
Positive Adjustments	0.00		
Subtotal	869,481.35	Subtotal	924,278.40
Negative Adjustments	0.00	Outstanding Checks	-54,797.05
Ending G/L Balance	869,481.35	Ending Balance	869,481.35

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
10/31/2024		JE000389		Utility Electric Invoice	81.43	81.43	0.00
12/01/2024		JE000415	Misc-Contingency	Reverse Bank recon Adj	74.99	74.99	0.00
02/07/2025	Payment	BD00033	Developer Contribution - CIP	Deposit No. BD00033	376,393.56	376,393.56	0.00
03/03/2025	Payment	BD00037	Other Miscellaneous Revenues	Deposit No. BD00037	250.00	250.00	0.00
03/11/2025	Payment	BD00038	Special Assmnts-Tax Collector	Deposit No. BD00038	8,685.29	8,685.29	0.00
03/31/2025	Payment	BD00042	Other Miscellaneous Revenues	Deposit No. BD00042	225.00	225.00	0.00
Total Deposits					385,710.27	385,710.27	0.00
Checks							
11/11/2024	Payment	DD165	CHARTER COMMUNICATION S ACH	Payment of Invoice 000807	-74.99	-74.99	0.00
10/31/2024		JE000389		Utility Electric Invoice	-81.43	-81.43	0.00
02/04/2025	Payment	1293	ITZ ELECTRIC CORP	Check for Vendor V00062	-1,850.00	-1,850.00	0.00
02/07/2025	Payment	DD246	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000983	-0.81	-0.81	0.00
02/07/2025		JE000500	Developer Contribution - CIP	Truist Bank	-376,393.56	-376,393.56	0.00
02/18/2025	Payment	1309	ADA SITE COMPLIANCE	Check for Vendor V00009	-1,500.00	-1,500.00	0.00
02/27/2025	Payment	1322	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-295.00	-295.00	0.00
02/27/2025	Payment	1323	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-2,600.00	-2,600.00	0.00
02/27/2025	Payment	1324	INFRAMARK LLC	Check for Vendor V00016	-724.69	-724.69	0.00
02/27/2025	Payment	1325	ITZ ELECTRIC CORP	Check for Vendor V00062	-7,900.00	-7,900.00	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

02/27/2025	Payment	1326	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
02/27/2025	Payment	1327	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
02/27/2025	Payment	1328	SAFE TOUCH LLC	Check for Vendor V00054	-2,955.00	-2,955.00	0.00
02/27/2025	Payment	1329	STANTEC	Check for Vendor V00020	-349.50	-349.50	0.00
02/27/2025	Payment	1330	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
02/27/2025	Payment	1331	TIMES PUBLISHING COM	Check for Vendor V00006	-187.50	-187.50	0.00
02/28/2025	Payment	1332	PASCO COUNTY UTILITIES SERVICE ACH	Check for Vendor V00031	-61.68	-61.68	0.00
02/12/2025	Payment	DD269	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001058	-16.20	-16.20	0.00
03/04/2025	Payment	1333	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-495.00	-495.00	0.00
03/04/2025	Payment	1334	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-15,881.61	-15,881.61	0.00
03/04/2025	Payment	1335	JAYMAN ENTERPRISES	Check for Vendor V00047	-125.00	-125.00	0.00
03/07/2025	Payment	1336	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,750.00	-3,750.00	0.00
03/07/2025	Payment	1337	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-38,238.81	-38,238.81	0.00
03/07/2025	Payment	1338	FINN OUTDOOR LLC	Check for Vendor V00063	-3,550.00	-3,550.00	0.00
03/07/2025	Payment	1339	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,300.00	-3,300.00	0.00
03/07/2025	Payment	1340	SITEX AQUATICS FIELDS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
03/10/2025	Payment	1341	CONSULTING GROUP, LLC	Check for Vendor V00069	-200.00	-200.00	0.00
02/10/2025	Payment	DD282	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001049	-48.60	-48.60	0.00
03/10/2025	Payment	DD283	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001039	-7.29	-7.29	0.00
03/10/2025	Payment	DD284	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001040	-30.78	-30.78	0.00
03/10/2025	Payment	DD285	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001042	-823.92	-823.92	0.00
03/10/2025	Payment	DD286	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001043	-1.62	-1.62	0.00
03/10/2025	Payment	DD287	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001044	-51.03	-51.03	0.00
03/10/2025	Payment	DD288	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001047	-328.44	-328.44	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

