

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 20, 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
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, May 20, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **May 20, 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 Resolution 2025-03; Authorizing Zip Code Boundary Review for the District
- B. Consideration of Holiday Lighting Proposal
- C. Consideration of Pool Monitoring Proposals
- D. Report on Number of Registered Voters (617)
- E. Discussion of Proposed Fiscal Year 2026 Budget
- F. Consideration of Resolution 2025-04, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing

4. CONSENT AGENDA

- A. Approval of Minutes of the April 15, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures April 2025
- C. Acceptance of the Financials and Approval of the Check Register for April 2025
- D. Ratification of Tree and Plant Replacement A2 Job #118170
- E. Ratification of Jasmine Replacement at Sunflower and Wide Water A2 Job #118172
- F. Ratification of Median Plant Removal and Transplant A2 Job #117164
- G. Ratification of QUOT0001-1 Mike Romeo Concrete Work
- H. Ratification of Inframark 2nd Amendment
- I. Ratification of Storm Clean up Agreements with Down to Earth

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, June 17, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-03

A RESOLUTION AUTHORIZING THE ZIP CODE BOUNDARY REVIEW PROCESS FOR THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT WITH THE UNITED STATES POSTAL SERVICE; AUTHORIZING THE SUBMITTAL OF A WRITTEN REQUEST TO THE UNITED STATES POSTAL SERVICE TO OBTAIN A NEW ZIP CODE FOR THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (“**District**”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the District has been assigned a ZIP code associated with city of Zephyrhills, Florida and the District desires a new ZIP code that will allow for more efficient mail delivery to residents of the District and more accurately represent the community identity within the Two Rivers master planned community consisting of the District and Two Rivers West Community Development District, Two Rivers East Community Development District and Two Rivers South Community Development District.

WHEREAS, the Board of Supervisors of the District (“**Board**”) desires to request a new ZIP code from the United States Postal Service (“**USPS**”) through the ZIP Code Boundary Review Process by submitting a written request to the USPS District Manager outlining the reasons for the request.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves the submittal of a written request to the USPS District Manager to initiate the ZIP Code Boundary Review Process.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action in connection with the ZIP Code Boundary Review Process.
3. This Resolution shall be effective as of May 20, 2025.

PASSED AND ADOPTED ON MAY 20, 2025.

ATTEST:

**TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Jesenia Perez

35820 Sunflower Hill Drive
Zephyrhills, Florida 33541

Quote #2110

Sent on Apr 30, 2025

Total \$11,692.94

Product/Service	Description	Qty.	Unit Price	Total
#A4 Labor-Columns	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	6	\$90.00	\$540.00
#A4 Wrap Columns	(12) Wrap Columns with white wire mini lights, 4" warm white light \$252 Extension Cord \$20 Timer \$25	0.6	\$297.00	\$178.20
#A5 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2025 season	12	\$125.00	\$1,500.00
#A5 Materials- Roofline Front and down sides	Location: Roofline front and sides of building Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	0.6	\$945.00	\$567.00
#A6 Labor- Roofline Back of building	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2025 season	3	\$125.00	\$375.00



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Product/Service	Description	Qty.	Unit Price	Total
#A6 Materials- Roofline Rear	Location: Back of building Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	0.6	\$360.00	\$216.00
#A7 Labor- Wreaths on both peaks	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
#A7 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	0.6	\$570.00	\$342.00
#B1 Labor-Garland Northwater Sign	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
#B1 Materials- Garland on Northwater Sign (4 Pieces)	- 9' x 18" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	0.6	\$600.00	\$360.00
#B2 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00



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Product/Service	Description	Qty.	Unit Price	Total
#B2 Materials- Wreath on Northwater Sign (2 Wreaths)	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	0.6	\$570.00	\$342.00
#B3 Labor-Lights on stone	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
#B3 C9 lighting lining top of monument	Location: Materials-C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s)	0.6	\$360.00	\$216.00
#C1 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2025 season	9	\$125.00	\$1,125.00
#C1 Materials- Roofline	Location: Front and Sides of roofline Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	0.6	\$930.00	\$558.00
#C3 Labor-Wrap Columns	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	6	\$90.00	\$540.00



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Product/Service	Description	Qty.	Unit Price	Total
#C3 Wrap Columns	(12) Wrap Columns with white wire mini lights, 4" warm white light \$252 Extension Cord \$20 Timer \$25	0.6	\$292.00	\$175.20
#C4 Labor-Wreaths	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
#C4 Materials- Wreaths on dormers	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	0.6	\$285.00	\$171.00
#D1 Labor-Garland on Childers Sign	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
#D1 Materials- Garland on Sign (4 Pieces)	- 9' x 18" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	0.6	\$600.00	\$360.00
#D2 Labor-Lights on stone	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
#D2 C9 lighting lining top of monument	Location: Materials-C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s)	0.6	\$360.00	\$216.00



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Product/Service	Description	Qty.	Unit Price	Total
#D3 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
#D3 Materials- Wreath (2)	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	0.6	\$570.00	\$342.00

A deposit of \$5,846.47 will be required to begin.

Subtotal	\$11,363.40
Card Fee (2.9%)	\$329.54
Total	\$11,692.94

Images

View online <https://jbbr.io/PneU9cMbd7kXdns2A>





Tampa Holiday Lights

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2025 On season Leasing price: \$11,363.40

A4, A5, A6, A7, B1, B2, B3, C1, C3, C4, D1, D2,D3

This quote is valid for the next 30 days, after which values may be subject to change.

ITZ Electric Corp
13205 Shadberry Lane
Hudson, FL 34667

Estimate

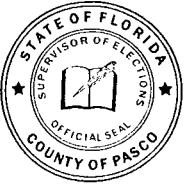
Date	Estimate No.
4/15/2025	F2046

(516)967-0093 itzelectric@earthlink.net LIC# EC 1301807

Name/Address

Northwater Clubhouse
2689 Widewater Way
Zephyrhills, FL 33541

Project		
Description	Rate	Total
Supply and install 100' of underground conduit from existing receptacle (back of pool) to proposed camera location. Provide 120V receptacle for new camera. (Camera and pole by other)	2,500.00	2,500.00
Total		\$2,500.00



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Camille Berloune
District Administrative Assistant
11555 Heron Bay Blvd Suite 201
Coral Springs FL 33076

Dear Camille Berloune:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Hillcrest Preserve Community Development District	0
• Palmetto Ridge Community Development District	0
• The Groves Community Development District	1,093
• Two Rivers East Community Development District	1
• Two Rivers North Community Development District	617
• Two Rivers West Community Development District	6
• West Hillcrest Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Two Rivers North
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



Two Rivers North
Community Development District

Budget Overview
Fiscal Year 2026

Two Rivers North
Community Development District

Operating Budget
Fiscal Year 2026

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Series 2022

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Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Tax Collector	\$ -	\$ -
Special Assmnts- Tax Collector	\$ 1,500,047	\$ 1,500,047
Developer Contribution	\$ -	\$ -
Other Miscellaneous Revenues	\$ -	\$ -
Fence Easement Revenue	\$ -	
Rental Income	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
TOTAL REVENUES	\$ 1,500,047	\$ 1,500,047
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 10,000	\$ 12,000
Profserv - Administrative Services	\$ 4,500	\$ 5,500
Profserv - District Manager	\$ 25,000	\$ 25,000
Profserv - Recording Secretary	\$ 2,400	\$ 4,500
Profserv - Accounting Services	\$ 9,000	\$ 12,000
Profserv - Dissemination Services	\$ 5,000	\$ 5,000
Profserv - Financial & Revenue Collections	\$ 5,000	\$ -
Profserv - Assessment Roll		\$ 5,000
Profserv - Rentals & Leases	\$ 600	\$ 1,200
Profserv - Website Administration	\$ 1,200	\$ 2,400
Profserv - Technology Services	\$ 600	\$ 1,200
Profserv - Field Services	\$ 12,000	\$ 18,000
District Counsel	\$ 9,500	\$ 25,000
District Engineer	\$ 9,500	\$ 9,500
Trustee Fees	\$ 6,500	\$ 6,500
Meeting Expense	\$ 4,000	\$ 500
Management and Accounting	\$ 6,000	\$ -
Auditing Services	\$ 6,000	\$ 6,000
Postage, Phone, Faxes, Copies, Mailings	\$ 2,000	\$ 1,000
Legal Advertising	\$ 3,500	\$ 3,500
Bank Fees	\$ 200	\$ 200
Dues, Licenses & Fees	\$ 175	\$ 175
Miscellaneous Expenses	\$ 250	\$ -

**Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
ADA Website Compliance	\$ 1,500	\$ 1,500
Total Financial and Administrative	\$ 124,425	\$ 145,675
Insurance		
Public Officials Insurance	\$ 2,574	\$ 2,738
Property & Causality Insurance	\$ 35,000	\$ 30,244
General Liability Insurance	\$ 3,146	\$ 3,346
Crime Insurance	\$ -	\$ 500
Insurance - Deductible	\$ 2,500	\$ 2,500
Total Insurance	\$ 43,220	\$ 39,328
Utility Services		
Streetlights	\$ 190,000	\$ 190,000
Electric Utility Services	\$ 30,000	\$ 45,000
Water Utility Services	\$ 3,000	\$ 20,000
Gas	\$ 10,000	\$ 10,000
Internet	\$ 2,400	\$ 1,800
Total Utility Services	\$ 235,400	\$ 266,800
Other Physical Environment		
Aquatic Maintenance - Contract	\$ 38,000	\$ 36,120
Aquatic Plant Replacement	\$ 5,000	\$ -
Contracts - Landscape	\$ 477,000	\$ 477,000
Other Landscape	\$ 15,000	\$ -
Landscape R&M	\$ 15,000	\$ -
Landscape - Plant Replacement Program	\$ 30,000	\$ 45,000
Landscape - Mulch	\$ 35,000	\$ 35,000
Landscape Annuals	\$ 18,000	\$ 18,000
Irrigation Maintenance	\$ 30,000	\$ 30,000
Tree Trimming	\$ 10,000	\$ 10,000
Trail Maintenance	\$ 10,000	\$ 13,574
Debris Cleanup	\$ 9,000	\$ 9,000
Entry/Gate/Walls Maintenance	\$ 10,000	\$ 10,000
Boundary Wall Maintenance	\$ 30,000	\$ 30,000
Wildlife Control	\$ 6,400	\$ 9,000
Waterway Management Program	\$ 2,500	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -

Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
Total Other Physical Environment	\$ 740,900	\$ 722,694
Road & Street Facilities		
Sidewalk, Pavement, Signage Repairs	\$ 30,000	\$ 30,000
Total Road & Street Facilities	\$ 30,000	\$ 30,000
Parks and Recreation		
Amenity Onsite Staff	\$ 85,000	\$ 87,550
Pool - Onsite Monitor	\$ 24,000	\$ 24,000
Access Control & Fob Distribution	\$ 2,000	\$ -
Access Control R&M	\$ 10,000	\$ 10,000
Security Monitoring Services	\$ 12,000	\$ 12,000
Security Camera R&M	\$ 4,000	\$ 4,000
Amenity Center - Misc Facility	\$ 4,000	\$ -
Amenity R&M	\$ 20,000	\$ 20,000
Contract - Facility Janitorial	\$ 32,000	\$ 20,000
Facility Janitorial Supplies/Other	\$ 3,000	\$ 3,000
Dog Waste Station Service & Supplies	\$ 5,000	\$ -
Pest Control - Amenity	\$ 2,400	\$ 2,400
Pool - Contract	\$ 36,000	\$ 40,000
Pool - R&M	\$ 6,000	\$ 6,000
Pool Permits	\$ 600	\$ 600
Special Events	\$ 10,000	\$ 10,000
Office Supplies	\$ 100	\$ 1,000
Total Parks and Recreation	\$ 256,100	\$ 240,550
Contingency		
Miscellaneous Contingency	\$ 10,000	\$ 20,000
Storm Clean Up Contingency		\$ 35,000
Total Contingency	\$ 10,000	\$ 55,000
TOTAL EXPENDITURES	\$ 1,440,045	\$ 1,500,047

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	(33,696)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(648,683)

Estimated Funds Available - 9/30/2025	(682,379)
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(682,379)
Less: First Quarter Operating Reserve		(375,012) ⁽¹⁾
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026	(1,057,390)
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Notes

(1) Represents approximately 3 months of operating expenditures

Two Rivers North
Community Development District

Debt Service Budgets
Fiscal Year 2026

Series 2022 Bonds Fiscal Year 2026 Budget

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

Two Rivers North
Community Development District

Series 2022 Debt Service Fund

Two Rivers North
Series 2022, Special Assessment Bonds

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

Two Rivers North

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION

Assessment Area One										
Product	OM Units	O&M Assessment			Debt Service Series 2022			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	555	\$ 1,572.21	\$ 1,572.21	\$ 0.00	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,848.81	\$ 2,848.81	\$ 0.00
SF 50'	368	\$ 1,965.26	\$ 1,965.26	\$ 0.00	\$ 1,595.74	\$ 1,595.74	\$ -	\$ 3,561.00	\$ 3,561.00	\$ 0.00
	923									

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Two Rivers North Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 19, 2025

HOUR: 11:00 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O’Lakes, Florida 34648

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 20, 2025.

Attest:

**Two Rivers North Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

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, April 15, 2025, and called to order at 11:04 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

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Jesenia Perez	On-site Manager
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 comments on dog stations, speeding, the playground, a bench along a walking trail that needs to be assembled, and speeding.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Additional Cameras Quote

A *Safe-Touch* representative was present to discuss the proposal for additional security cameras. The Board requested additional information. This proposal was TABLED.

B. Ratification of Palm Replacement and Oak Tree Straightening A1 Job #114785

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Palm Replacement and Oak Tree straightening A1 Job #114785, was ratified. 4-0

C. Consideration of 35374 Ackley Trace Fence Easement Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, 35374 Ackley Trace Fence Easement Agreement, was approved. 4-0

D. Ratification of Inframark 1st Amendment for Field Services

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Inframark 1st Amendment for Field Services, was ratified. 4-0

E. Ratification of Plant Replacement Proposal for Childers

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Plant Replacement Proposal for Childers, was ratified. 4-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of 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**

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

FIFTH ORDER OF BUSINESS**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**

Mr. de la Ossa provided an update regarding the silt fence along the trail connecting Northwater to Childers being removed.

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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 11:21 am. 4-0
--

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	3/28/2025	000745	\$3,000.00	\$3,000.00	POOL
CHARTER COMMUNICATIONS ACH	3/24/2025	1665027032425	\$74.99	\$74.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS ACH	4/7/2025	1669019040725	\$74.99	\$74.99	ACCT #8337 13 062 1665027
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2025	138333	\$6,884.80	\$6,884.80	Landscape Contract
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2025	138334	\$7,093.84	\$7,093.84	Landscape Contract
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2025	138346	\$17,810.89	\$17,810.89	Landscape Contract
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2025	138345	\$6,212.69	\$6,212.69	Landscape Contract
INFRAMARK LLC	3/20/2025	146049	\$27.20		Meeting Space
INFRAMARK LLC	3/20/2025	146049	\$17.25	\$44.45	Postage
JAYMAN ENTERPRISES	3/31/2025	3893	\$1,725.00	\$1,725.00	Janitorial Contract
JAYMAN ENTERPRISES	3/31/2025	3892	\$1,575.00	\$1,575.00	Janitorial Contract
SITEX AQUATICS	4/1/2025	9906-B	\$3,010.00	\$3,010.00	Aquatics Contract
TRULY NOLEN BRANCH 059	3/28/2025	590280169	\$85.00	\$85.00	Pest Control - Northwater
TRULY NOLEN BRANCH 059	4/18/2025	590282381	\$85.00	\$85.00	Pest Control - Northwater
Monthly Contract Subtotal			\$47,676.65	\$47,676.65	
Utilities					
PASCO COUNTY UTILITIES SERVICE ACH	3/20/2025	22090367	\$61.68	\$61.68	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22229254	\$61.68	\$61.68	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227462	\$6.48	\$6.48	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22229491	\$58.32	\$58.32	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227711	\$905.38	\$905.38	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227468	\$33.21	\$33.21	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227466	\$18.63	\$18.63	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227465	\$0.81	\$0.81	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227464	\$479.52	\$479.52	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227460	\$80.19	\$80.19	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227459	\$4.86	\$4.86	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227458	\$1.62	\$1.62	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227457	\$27.54	\$27.54	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	4/18/2025	22227456	\$50.22	\$50.22	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227455	\$9.72	\$9.72	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227454	\$203.31	\$203.31	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22228482	\$151.47	\$151.47	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227712	\$435.14	\$435.14	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227467	\$38.88	\$38.88	UTILITIES
PASCO COUNTY UTILITIES SERVICE ACH	4/18/2025	22227463	\$1.62	\$1.62	UTILITIES
TECO TAMPA ELECTRIC ACH	3/21/2025	032125 6184	\$204.18	\$204.18	Gas - Childers
TECO TAMPA ELECTRIC ACH	3/21/2025	032125 9981	\$45.49	\$45.49	SVC PRD 07/18/24-08/16/24
TECO TAMPA ELECTRIC ACH	4/22/2025	051325 9981	\$43.90	\$43.90	SVC PRD 07/18/24-08/16/24
TECO TAMPA ELECTRIC ACH	4/22/2025	042225 6184	\$162.60	\$162.60	SVC PRD 07/18/24-08/16/24
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 7332	\$13.19	\$13.19	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 7327	\$9.22	\$9.22	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 7333	\$1.86	\$1.86	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 8834	\$1,242.97	\$1,242.97	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 8838	\$500.80	\$500.80	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 6250	\$97.21	\$97.21	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 2688	\$30.86	\$30.86	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 2690	\$31.05	\$31.05	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 2691	\$353.50	\$353.50	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/10/2025	041025 8828	\$37.61	\$37.61	ELECTRIC
Utilities Subtotal			\$5,404.72	\$5,404.72	
Regular Services					
CARLOS DE LA OSSA	4/15/2025	CO 041525	\$200.00	\$200.00	BOARD 4/15/25
DEPARTMENT OF HEALTH	4/2/2025	51-BID-7815694	\$280.00	\$280.00	POOL PERMIT 06.30.25 - 06.30.26
KELLY ANN EVANS	4/15/2025	KE 041525	\$200.00	\$200.00	BOARD 4/15/25
NICHOLAS J. DISTER	4/15/2025	ND 041525	\$200.00	\$200.00	BOARD 4/15/25
STRALEY ROBIN VERICKER	4/8/2025	26310	\$2,496.63	\$2,496.63	District Counsel
THOMAS R. SPENCE	4/15/2025	TS 041525	\$200.00	\$200.00	BOARD 4/15/25
Regular Services Subtotal			\$3,576.63	\$3,576.63	

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
DEPARTMENT OF HEALTH	4/2/2025	51-BID-7815546	\$280.00	\$280.00	Pool Permit - Northwater
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/22/2025	140004	\$182.64	\$182.64	Irrigation Repairs
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/22/2025	140002	\$2,272.35	\$2,272.35	Plant Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/22/2025	139997	\$5,477.91	\$5,477.91	Annuals Installation
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/22/2025	140000	\$4,456.11	\$4,456.11	Palm Replacement & Oak Tree Straightening
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/22/2025	140003	\$4,565.56	\$4,565.56	Tree Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/22/2025	140005	\$5,477.71	\$5,477.71	Pest Control - Northwater
INFRAMARK LLC	3/20/2025	146049	\$150.00	\$150.00	Work Order for Fence Repair
INFRAMARK LLC	4/21/2025	147975	\$27.19		Meeting Space
INFRAMARK LLC	4/21/2025	147975	\$9.66	\$36.85	Postage
Additional Services Subtotal			\$22,899.13	\$22,899.13	
TOTAL			\$79,557.13	\$79,557.13	



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

Issue date
Mar 28, 2025

Invoice #000745

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 March 28, 2025 \$3,000.00	Due March 28, 2025 \$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (03/31/2025 - 04/27/2025)</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (03/31/2025 - 04/27/2025)</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
-----------	------------



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

March 24, 2025
Invoice Number: 1665027032425
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 03/24/25 through 04/23/25
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 04/11/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

Call 1-866-415-5265 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stay connected to your customers and employees with Advanced Business Voice! Call 1-855-581-6861 today.

Stream the entertainment your customers love with TV Stream! Call 1-855-728-4167 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 03252025 NNNNNNNN 01 000964 0003

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



March 24, 2025

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027032425
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: 1665027032425
 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 03252025 NNNNNNNN 01 000964 0003

Charge Details

Previous Balance	74.99
EFT Payment 03/11	-74.99
Remaining Balance	\$0.00

Payments received after 03/24/25 will appear on your next bill.