03/10/2025	Payment	DD289	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001048	-20.25	-20.25	0.00
03/10/2025	Payment	DD290	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001050	-149.85	-149.85	0.00
03/10/2025	Payment	DD291	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001051	-14.58	-14.58	0.00
03/10/2025	Payment	DD292	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001052	-322.38	-322.38	0.00
03/10/2025	Payment	DD293	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001053	-76.14	-76.14	0.00
03/10/2025	Payment	DD294	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001054	-541.08	-541.08	0.00
03/10/2025	Payment	DD295	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001056	-93.15	-93.15	0.00
03/10/2025	Payment	DD296	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001057	-42.12	-42.12	0.00
03/13/2025	Payment	DD297	CHARTER COMMUNICATION S ACH	Payment of Invoice 001078	-74.99	-74.99	0.00
03/13/2025	Payment	DD298	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001038	-45.49	-45.49	0.00
03/13/2025	Payment	DD299	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001041	-123.47	-123.47	0.00
03/17/2025	Payment	1342	RANDY SUGGS, INC.	Check for Vendor V00060	-2,625.00	-2,625.00	0.00
03/17/2025	Payment	1343	TWO RIVERS NORTH CDD OVIDA	Check for Vendor V00008	-4,025.31	-4,025.31	0.00
03/20/2025	Payment	1344	CONSTRUCTION GROUP INC. WITHLACOOCHEE	Check for Vendor V00029	-4,497.22	-4,497.22	0.00
03/20/2025	Payment	DD300	RIVER ELECTRIC ACH	Payment of Invoice 001082	-44.06	-44.06	0.00
03/20/2025	Payment	DD301	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001083	-50.94	-50.94	0.00
03/20/2025	Payment	DD302	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001084	-43.55	-43.55	0.00
03/20/2025	Payment	DD303	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001085	-43.96	-43.96	0.00
03/20/2025	Payment	DD304	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 001086	-4,704.25	-4,704.25	0.00
03/25/2025	Payment	1345	CARLOS DE LA OSSA FIELDS	Check for Vendor V00022	-200.00	-200.00	0.00
03/25/2025	Payment	1346	CONSULTING GROUP, LLC	Check for Vendor V00069	-1,000.00	-1,000.00	0.00
03/25/2025	Payment	1347	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

03/25/2025	Payment	1349	STRALEY ROBIN VERICKER	Check for Vendor V00007	-1,782.50	-1,782.50	0.00
03/25/2025	Payment	1350	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
03/26/2025	Payment	1352	WITHLACOOOCHEE RIVER ELECTRIC	Check for Vendor V00030	-44.06	-44.06	0.00
03/24/2025	Payment	DD305	ACH CHARTER COMMUNICATION	Payment of Invoice 001092	-74.99	-74.99	0.00
03/28/2025	Payment	DD306	S ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001088	-4,275.16	-4,275.16	0.00
03/28/2025	Payment	DD307	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001091	-387.29	-387.29	0.00
03/28/2025	Payment	DD308	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001093	-55.54	-55.54	0.00
03/28/2025	Payment	DD309	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001094	-43.86	-43.86	0.00
03/28/2025	Payment	DD310	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001095	-538.33	-538.33	0.00
03/28/2025	Payment	DD311	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001096	-43.65	-43.65	0.00
03/31/2025		JE000577	Utility - Electric	Bank recon adj	-44.06	-44.06	0.00
Total Checks					-491,859.69	-491,859.69	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/02/2024	Payment	DD133	WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000611		-45.69
08/02/2024	Payment	DD134	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000612		-51.75
08/02/2024	Payment	DD135	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000613		-43.84
08/02/2024	Payment	DD136	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000614		-43.95
08/02/2024	Payment	DD137	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000615		-4,762.16
08/02/2024	Payment	DD138	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000616		-4,268.68
08/02/2024	Payment	DD139	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 000617		-547.18

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

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
12/04/2024	Payment	DD167	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000791	-48.75
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
01/06/2025	Payment	DD195	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000848	-160.61
01/06/2025	Payment	DD196	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000860	-216.24
01/06/2025	Payment	DD198	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000862	-691.42

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

01/06/2025	Payment	DD201	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000877	-1,730.58
12/06/2024	Payment	DD215	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000812	-1,275.00
12/06/2024	Payment	DD216	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000813	-398.82
12/06/2024	Payment	DD217	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000814	-343.09
12/06/2024	Payment	DD218	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000815	-176.58
12/06/2024	Payment	DD219	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000816	-318.30
12/06/2024	Payment	DD220	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000817	-202.08
12/06/2024	Payment	DD221	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000818	-456.43
12/06/2024	Payment	DD222	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000819	-41.35
12/06/2024	Payment	DD223	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 000820	-13.59
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

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

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
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
03/25/2025	Payment	1348	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
03/26/2025	Payment	1351	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-327.25
Total Outstanding Checks					-54,797.05

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	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
12/01/2024	JE000423	Reverse Bank recon Adj	1.85
12/01/2024	JE000425	Reverse Bank recon Adj	1,020.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 03_25

Statement Date 03/31/2025

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
Total Outstanding Deposits			52,388.37

Sixth Order of Business



A handwritten signature in black ink, appearing to read "Gary Schwartz".