Service from 03/24/25 through 04/23/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-65.01

Your promotional price will expire on 05/23/25

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**.



April 7, 2025
 Invoice Number: 1669019040725
 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 04/07/25 through 05/06/25
 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 04/24/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

Call 1-866-415-5265 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stay connected to your customers and employees with Advanced Business Voice! Call 1-855-581-6861 today.

Stream the entertainment your customers love with TV Stream! Call 1-855-728-4167 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 04082025 NNNNNNNN 01 000944 0003

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



April 7, 2025

TWO RIVERS NORTH A2

Invoice Number: 1669019040725
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay \$74.99

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001166901900074997

Invoice Number: TWO RIVERS NORTH A2
 1669019040725
 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 04082025 NNNNNNNN 01 000944 0003

Charge Details

Previous Balance		74.99
EFT Payment	03/24	-74.99
Remaining Balance		\$0.00

Payments received after 04/07/25 will appear on your next bill.

Service from 04/07/25 through 05/06/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-65.01

Your promotional price will expire on 08/06/25

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



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



Invoice: #138333
April 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)	4/1/2025	5/1/2025	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

Visit us at <https://dtelandscape.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. A processing fee of 2.75% will be added to all credit card payments.

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

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

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



Invoice: #138334
April 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)	4/1/2025	5/1/2025	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

Visit us at <https://dtelandscape.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. A processing fee of 2.75% will be added to all credit card payments.

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

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

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



Invoice: #138346
April 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)	4/1/2025	5/1/2025	Net 30	
Estimate # 103500				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103500 - Two Rivers North CDD A2 Contract (2025)				\$17,810.89
LCR003: General Maintenance				\$4,569.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$192.84
LCR003: A2 Amenity Addendum - Start 12/4/24				\$5,010.89
LCR003: Shell Paths Addendum - Start 12/4/24				\$588.82
LCR003: Common Areas - Start 1/1/25				\$7,449.25

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

Visit us at <https://dtelandscape.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. A processing fee of 2.75% will be added to all credit card payments.

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

Subtotal	\$17,810.89
Sales Tax	\$0.00
Total	\$17,810.89
Credits/Payments	(\$0.00)
Balance Due	\$17,810.89

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

Down to Earth

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



Invoice: #138345
April 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)	4/1/2025	5/1/2025	Net 30	
Estimate # 103499				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103499 - Two Rivers North CDD A1 Contract (2025)				\$6,212.69
LCR003: General Maintenance				\$4,450.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$140.64
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,621.96

Billing Questions Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060 Visit us at https://dtelandscape.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. A processing fee of 2.75% will be added to all credit card payments. DTElandscape.propertyserviceportal.com		Subtotal	\$6,212.69
				Sales Tax	\$0.00
				Total	\$6,212.69
				Credits/Payments	(\$0.00)
				Balance Due	\$6,212.69

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/>.



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#

146049

CUSTOMER ID

C2410

PO#**DATE**

3/20/2025

NET TERMS

Net 30

DUE DATE

4/19/2025

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # 013125 \$150	1	Ea	150.00		150.00
Eric Davidson 01-23-25 - SPRINGHILL SUITES LAND : meeting space \$27.20	1	Ea	27.20		27.20
Postage	25	Ea	0.69		17.25
Subtotal					194.45

Subtotal

\$194.45

Tax

\$0.00

Total Due

\$194.45

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
3/31/2025	3893

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
	March 2025 Monthly janitorial maintenance.	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 #
3/31/2025	3892

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
	March 2025 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
All work is complete!		Total	\$1,575.00

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
9906-B	04/01/2025	\$3,010.00	05/01/2025	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



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

Invoice

Agenda Page 48

INVOICE #: 590280169

WORK DATE: 03/28/2025

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: 03/28/2025 11:02:00 AM
Time Out: 03/28/2025 11:28:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Daniel Miller
License #:

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

Daniel Miller

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
Inspected and treated for insect pests. Applied ant/roach bait along exterior perimeter areas.

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
Bithor SC.		83923-2	9.0000%	0.1350	Bifenthrin; Imidacloprid	1.0000 Gallon	56.7640 Milliliters
Target Pests: Cockroaches							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MicroCare Pressurized Insecticide.		499-539	3.0000%	n/a	Pyrethrins; Piperonyl Butoxide	4.0000 Seconds	4.8000 Milliliters
Target Pests: Spider							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NiBor-D.		64405-8	98.0000%	98.0000	Disodium Octaborate Tetrahydrate	2.0000 Ounce	0.1250 Pounds
Target Pests: Cockroaches							

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.



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

Invoice

Agenda Page 49

INVOICE #: 590280169

WORK DATE: 03/28/2025

PEST ACTIVITY	# Areas	# Devices	Pest Totals
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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.



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

Invoice

Agenda Page 50

INVOICE #: 590282381

WORK DATE: 04/18/2025

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: 04/18/2025 10:30:00 AM

Time Out: 04/18/2025 11:00:00 AM

Customer Signature

Technician Signature

Sherwin Parker

License #:

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

Sherwin Parker

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

None Noted.

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.



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

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

Agenda Page 51

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

1 1 1
14-92800

EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 22090367

Billing Date: 3/20/2025

Billing Period: 2/6/2025 to 3/7/2025

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 03/06/25	-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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

TWO RIVERS NORTH

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

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

Total Balance Due	\$61.68
Due Date	4/7/2025

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.

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



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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Pay By Phone: 1-855-786-5344



4207 1 1
14-92800

EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 22229254

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Two Rivers North

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				4/7/2025			

Transactions

Previous Bill	61.68
Payment 04/08/25	-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

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Two Rivers North

Account # 1285610
Customer # 01541133

Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	5/5/2025

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.

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

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

01541133012856105222925480000061681



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

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

Agenda Page 53



2963 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: **35820 SUNFLOWER HILL DR RECLAIM #1**

Bill Number: 22227462

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1200705	01541320
Please use the 15-digit number below when making a payment through your bank	
120070501541320	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	3/7/2025	518	4/7/2025	526	31	8

Usage History

Reclaimed

April 2025	8
March 2025	18
February 2025	14
January 2025	33
December 2024	174
November 2024	43
October 2024	51
September 2024	154
August 2024	31

Transactions

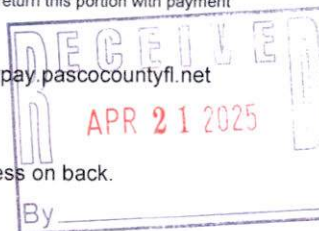
Previous Bill	11.05
Payment 04/07/25	-11.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
Total Current Transactions	6.48
TOTAL BALANCE DUE	\$6.48



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account #	1200705
Customer #	01541320
Balance Forward	0.00
Current Transactions	6.48

Total Balance Due	\$6.48
Due Date	5/5/2025

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

The Total Due will be electronically
transferred on 05/05/2025.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33541

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

015413204120070512222746210000006488



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
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(352) 521-4285

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

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4189 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22229491

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	3/7/2025	351	4/7/2025	423	31	72

Usage History

Reclaimed

April 2025	72
March 2025	86
February 2025	94
January 2025	86
December 2024	85
November 2024	0

Transactions

Previous Bill	69.66
Payment 04/07/25	-69.66 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	72 Thousand Gals X \$0.81 58.32
Total Current Transactions	58.32
TOTAL BALANCE DUE	\$58.32



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	58.32

Total Balance Due	\$58.32
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

015304650129152592222949170000058328



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 55



4188 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22227711

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	3/7/2025	349	4/7/2025	411	31	62
Irrig Potable	232051286	3/7/2025	474	4/7/2025	497	31	23

Usage History

Water		
April 2025	62	23
March 2025	67	26
February 2025	57	14
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

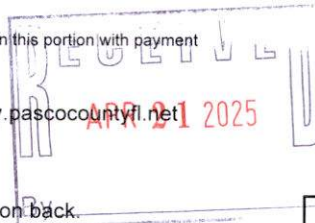
Previous Bill	970.15
Payment 04/07/25	-970.15 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	40.0 Thousand Gals X \$2.10 84.00
Water Tier 2	22.0 Thousand Gals X \$3.34 73.48
Sewer	
Sewer Base Charge	157.56
Sewer Charges	62.0 Thousand Gals X \$6.94 430.28
Irrigation	
Water Base Charge	21.56
Water Tier 1	23.0 Thousand Gals X \$3.34 76.82
Total Current Transactions	905.38
TOTAL BALANCE DUE	\$905.38



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Account # 1218150
Customer # 01530465
Balance Forward 0.00
Current Transactions 905.38

Total Balance Due \$905.38
Due Date 5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 22227468

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	3/7/2025	462	4/7/2025	503	31	41

Usage History

Reclaimed

April 2025	41
March 2025	49
February 2025	60
January 2025	54
December 2024	49
November 2024	121
October 2024	115
September 2024	14
August 2024	0

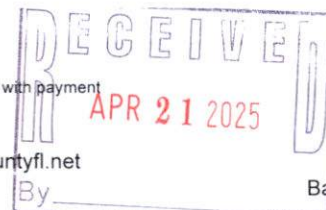
Transactions

Previous Bill	39.69
Payment 04/07/25	-39.69 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	41 Thousand Gals X \$0.81 33.21
Total Current Transactions	33.21
TOTAL BALANCE DUE	\$33.21



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Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	33.21

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Total Balance Due	\$33.21
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22227466

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	3/7/2025	116	4/7/2025	139	31	23

Usage History

Reclaimed

April 2025	23
March 2025	23
February 2025	25
January 2025	20
December 2024	16
November 2024	12
October 2024	15
September 2024	5
August 2024	0

Transactions

Previous Bill	18.63
Payment 04/07/25	-18.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$0.81 18.63
Total Current Transactions	18.63
TOTAL BALANCE DUE	\$18.63



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Account #	1200805
Customer #	01530465
Balance Forward	0.00
Current Transactions	18.63
Total Balance Due	\$18.63
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22227465

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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	3/7/2025	163	4/7/2025	164	31	1

Usage History

Reclaimed

April 2025	1
March 2025	2
February 2025	2
January 2025	1
December 2024	1
November 2024	130
October 2024	0

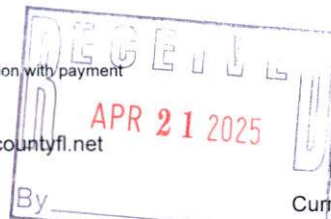
Transactions

Previous Bill	1.62
Payment 04/07/25	-1.62 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



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

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Total Balance Due	\$0.81
Due Date	5/5/2025

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

**The Total Due will be electronically
transferred on 05/05/2025.**

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22227464

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	3/7/2025	6393	4/7/2025	6985	31	592

Usage History

	Reclaimed
April 2025	592
March 2025	0
February 2025	398
January 2025	612
December 2024	316
November 2024	210
October 2024	2
September 2024	109
August 2024	0

Transactions

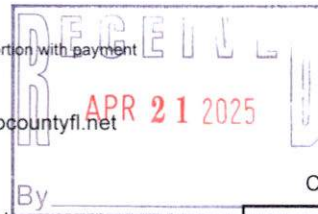
Current Transactions

Reclaimed	
Reclaimed	592 Thousand Gals X \$0.81
	479.52
Total Current Transactions	479.52
TOTAL BALANCE DUE	\$479.52



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Account #	1200710
Customer #	01530465
Balance Forward	0.00
Current Transactions	479.52
Total Balance Due	\$479.52
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 22227460

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	3/7/2025	1059	4/7/2025	1158	31	99

Usage History

Reclaimed

April 2025	99
March 2025	63
February 2025	63
January 2025	84
December 2024	91
November 2024	118
October 2024	176
September 2024	206
August 2024	0

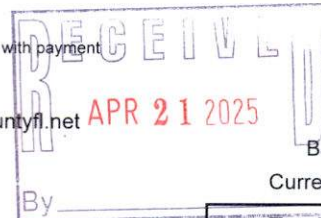
Transactions

Previous Bill	51.03
Payment 04/07/25	-51.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	99 Thousand Gals X \$0.81 80.19
Total Current Transactions	80.19
TOTAL BALANCE DUE	\$80.19



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Account # 1200660
Customer # 01530465
Balance Forward 0.00
Current Transactions 80.19

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Total Balance Due \$80.19
Due Date 5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 22227459

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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	3/7/2025	394	4/7/2025	400	31	6

Usage History

	Reclaimed
April 2025	6
March 2025	6
February 2025	20
January 2025	85
December 2024	86
November 2024	33
October 2024	48
September 2024	74
August 2024	40

Transactions

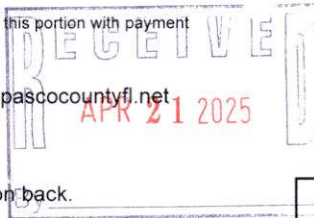
Previous Bill	4.86
Payment 04/07/25	-4.86 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81 4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86



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Account #	1200655
Customer #	01530465
Balance Forward	0.00
Current Transactions	4.86

Total Balance Due	\$4.86
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 22227458

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1200650	01530465
Please use the 15-digit number below when making a payment through your bank	
120065001530465	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199315	3/7/2025	20	4/7/2025	22	31	2

Usage History

Reclaimed

April 2025	2
March 2025	1
February 2025	0
January 2025	0
December 2024	0
November 2024	6
October 2024	5
September 2024	6
August 2024	1

Transactions

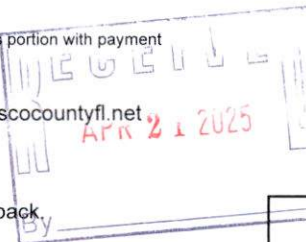
Previous Bill	0.81
Payment 04/07/25	-0.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
	1.62
Total Current Transactions	1.62
TOTAL BALANCE DUE	\$1.62



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Account #	1200650
Customer #	01530465
Balance Forward	0.00
Current Transactions	1.62

Total Balance Due	\$1.62
Due Date	5/5/2025

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

The Total Due will be electronically
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 22227457

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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	3/7/2025	588	4/7/2025	622	31	34

Usage History

Reclaimed

April 2025	34
March 2025	23
February 2025	115
January 2025	111
December 2024	121
November 2024	128
October 2024	90
September 2024	0
August 2024	0

Transactions

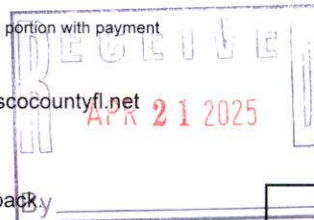
Previous Bill	18.63
Payment 04/07/25	-18.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	34 Thousand Gals X \$0.81 27.54
Total Current Transactions	27.54
TOTAL BALANCE DUE	\$27.54



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Account #	1200615
Customer #	01530465
Balance Forward	0.00
Current Transactions	27.54
Total Balance Due	\$27.54
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 22227456

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	3/7/2025	817	4/7/2025	879	31	62

Usage History

Reclaimed

April 2025	62
March 2025	47
February 2025	38
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

Transactions

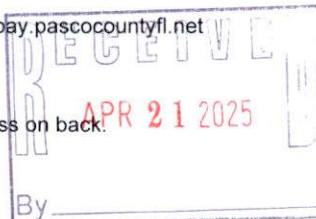
Previous Bill	38.07
Payment 04/07/25	-38.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	62 Thousand Gals X \$0.81 50.22
Total Current Transactions	50.22
TOTAL BALANCE DUE	\$50.22



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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	50.22

Total Balance Due	\$50.22
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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Agenda Page 65



4177 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 22227455

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	3/7/2025	228	4/7/2025	240	31	12

Usage History

Reclaimed

April 2025	12
March 2025	9
February 2025	9
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

Transactions

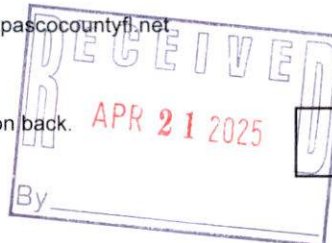
Previous Bill	7.29
Payment 04/07/25	-7.29 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.81 9.72
Total Current Transactions	9.72
TOTAL BALANCE DUE	\$9.72



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1200555
Customer #	01530465
Balance Forward	0.00
Current Transactions	9.72

Total Balance Due	\$9.72
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

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01530465012005552222745590000009724



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Agenda Page 66



4176 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 22227454

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	3/7/2025	6347	4/7/2025	6598	31	251

Usage History

Reclaimed

April 2025	251
March 2025	136
February 2025	185
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

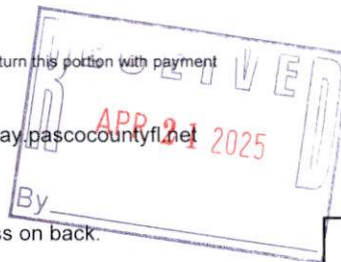
Transactions

Previous Bill	110.16
Payment 04/07/25	-110.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	251 Thousand Gals X \$0.81 203.31
Total Current Transactions	203.31
TOTAL BALANCE DUE	\$203.31



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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	203.31

Total Balance Due	\$203.31
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

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015304650120054532222745420000203313



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Agenda Page 67



4174 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: **1520 WEBBSTONE WAY**

Bill Number: 22228482

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	3/7/2025	2546	4/7/2025	2733	31	187

Usage History

Reclaimed

April 2025	187
March 2025	502
February 2025	668
January 2025	713
December 2024	182

Transactions

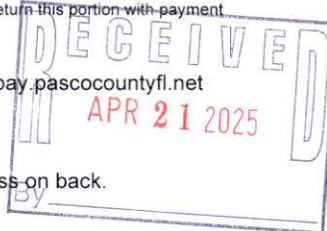
Previous Bill	406.62
Payment 04/07/25	-406.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	187 Thousand Gals X \$0.81 151.47
Total Current Transactions	151.47
TOTAL BALANCE DUE	\$151.47



Please return this portion with payment.

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Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	151.47
Total Balance Due	\$151.47
Due Date	5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

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Agenda Page 68



4173 0 1
14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 22227712

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	3/7/2025	1085	4/7/2025	1098	31	13
Irrig Potable	232051302	3/7/2025	203	4/7/2025	226	31	23

Usage History

Water		
April 2025	13	23
March 2025	11	17
February 2025	6	10
January 2025	4	13
December 2024	1	4

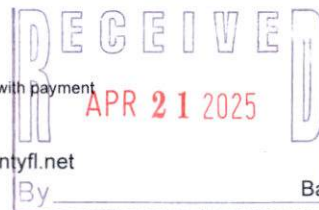
Transactions

Previous Bill	397.02
Payment 04/07/25	-397.02 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	13.0 Thousand Gals X \$2.10 27.30
Sewer	
Sewer Base Charge	157.56
Sewer Charges	13.0 Thousand Gals X \$6.94 90.22
Irrigation	
Water Base Charge	21.56
Water Tier 1	23.0 Thousand Gals X \$3.34 76.82
Total Current Transactions	435.14
TOTAL BALANCE DUE	\$435.14



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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 435.14

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Total Balance Due \$435.14
Due Date 5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

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Agenda Page 69



4172 0 1
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TWO RIVERS NORTH CDD

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

Bill Number: 22227467

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1200790	01547338
Please use the 15-digit number below when making a payment through your bank	
120079001547338	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	3/7/2025	346	4/7/2025	394	31	48

Usage History

Reclaimed

April 2025	48
March 2025	52
February 2025	52
January 2025	46

Transactions

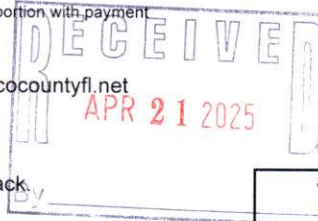
Previous Bill	42.12
Payment 04/07/25	-42.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	48 Thousand Gals X \$0.81 38.88
Total Current Transactions	38.88
TOTAL BALANCE DUE	\$38.88



Please return this portion with payment

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Account # 1200790
Customer # 01547338

Balance Forward 0.00
Current Transactions 38.88

Total Balance Due \$38.88
Due Date 5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

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Agenda Page 70



4171 0 1
14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 22227463

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	3/7/2025	268	4/7/2025	270	31	2

Usage History

Reclaimed

April 2025	2
March 2025	1
February 2025	1
January 2025	49
December 2024	4

Transactions

Previous Bill	0.81
Payment 04/07/25	-0.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
	1.62
Total Current Transactions	1.62
TOTAL BALANCE DUE	\$1.62



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Account # 1200775
Customer # 01547338

Balance Forward 0.00
Current Transactions 1.62

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

Total Balance Due \$1.62
Due Date 5/5/2025

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

The Total Due will be electronically transferred on 05/05/2025.