Gary Schwartz
Inframark

TWO RIVERS NORTH MARCH INSPECTION REPORT. 3/26/25, 12:59 PM

TRN Northwater DTE.

Wednesday, March 26, 2025

Prepared For Board Of Supervisor.

46 Photos



POND # 25.

Assigned To Sitex.

The pond is well maintained.



POND # 7.

Assigned To Sitex.

There are cattails in the pond.



SR 56.

Assigned To DTE.

Heading West on the frontage.



SR 56.

Assigned To DTE.

DTE was approved to replace the missing plants.



SR 56.

Assigned To DTE.

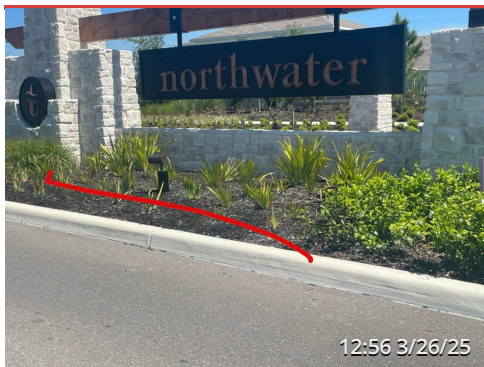
The community entrance is well maintained.



WIDEWATER WAY.

Assigned To DTE.

The community entrance façade is well maintained.



WIDEWATER WAY.

Assigned To DTE.

DTE is scheduled to replace the missing plants.



WIDEWATER WAY.

Assigned To DTE.

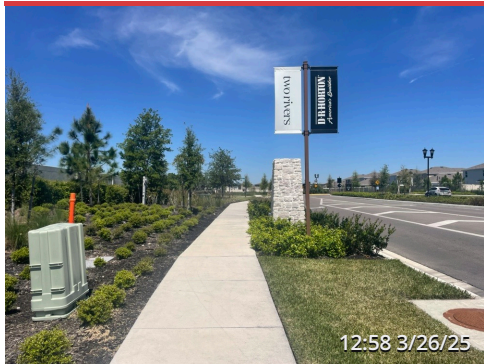
The plants and trees are healthy and well-maintained.



SR 56.

Assigned To DTE.

Heading West on the frontage.



WIDEWATER WAY.

Assigned To DTE.

Heading North on the West sidewalk.



WIDEWATER WAY.

Assigned To DTE.

No plant material is allowed to grow on the sidewalk.



WIDEWATER WAY.

Assigned To DTE.

No plant material is allowed to grow on the curbing.



WIDEWATER WAY.

Assigned To DTE.

Heading North on the East sidewalk.



SR 56.

Assigned To DTE.

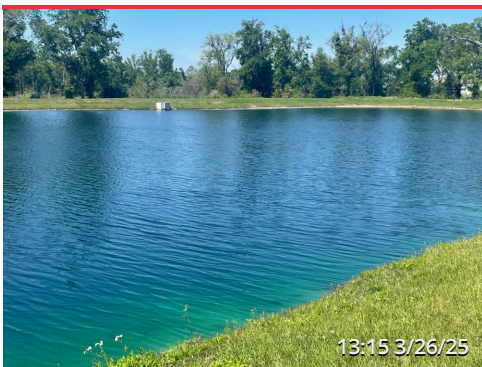
Heading East on the frontage.



WIDEWATER WAY.

Assigned To DTE.

DTE is scheduled to remove and replace the dead Sabal palm tree.



POND # 4.

Assigned To Sitex.

There is planktonic algae in the pond.



WIDEWATER WAY.

Assigned To District manager.

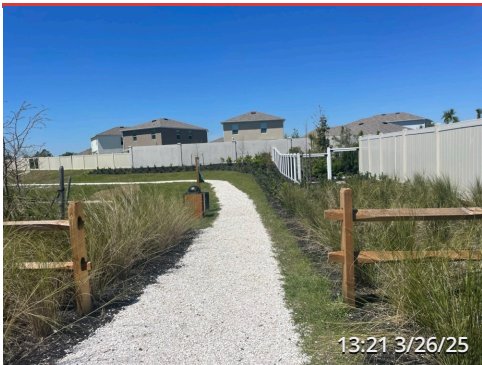
The cracked sidewalk will be scheduled for repair.



WIDEWATER WAY.

Assigned To DTE.

Replacement Thryallis plants will be needed.



WIDEWATER WAY.

Assigned To DTE.

The shell path is well maintained.



WIDEWATER WAY.