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

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015473385120077542222746380000001623



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

Statement Date: March 21, 2025

Agenda Page 71

Amount Due: \$204.18

Due Date: April 11, 2025

Account #: 221009326184

DO NOT PAY. Your account will be drafted on April 11, 2025

Account Summary

Current Service Period: February 15, 2025 - March 18, 2025

Previous Amount Due \$123.47

Payment(s) Received Since Last Statement -\$123.47

Current Month's Charges \$204.18

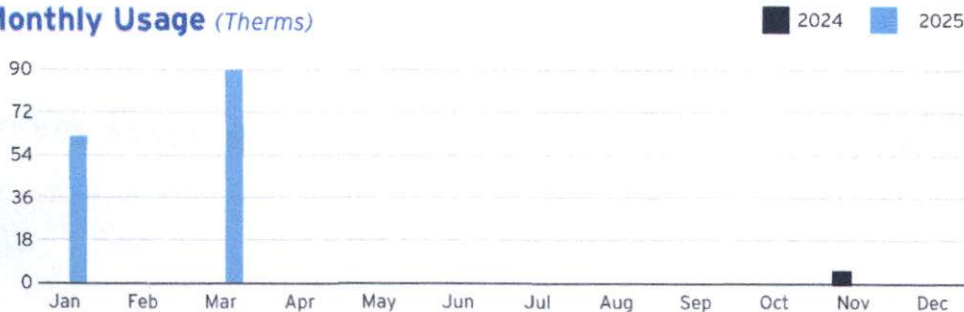
Amount Due by April 11, 2025 \$204.18

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



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your account online.

Monthly Usage (Therms)



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so you never lose
track of your bill.



PeoplesGas.com/Paperless



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

Account #: 221009326184

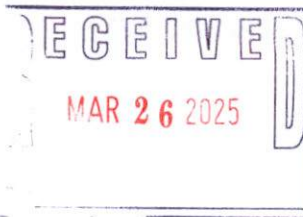
Due Date: April 11, 2025



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Amount Due: \$204.18

Payment Amount: \$ _____

619285645666

Your account will be
drafted on April 11, 2025

00006276 FTECO103212522503010 00000 02 00000000 13254 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

Agenda Page 72
Account #: 221009326184
Statement Date: March 21, 2025
Charges Due: April 11, 2025

Meter Read

Service Period: Feb 15, 2025 - Mar 18, 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	03/18/2025	134	57	77 CCF	1.043	1.1168	89.7 Therms	32 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$123.47
Distribution Charge	89.7 THMS @ \$0.45547	\$40.86
Swing Service Charge	89.7 THMS @ \$0.02170	\$1.95
Florida Gross Receipts Tax		\$2.90
Natural Gas Service Cost		\$169.18

Other Fees and Charges		
Miscellaneous Charges		
Gas Management	1 X \$35.0000	\$35.00
Total Miscellaneous Charges		\$35.00

Total Current Month's Charges **\$204.18**

Avg THMS Used Per Day



Important Messages

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

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Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)
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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)

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Commercial Customer Care:
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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: March 21, 2025
Agenda Page 73

Amount Due: \$45.49

Due Date: April 11, 2025

Account #: 221009319981

DO NOT PAY. Your account will be drafted on April 11, 2025

Account Summary

Current Service Period: February 15, 2025 - March 18, 2025

Previous Amount Due \$45.49

Payment(s) Received Since Last Statement -\$45.49

Current Month's Charges \$45.49

Amount Due by April 11, 2025 \$45.49

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



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



Scan here to view your account online.

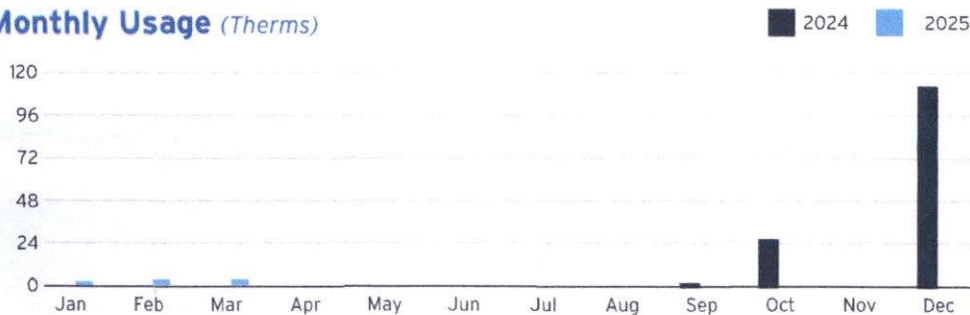
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Monthly Usage (Therms)



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Account #: 221009319981

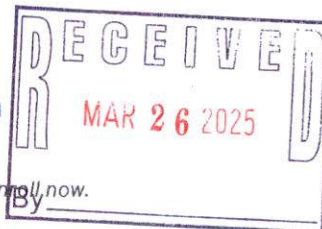
Due Date: April 11, 2025



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Amount Due: \$45.49

Payment Amount: \$ _____

619285645635

Your account will be drafted on April 11, 2025

00006277 FTECO103212522503010 00000 02 00000000 13255 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 74
Account #: 221009319981
Statement Date: March 21, 2025
Charges Due: April 11, 2025

Meter Read

Service Period: Feb 15, 2025 - Mar 18, 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	03/18/2025	127	124	3 CCF	1.043	1.1168	3.5 Therms	32 Days

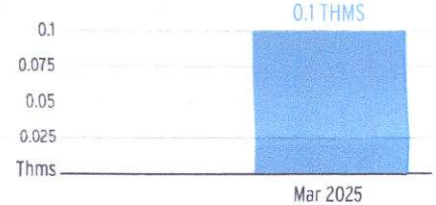
Charge Details



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

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877-832-6747 (All Other Counties)

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Hearing Impaired/TTY:
7-1-1
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Natural Gas Energy Conservation Rebates:
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TWO RIVERS NORTH COMMUNITY DEV
DISTRICT
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Statement Date: April 22, 2025
Agenda Page 75

Amount Due: \$43.90

Due Date: May 13, 2025

Account #: 221009319981

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

Account Summary

Current Service Period: March 19, 2025 - April 15, 2025

Previous Amount Due \$45.49

Payment(s) Received Since Last Statement -\$45.49

Current Month's Charges \$43.90

Amount Due by May 13, 2025 \$43.90

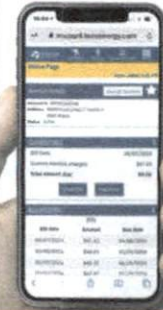
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

A one-stop shop to manage your account.

Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs and notifications

Log in at TECOaccount.com today!

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.

Account #: 221009319981

Due Date: May 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.

Amount Due: \$43.90

Payment Amount: \$ _____

610643720680

Your account will be
drafted on May 13, 2025

00002334 FTECO104232504251310 00000 03 00000000 13435 003

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 76

Account #: 221009319981
Statement Date: April 22, 2025
Charges Due: May 13, 2025

Meter Read

Service Period: Mar 19, 2025 - Apr 15, 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	04/15/2025	128	127	1 CCF	1.042	1.1168	1.2 Therms	28 Days

Charge Details

Avg THMS Used Per Day



Natural Gas Charges

Customer Charge		\$43.07
Distribution Charge	1.2 THMS @ \$0.62028	\$0.74
Swing Service Charge	1.2 THMS @ \$0.03880	\$0.05
Florida Gross Receipts Tax		\$0.04
Natural Gas Service Cost		\$43.90

Important Messages

Total Current Month's Charges

\$43.90

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.

Amount Due: \$162.60

Due Date: May 13, 2025

Account #: 221009326184

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

Account Summary

Current Service Period: March 19, 2025 - April 15, 2025

Previous Amount Due \$204.18

Payment(s) Received Since Last Statement -\$204.18

Current Month's Charges \$162.60

Amount Due by May 13, 2025 \$162.60

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



Monthly Usage (Therms)



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

Your Energy Insight



Your average daily THMS used was **89.29% lower** than it was in your previous period.



Scan here to view your account online.

A one-stop shop to manage your account.

Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs and notifications

Log in at TECOaccount.com today!

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

Account #: 221009326184

Due Date: May 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.

Amount Due: \$162.60

Payment Amount: \$ _____

610643720703

Your account will be
drafted on May 13, 2025

00002335 FTECO104232504251310 00000 03 00000000 13436 003

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

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 78
Account #: 221009326184
Statement Date: April 22, 2025
Charges Due: May 13, 2025

Meter Read

Service Period: Mar 19, 2025 - Apr 15, 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	04/15/2025	141	134	7 CCF	1.042	1.1168	8.1 Therms	28 Days

Charge Details



Natural Gas Charges

Customer Charge		\$123.47
Distribution Charge	8.1 THMS @ \$0.45547	\$3.69
Swing Service Charge	8.1 THMS @ \$0.02170	\$0.18
Florida Gross Receipts Tax		\$0.26
Natural Gas Service Cost		\$127.60



Other Fees and Charges

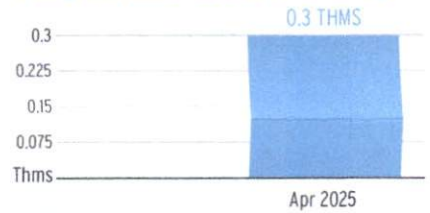
Miscellaneous Charges

Gas Management	1 X \$35.0000	\$35.00
Total Miscellaneous Charges		\$35.00

Total Current Month's Charges

\$162.60

Avg THMS Used Per Day



Important Messages

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

Ways To Pay Your Bill



Bank Draft

Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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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

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.

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

Bill Date 04/10/2025
Amount Due Agenda Page 79 13.19
Current Charges Due 05/02/2025

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
Apr 2025	31	2
Mar 2025	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.



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.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$26.47. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/07	700	04/07	774				74

Previous Balance 50.94
Payment 50.94CR
Adjustments 33.81CR
Balance Forward 33.81CR

Customer Charge 39.16
Energy Charge 74 KWH @ 0.05017 3.71
Fuel Adjustment 74 KWH @ 0.04000 2.96
FL Gross Receipts Tax 1.17

Total Current Charges 47.00
Total Due E.F.T. 13.19

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

Bill Date: 04/10/2025

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 04/25/2025
TOTAL CHARGES DUE 13.19
DO NOT PAY

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CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166.