Assigned To clubhouse manager.

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



WIDEWATER WAY.

Assigned To DTE.

DTE is scheduled to remove an area of Liriope grass and replace it with annuals.



WIDEWATER WAY.

Assigned To Clubhouse manager.

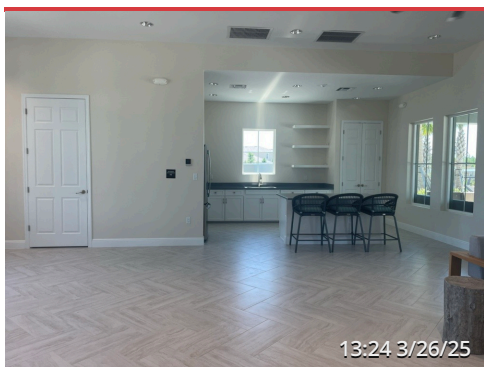
The mailboxes are well maintained.



WIDEWATER WAY.

Assigned To DTE.

No plant material is allowed on the sidewalk.



WIDEWATER WAY.

Assigned To Clubhouse manager.

The amenity center clubhouse is well-maintained.



WIDEWATER WAY.

Assigned To Clubhouse manager.

The pool furniture is well maintained.



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 Clubhouse manager.

The fire table is well maintained.



WIDEWATER WAY.

Assigned To DTE.

The shell path is well maintained.



SUNFLOWER HILL.

Assigned To DTE.

The amenity center parking lot is well maintained.



POND # 8.

Assigned To Sitex.

The filamentous algae in the pond is beginning to die.



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 as well maintained.



SUNFLOWER HILL.

Assigned To DTE.

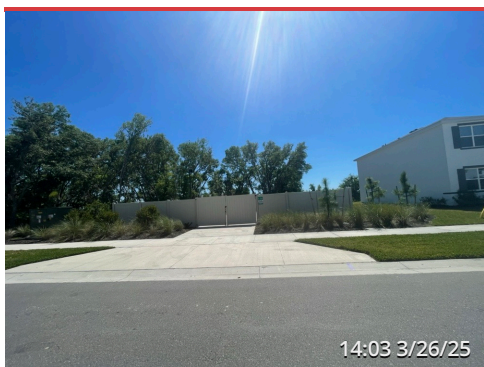
The walking path is well-maintained.



POND # 22.

Assigned To Sitex.

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



LOCKMAN.

Assigned To DTE.

The utility station is well maintained.



LOCKMAN.

Assigned To DTE.

The pocket park plants and trees are healthy and well maintained.



LOCKMAN.

Assigned To DTE.

Submit an estimate to replace the Bahia turf.



POND # 23.

Assigned To Sitex.

The receded pond is well maintained.



LOCKMAN.

Assigned To District manager.

The bridge built is currently in progress.



LOCKMAN.

Assigned To District manager.

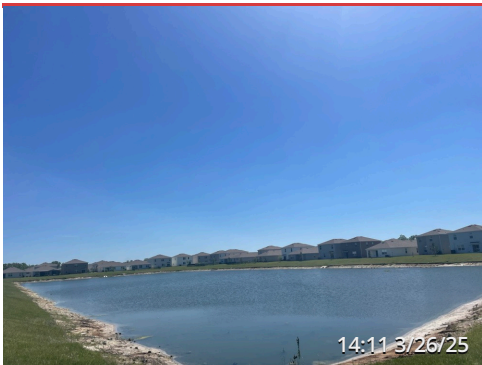
The leaning pole will be scheduled for repair.



GARDINER.

Assigned To District manager.

The Bahia turf was recently installed and needs to be watered in to establish proper rooting..



POND # 5.

Assigned To Sitex.

The receded pond is well maintained.



POND # 24.

Assigned To Sitex.

The receded pond is well maintained.



POND 24.

Assigned To DTE.

Remove the tree branches.



POND # 6.

Assigned To Sitex.

The pond is well maintained.



Gary Schwartz
Inframark

TWO RIVERS NORTH WEEKLY INSPECTION REPORT. 3/27/25, 11:52 AM

Childers. DTE.

Thursday, March 27, 2025

Prepared For EPG.

7 Photos



SR 56.

Assigned To DTE.

String trim the overgrowth.



CHILDERS WAY.

Assigned To DTE.

Remove and replace the dead Sabal palm tree.



CHILDERS WAY

Assigned To DTE.

Straighten the leaning Pine tree.



LANIER.

Assigned To DTE.

Damaged tree. Straighten the leaning tree.



LANIER.

Assigned To DTE.

Damaged plant bed. Plant replacement is needed.



LANIER.

Assigned To DTE.

Reset the plant.



KIRCHER.

Assigned To DTE.

Straighten the leaning tree.