This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off Agenda Page 80

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**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 **04/10/2025**
Amount Due **9.22** Agenda Page 81
Current Charges Due **05/02/2025**

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		
Average kWh		
Period	Days	Per Day
Apr 2025	31	6
Mar 2025	29	4
Apr 2024	29	2

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.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$44.20. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/07	04/07		489				187

Previous Balance **55.54**
Payment **55.54CR**
Adjustments **48.24CR**
Balance Forward **48.24CR**

Customer Charge **39.16**
Energy Charge 187 KWH @ 0.05017 **9.38**
Fuel Adjustment 187 KWH @ 0.04000 **7.48**
FL Gross Receipts Tax **1.44**

Total Current Charges **57.46**
Total Due **9.22** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

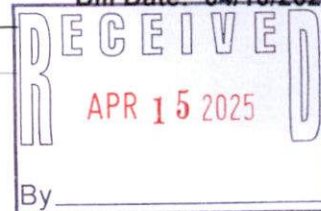
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

District: OP07

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

See Reverse Side For Mailing Instructions

Bill Date: **04/10/2025**



Use above space for address change ONLY.

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 9.22
DO NOT PAY

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

OP07

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CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166.

This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

Agenda Page 82

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**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 **04/10/2025**
Amount Due **1.86** Agenda Page 83
Current Charges Due **05/02/2025**

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	Multiplier	Dem. Reading	KW Demand	kWh Used
03/07	04/07	60	65				5

Comparative Usage Information		
Period	Days	Average kWh Per Day
Apr 2025	31	0
Mar 2025	29	0
Apr 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.



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.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$34.35. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance	43.86
Payment	43.86CR
Adjustments	38.77CR
Balance Forward	38.77CR
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
Total Current Charges	40.63
Total Due	1.86
E.F.T.	

DO NOT PAY
Total amount will be electronically transferred on or after 04/25/2025.

**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: **04/10/2025**

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	04/25/2025
TOTAL CHARGES DUE	1.86
DO NOT PAY	

000227733300000018600000018604

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

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KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

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Wrec Net



Street Light
Repair

If Your Power Goes Off

Agenda Page 84

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465
West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**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 **04/10/2025**
Amount Due **1,242.97**
Current Charges Due **05/02/2025**

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						
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.



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.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$2,454.05. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance	4,704.25
Payment	4,704.25CR
Adjustments	3,114.84CR
Balance Forward	3,114.84CR

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

Total Current Charges	4,357.81
Total Due	E.F.T. 1,242.97

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

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

**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: 04/10/2025

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	04/25/2025
TOTAL CHARGES DUE	1,242.97
DO NOT PAY	

000228883400012429700012429703

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166.
This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

Agenda Page 86

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

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P.O. Box 100
Dade City, FL 33526-0100

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www.wrec.net

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 **04/10/2025**
Amount Due Agenda Page 87 **500.80**
Current Charges Due **05/02/2025**

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						
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.



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.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$2,973.59. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance	4,275.16
Payment	4,275.16CR
Adjustments	3,459.51CR
Balance Forward	3,459.51CR

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

Total Current Charges	3,960.31
Total Due	E.F.T. 500.80

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

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

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: 04/10/2025

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	04/25/2025
TOTAL CHARGES DUE	500.80
DO NOT PAY	

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CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166.

This is WREC's Secure Pay-By-Phone System.

Definitions

- KWH:** Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.
- ESTIMATED:** If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.
- CUSTOMER CHARGE:** A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.
- ENERGY:** An amount to recover the remaining cost of distributing energy.
- DEMAND (General Service customers only)**
- CHARGE:** A charge based on a customer's peak power energy requirement during any 15-minute billing interval.
- SERVICE CHARGE:** A charge for additional services such as connection of service, outdoor lights, or returned checks.
- FUEL:** To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

Agenda Page 88

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**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 **04/10/2025**
Amount Due **97.21** Agenda Page 89
Current Charges Due **05/02/2025**

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
03/07	38138	04/07	42085				3947

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	31	127
Mar 2025	29	119
Jun 2024	21	51

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



2 0 1 5 8 4 8 9

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

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$254.28. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 387.29
Payment 387.29CR
Adjustments 307.98CR
Balance Forward 307.98CR

Customer Charge 39.16
Energy Charge 3,947 KWH @ 0.05017 198.02
Fuel Adjustment 3,947 KWH @ 0.04000 157.88
FL Gross Receipts Tax 10.13

Total Current Charges 405.19
Total Due **E.F.T.** 97.21

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

**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: 04/10/2025

District: OP07

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 97.21
DO NOT PAY

000229625000000972100000972108

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166.

This is WREC's Secure Pay-By-Phone System.

Definitions

- KWH:** Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.
- ESTIMATED:** If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.
- CUSTOMER CHARGE:** A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.
- ENERGY:** An amount to recover the remaining cost of distributing energy.
- DEMAND (General Service customers only)**
- CHARGE:** A charge based on a customer's peak power energy requirement during any 15-minute billing interval.
- SERVICE CHARGE:** A charge for additional services such as connection of service, outdoor lights, or returned checks.
- FUEL:** To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

Agenda Page 90

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465
West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

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

Bill Date **04/10/2025**
Amount Due Agenda Page 91 **30.86**
Current Charges Due **05/02/2025**

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
Apr 2025	31	0
Mar 2025	29	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

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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.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/07			14				4

Previous Balance 43.65
Payment 43.65CR
Adjustments 9.67CR
Balance Forward 9.67CR

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

Total Current Charges 40.53
Total Due E.F.T. 30.86

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

Bill Date: 04/10/2025

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 04/25/2025
TOTAL CHARGES DUE 30.86
DO NOT PAY

000233268800000308600000308605

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

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Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

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CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

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About Customer Assistance Plans

Budget Bill Plan

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Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

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Wrec Net



Street Light
Repair

If Your Power Goes Off Agenda Page 92

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

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Contact Information

Corporate Office

14651 21st Street
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One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

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Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

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Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

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www.wrec.net

**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 **04/10/2025**
Amount Due **31.05** Agenda Page 93
Current Charges Due **05/02/2025**

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
03/07	29221	04/07	29228				7

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2025	31	0
Mar 2025	29	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.

Previous Balance **44.06**
Payment **44.06CR**
Adjustments **9.76CR**
Balance Forward **9.76CR**

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**

Total Current Charges **40.81**
Total Due **31.05** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

**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: **04/10/2025**

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 **04/25/2025**
TOTAL CHARGES DUE 31.05
DO NOT PAY

000233269000000310500000310501

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

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You can pay by phone using your credit card by dialing (844) 209-7166.
This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

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ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND CHARGE: (General Service customers only)
A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

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Budget Bill Plan

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Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

Agenda Page 94

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465
West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

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

Bill Date **04/10/2025**
Amount Due Agenda Page 95 **353.50**
Current Charges Due **05/02/2025**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/07	37312	04/07	42020				4708

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	31	152
Mar 2025	29	171
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.

Previous Balance 538.33
Payment 538.33CR
Adjustments 122.06CR
Balance Forward 122.06CR

Customer Charge 39.16
Energy Charge 4,708 KWH @ 0.05017 236.20
Fuel Adjustment 4,708 KWH @ 0.04000 188.32
FL Gross Receipts Tax 11.88

Total Current Charges 475.56
Total Due E.F.T. 353.50

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

Bill Date: 04/10/2025

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 04/25/2025
TOTAL CHARGES DUE 353.50
DO NOT PAY

000233269100003535000003535006

CUSTOMER INFORMATION

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DEMAND (General Service customers only)

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Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off Agenda Page 96

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
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10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

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P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2338828** Cycle **07**
Meter Number **335428886**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **04/10/2025**
Amount Due **37.61**
Current Charges Due **05/02/2025**

District Office Serving You
One Pasco Center

Service Address **2512 LANIER RD**
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
03/07	2	04/07	9				7

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2025	31	0
Mar 2025	22	0

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



2 0 1 5 8 4 8 9

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Previous Balance **43.55**
Payment **43.55CR**
Adjustments **3.20CR**
Balance Forward **3.20CR**

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**

Total Current Charges **40.81**
Total Due **37.61** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.

**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: **04/10/2025**

District: **OP07**

Use above space for address change ONLY.

2338828
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 37.61
DO NOT PAY

000233882800000376100000376105

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Wrec Net



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P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

TWO RIVERS NORTH CDDMEETING DATE: April 15, 2025

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

**Florida Department of Health
in Pasco County
Notification of Fees Due**

Permit Number: 51-60-2783678

For: Swimming Pools - Public Pool > 25000 Gallons

Bill	BillDate	Amount
51-BID-7815694	2025-04-02	280.00

Total Due: 280.00

Payment Due Date: 2025-06-30 Or Upon Receipt

Please verify all the information below at www.MyFloridaEHPermit.com and make changes as necessary.

Account Information:

Name: Two Rivers Ranch

Location: 1990 Lanier Road Zephyrhills, FL - 33541.

Owner Information:

Name: Two Rivers North CDD

Address: 2005 Pan Am Tampa FL 33607

Home Phone: (813) 873-7300 Work Phone: (813) 509-1127

Please go online to pay fee at: www.MyFloridaEHPermit.com

Permit Number: 51-60-2783678

Billing Questions? Call DOH- Pasco at: (727) 841-4425 ext:3

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Pasco County

7509 State Road 52 Suite 150, Hudson FL 34667

Note: Payments made online will be assessed a small convenience fee. Visit the site for more information

TWO RIVERS NORTH CDDMEETING DATE: April 15, 2025

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: April 15, 2025

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 103

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

April 08, 2025

Client: 001561

Matter: 000001

Invoice #: 26310

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/3/2025	KCH	PREPARE FOR AND ATTEND CDD/HOA MEETING REGARDING PROCESS FOR EASEMENT ENCROACHMENT AGREEMENTS VIA TEAMS.	0.4	\$130.00
3/12/2025	KCH	SEND CEASE AND DESIST LETTER AND DEMAND LETTER TO RESIDENTS AT 35913 ELLSWORTH PLACE.	0.5	\$162.50
3/13/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/13/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 35314 ACKLEY TRACE; REVIEW ASSOCIATED PLATS; PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 35144 ACKLEY TRACE; REVIEW ASSOCIATED PLATS; EMAILS WITH J.COOPER REGARDING SAME.	1.2	\$390.00
3/14/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENTS AND REVIEW ASSOCIATED PLATS FOR THE FOLLOWING THREE PROPERTIES: 34839 RAINVILLE LOOP, 34851 RAINVILLE LOOP, AND 34881 RAINVILLE LOOP; EMAILS WITH J.COOPER AND J.PEREZ REGARDING VANDALISM INCIDENTS AND RESIDENT INVOLVEMENT; REVIEW APPRAISER WEBSITE INFORMATION FOR ALL THREE RESIDENT ADDRESSES ASSOCIATED WITH THE INVOLVED KEYFOBS; FOLLOW-UP EMAILS WITH J.PEREZ REGARDING DATES OF SAME VANDALISM AND REQUEST FOR PHOTOS AND VIDEOS.	2.1	\$682.50

SERVICES

Date	Person	Description of Services	Hours	Amount
3/17/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH C. DE LA OSSA.	0.3	\$112.50
3/18/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
3/20/2025	WAS	REVIEW RESOLUTION APPROVING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING ON BUDGET ADOPTION.	0.3	\$97.50
3/21/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; ATTEND PROPOSED BUDGET DISCUSSION AND REVIEW IN PERSON.	0.4	\$130.00
3/24/2025	JMV	REVIEW EMAILS FROM J. COOPER RE: FOOD TRUCK EVENTS; REVIEW EMAIL FROM B. CHAPMAN; REVIEW AGREEMENT; DRAFT EMAIL TO B. CHAPMAN.	0.5	\$187.50
3/25/2025	KCH	REVIEW APPLICATION FOR FENCE INSTALLATION AND CDD BOUNDARY WALL EASEMENT ENCROACHMENT FROM 35374 ACKLEY TRACE; REVIEW ASSOCIATED PLATS AND PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR SAME; EMAILS WITH J.COOPER REGARDING SAME.	0.6	\$195.00
Total Professional Services			7.9	\$2,487.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/12/2025	Postage	\$9.13
Total Disbursements		\$9.13

Total Services	\$2,487.50	
Total Disbursements	\$9.13	
Total Current Charges		\$2,496.63
Previous Balance		\$1,782.50
Less Payments		(\$1,782.50)
PAY THIS AMOUNT		\$2,496.63

Please Include Invoice Number on all Correspondence

TWO RIVERS NORTH CDDMEETING DATE: April 15, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Ryan Zook		Salary Waived	\$0.00
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Kelly Evans	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

Environmental Health Invoice Permit #51-60-2762647

From MyFlorida EHPermit <MyFloridaEHPermit_DoNotReply@doh.state.fl.us>
 Date Mon 4/14/2025 11:57 AM
 To Ovida <Ovida@ovidaconstruction.com>

**Florida Department of Health
 in Pasco County
 Notification of Fees Due**

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

Bill	BillDate	Amount
51-BID-7815546	2025-04-02	280.00

Total Due: 280.00

Payment Due Date: 2025-06-30 Or Upon Receipt

Please verify all the information below at www.MyFloridaEHPermit.com and make changes as necessary.

Account Information:

Name: Two Rivers Amenity Center A-2 Pool
 Location: 2689 Wider Water Way Wesley Chapel, FL - 33543.

Owner Information:

Name: Two Rivers North CDD
 Address: 2005 Pan Am Tampa FL 33607
 Home Phone: (813) 873-7300 Work Phone: (813) 873-7300

Please go online to pay fee at: www.MyFloridaEHPermit.com

Permit Number: 51-60-2762647

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This is a system generated email. Please do not reply.

Down to Earth

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



Invoice: #140004

April 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

Irrigation repairs Gravelly Rd
(Lennar damage)

Invoice Date

4/22/2025

Date Due

5/7/2025

Terms

Net 15

Customer PO #

Estimate # 110004

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#110004 - Irrigation repairs Gravelly Rd (Lennar damage)				\$182.64
<ul style="list-style-type: none"> Repair multiple broken zones and mainline caused by a Lull that Lennar homes was using. Replace broken heads and readjust. 				
LCE006: Irrigation Repairs				\$182.64
Labor - 02/13/25		1.81	\$85.00	\$153.85
1806 6" SPRAY NSI (Material)	Each	2.00	\$7.09	\$14.18
Lateral Line Fitting 1" (Material)	Each	1.00	\$1.91	\$1.91
10H RAINBIRD PLASTIC NOZZLE. (Material)	Each	1.00	\$2.02	\$2.02
1 L/P SLIP FIX REPAIR COUP (Material)	Each	1.00	\$10.68	\$10.68

Billing Questions

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

Visit us at <https://dtelandscape.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. A processing fee of 2.75% will be added to all credit card payments.

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

Subtotal	\$182.64
Sales Tax	\$0.00
Total	\$182.64
Credits/Payments	(\$0.00)
Balance Due	\$182.64

Down to Earth

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



Invoice #140002

April 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

Plant replacement

Invoice Date

4/22/2025

Date Due

5/7/2025

Terms

Net 15

Customer PO #

Estimate # 116013

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#116013 - Plant replacement				\$2,272.35
<ul style="list-style-type: none"> Install 12 white fountain grasses along SR 56 located going east towards 301 Install 20 purple iris. (10 located at the northwater entrance sign, the other 10 right side of road at the curve going towards the pool) 				

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				\$2,272.35
Fountain Grass "Green/White" Installed (E) (Kit)	3 Gallon	15.00	\$26.49	\$397.35
Giant Apostle Iris Installed (E) (Kit)	3 Gallon	30.00	\$32.50	\$975.00
Site Prep, Removal, & Disposal (E) (Labor)				\$900.00

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(321)-263-2700 ext 5060

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

Subtotal	\$2,272.35
Sales Tax	\$0.00
Total	\$2,272.35
Credits/Payments	(\$0.00)
Balance Due	\$2,272.35



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.dtlandscape.com



Down to Earth

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



Invoice: #139997

April 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

Annuals @ front entrance and
amenity ct 3/5

Estimate # 112569

Invoice Date

4/22/2025

Date Due

5/7/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#112569 - Annuals @ front entrance and amenity ct 3/5				\$5,477.91

Remove Jasmin at the front entrance and create an annual flower bed.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation

Install a variety of color annuals to fill up the bed.



Remove Sod at the front amenity center and create an annual flower bed.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation



These beds will be designed to get changed out per season, roughly 3-4 times per yr

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				\$5,037.91
Annuals 4-4.5" - installed (E) (Kit)	4"	1100.00	\$3.32	\$3651.97
Comand Scape Planting Mix (Material)	Cubic Yard	4.00	\$173.55	\$694.20
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	4.00	\$97.94	\$391.74
Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
LCE006: Irrigation Repairs				\$440.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$100.00	\$100.00

Billing Questions

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

Visit us at <https://dtelandscape.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. A processing fee of 2.75% will be added to all credit card payments.

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

Subtotal	\$5,477.91
Sales Tax	\$0.00
Total	\$5,477.91
Credits/Payments	(\$0.00)
Balance Due	\$5,477.91

Down to Earth

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



Invoice #140000

April 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

Palm replacement and Oak tree
straightening 3/31

Invoice Date

4/22/2025

Date Due

5/7/2025

Terms

Net 15

Customer PO #

Estimate # 114785

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114785 - Palm replacement and Oak tree straightening 3/31				\$4,456.11
<ul style="list-style-type: none"> 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.

LCE025: Tree/Plant Installation				\$3,946.11
2x4x8 legs Palm Brace Kit (Material)	Box	4.00	\$40.00	\$160.00
Enhancement Labor (staking) (E) (Labor)				\$750.00
Live Oak "Cathedral" installed (E) (Kit)	3" Caliper	1.00	\$1363.65	\$1363.65
Palm Sabal "Booted" Installed (E) (Kit)	18' CT	1.00	\$922.46	\$922.46
Site Prep, Removal, & Disposal (E) (Labor)				\$750.00
LCE006: Irrigation Repairs				\$510.00
Irrigation Labor (Hide) (Labor)				\$510.00

Billing Questions

Sandra.Ketcher@down2earthinc.com

(321)-263-2700 ext 5060

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

Subtotal	\$4,456.11
Sales Tax	\$0.00
Total	\$4,456.11
Credits/Payments	(\$0.00)
Balance Due	\$4,456.11



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

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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.

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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: #140003

April 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

Palm and oak tree replacement 4/9

Invoice Date

4/22/2025

Date Due

5/7/2025

Terms

Net 15

Customer PO #

Estimate # 115562

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#115562 - Palm and oak tree replacement 4/9				\$4,565.56
<ul style="list-style-type: none"> Replace 2 dead oak trees @ amenity center that died due to lack of water from county. Replace dead 2 Sabel along blvd and lock ridge rd 				

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				\$4,480.56
Live Oak "Cathedral" installed (E) (Kit)	3" Caliper	2.00	\$1363.68	\$2727.35
Palm Sabal "Booted" Installed (E) (Kit)	16' CT	2.00	\$844.11	\$1688.21
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
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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[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$4,565.56
Sales Tax	\$0.00
Total	\$4,565.56
Credits/Payments	(\$0.00)
Balance Due	\$4,565.56



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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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

Estimate: #112569

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

Annuals @ front entrance and
amenity ct 3/5

Estimated Job Start Date

March 28, 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)				\$300.00
Annuals 4-4.5" - installed (E)	4"	1100	\$3.32	\$3,651.97
Comand Scape Planting Mix	Cubic Yard	4	\$173.55	\$694.20
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	4	\$97.94	\$391.74
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
Subtotal				\$5,477.91
Estimated Tax				\$0.00
Job Total				\$5,477.91

Remove Jasmin at the front entrance and create an annual flower bed.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation

Install a variety of color annuals to fill up the bed.



Remove Sod at the front amenity center and create an annual flower bed.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation



These beds will be designed to get changed out per season, roughly 3-4 times per yr

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

03/14/2025

Date

Agreed & Accepted By:

Jayna Cooper 3-14-25
Two Rivers North CDD A1 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/>.

Down to Earth

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



Invoice: #140005

April 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

Annuals @ front entrance and
amenity ct 3/5

Estimate # 112592

Invoice Date

4/22/2025

Date Due

5/7/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#112592 - Annuals @ front entrance and amenity ct 3/5				\$5,477.71



Remove Jasmin at the front entrance and create an annual flower bed.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation

Install a variety of color annuals to fill up the bed

Remove inner rows of liriopse, leaving 1-2 rows on the outside at the front amenity center and create an annual flower bed.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation



These beds will be designed to get changed out per season, roughly 3-4 times per yr

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				\$5,037.71
Annuals 4-4.5" - installed (E) (Kit)	4"	1100.00	\$3.32	\$3651.97
Comand Scape Planting Mix (Material)	Cubic Yard	4.00	\$173.50	\$694.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	4.00	\$97.94	\$391.74
Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
LCE006: Irrigation Repairs				\$440.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$100.00	\$100.00

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. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$5,477.71
Sales Tax	\$0.00
Total	\$5,477.71
Credits/Payments	(\$0.00)
Balance Due	\$5,477.71

**Down to Earth**

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

Estimate: #112592

Customer Address

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

Billing Address

Inframark CCD
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

Job

Annuals @ front entrance and
amenity ct 3/5

Estimated Job Start Date

March 28, 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)				\$300.00
Annuals 4-4.5" - installed (E)	4"	1100	\$3.32	\$3,651.97
Comand Scape Planting Mix	Cubic Yard	4	\$173.50	\$694.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	4	\$97.94	\$391.74
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
Subtotal				\$5,477.71
Estimated Tax				\$0.00
Job Total				\$5,477.71



Remove Jasmin at the front entrance and create an annual flower bed.

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/>.

Install command soil and elevate the bed for proper drainage.

Add micro nozzle's for irrigation

Install a variety of color annuals to fill up the bed

Remove inner rows of liriopel, leaving 1-2 rows on the outside at the front amenity center and create an annual flower bed.

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Proposed By:

Dave Towsley
Down to Earth

03/14/2025

Date

Agreed & Accepted By:

Jayna Cooper

3-14-2025

Inframark

Date



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

146049

DATE

3/20/2025

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#
DUE DATE

4/19/2025

BILL TO

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # 013125 \$150	1	Ea	150.00		150.00
Eric Davidson 01-23-25 - SPRINGHILL SUITES LAND : meeting space \$27.20	1	Ea	27.20		27.20
Postage	25	Ea	0.69		17.25
Subtotal					194.45

Subtotal

\$194.45

Tax

\$0.00

Total Due

\$194.45

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

INVOICE#

147975

DATE

4/21/2025

CUSTOMER ID

C2410

NET TERMS

Net 30

PO#

DUE DATE

5/21/2025

BILL TO

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 02-21-25 - SPRINGHILL SUITES LAND : meeting space \$27.19	1	Ea	27.19		27.19
Postage	14	Ea	0.69		9.66
Subtotal					36.85

Subtotal	\$36.85
Tax	\$0.00
Total Due	\$36.85

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

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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.

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 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	\$ 837,798	\$ -	\$ -	\$ -	\$ -	\$ -	837,798
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	-	-	4,710	-	-	-	4,710
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	1,303,944	-	-	-	-	1,303,944
Prepaid Trustee Fees	2,694	-	-	-	-	-	2,694
Deposits	2,195	-	-	-	-	-	2,195
Utility Deposits	320,676	-	-	-	-	-	320,676
Fixed Assets							
Construction Work In Process	-	-	-	10,436,499	-	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	-	18,414,500
TOTAL ASSETS	\$ 1,187,978	\$ 1,962,067	\$ 4,748	\$ 10,436,499	\$ 18,414,500	\$ -	32,005,792
LIABILITIES							
Accounts Payable	\$ 66,590	\$ -	\$ -	\$ -	\$ -	\$ -	66,590
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	434,538	-	-	-	18,414,500	-	18,849,038

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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	-	1,962,067	-	-	-	-	1,962,067
Capital Projects	-	-	4,748	-	-	-	4,748
Unassigned:	750,746	-	-	10,436,499	-	-	11,187,245
TOTAL FUND BALANCES	753,440	1,962,067	4,748	10,436,499	-	-	13,156,754
TOTAL LIABILITIES & FUND BALANCES	\$ 1,187,978	\$ 1,962,067	\$ 4,748	\$ 10,436,499	\$ 18,414,500	\$	\$ 32,005,792

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>				
Fence Easement Revenue	\$ -	\$ 300	\$ 300	0.00%
Interest - Tax Collector	-	2,393	2,393	0.00%
Rental Income	-	250	250	0.00%
Special Assmnts- Tax Collector	1,440,045	1,371,580	(68,465)	95.25%
Developer Contribution	-	97,000	97,000	0.00%
Other Miscellaneous Revenues	-	575	575	0.00%
TOTAL REVENUES	1,440,045	1,472,098	32,053	102.23%

EXPENDITURES**Administration**

Supervisor Fees	10,000	4,600	5,400	46.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	2,083	2,917	41.66%
ProfServ-Info Technology	600	467	133	77.83%
ProfServ-Recording Secretary	2,400	2,030	370	84.58%
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	20,644	(11,144)	217.31%
District Engineer	9,500	350	9,150	3.68%
Administrative Services	4,500	4,247	253	94.38%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	20,741	4,259	82.96%
Accounting Services	9,000	10,350	(1,350)	115.00%
Auditing Services	6,000	500	5,500	8.33%
Onsite Staff	85,000	25,264	59,736	29.72%
Website Compliance	1,500	1,500	-	100.00%
Internet & Wifi	2,400	-	2,400	0.00%
Postage, Phone, Faxes, Copies	2,000	563	1,437	28.15%
Rentals & Leases	600	600	-	100.00%
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	2,917	2,083	58.34%
Meeting Expense	4,000	87	3,913	2.18%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	622	578	51.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	312,899	126,331	186,568	40.37%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	623	9,377	6.23%
Utility - Electric	30,000	25,388	4,612	84.63%
Utility - StreetLights	190,000	2,072	187,928	1.09%
Total Electric Utility Services	230,000	28,083	201,917	12.21%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	677	2,323	22.57%
Total Garbage/Solid Waste Services	3,000	677	2,323	22.57%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	37,261	739	98.06%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	37,261	5,739	86.65%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	19,050	12,950	59.53%
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	20,060	15,940	55.72%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	338,678	138,322	71.00%
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	10,956	7,044	60.87%
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	1,930	28,070	6.43%
Entry & Walls Maintenance	10,000	7,900	2,100	79.00%
Total Other Physical Environment	745,146	455,203	289,943	61.09%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	7,822	4,178	65.18%
Pest Control	2,400	1,007	1,393	41.96%
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	22,548	43,452	34.16%
<u>Contingency</u>				
Misc-Contingency	10,000	7,026	2,974	70.26%
Total Contingency	10,000	7,026	2,974	70.26%
TOTAL EXPENDITURES	1,440,045	677,129	762,916	47.02%
Excess (deficiency) of revenues				
Over (under) expenditures	-	794,969	794,969	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	\$ -	\$ 794,969	\$ 794,969	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(41,531)		
FUND BALANCE, ENDING		\$ 753,438		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 31,969	\$ 31,969	0.00%
Special Assmnts- Tax Collector	-	1,245,531	1,245,531	0.00%
Special Assmnts- CDD Collected	1,214,556	1,194,792	(19,764)	98.37%
TOTAL REVENUES	1,214,556	2,472,292	1,257,736	203.56%
<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	-	2,011,545	2,011,545	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(49,478)		
FUND BALANCE, ENDING		\$ 1,962,067		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 128	\$ 128	0.00%
TOTAL REVENUES	-	128	128	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	-	(1,365)	(1,365)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		\$ 4,748		

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	837,798.12	Statement Balance	812,415.28
		Outstanding Deposits	52,582.43
Positive Adjustments	0.00		
Subtotal	837,798.12	Subtotal	864,997.71
Negative Adjustments	0.00	Outstanding Checks	-27,199.59
Ending G/L Balance	837,798.12	Ending Balance	837,798.12

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
08/28/2024	Payment	BD00010		Deposit No. BD00010-	26.44	26.44	0.00
04/08/2025	Payment	BD00043	Special Assmnts-Tax Collector	Deposit No. BD00043	3,374.23	3,374.23	0.00
04/10/2025	Payment	BD00044	Other Miscellaneous Revenues	Deposit No. BD00044	25.00	25.00	0.00
04/24/2025	Payment	BD00045	Fence Easement Revenue	Deposit No. BD00045	150.00	150.00	0.00
Total Deposits					3,575.67	3,575.67	0.00
Checks							
08/28/2024	Payment	BD00010		Deposit No. BD00010-	-26.44	-26.44	0.00
03/26/2025	Payment	1351	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-327.25	-327.25	0.00
04/01/2025	Payment	1353	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-4,904.20	-4,904.20	0.00
04/01/2025	Payment	1354	NEXTERA ENERGY PASCO COUNTY	Check for Vendor V00059	-7.03	-7.03	0.00
04/01/2025	Payment	1355	UTILITIES SERVICE ACH	Check for Vendor V00031	-61.68	-61.68	0.00
04/10/2025	Payment	1364	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
04/10/2025	Payment	1365	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-38,002.22	-38,002.22	0.00
04/10/2025	Payment	1366	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,300.00	-3,300.00	0.00
04/10/2025	Payment	1367	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
04/10/2025	Payment	1368	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
04/15/2025	Payment	1369	TWO RIVERS NORTH CDD	Check for Vendor V00008	-1,563.83	-1,563.83	0.00
04/16/2025	Payment	DD312	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001133	-204.18	-204.18	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 04_25

Statement Date 04/30/2025

04/16/2025	Payment	DD313	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001136	-45.49	-45.49	0.00
04/07/2025	Payment	DD314	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001107	-406.62	-406.62	0.00
04/07/2025	Payment	DD317	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001113	-51.03	-51.03	0.00
04/07/2025	Payment	DD318	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001114	-18.63	-18.63	0.00
04/07/2025	Payment	DD319	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001115	-0.81	-0.81	0.00
04/07/2025	Payment	DD320	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001116	-38.07	-38.07	0.00
04/07/2025	Payment	DD321	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001117	-7.29	-7.29	0.00
04/07/2025	Payment	DD322	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001118	-110.16	-110.16	0.00
04/07/2025	Payment	DD323	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001119	-69.66	-69.66	0.00
04/07/2025	Payment	DD324	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001120	-39.69	-39.69	0.00
04/07/2025	Payment	DD325	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001121	-970.15	-970.15	0.00
04/07/2025	Payment	DD326	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001122	-11.05	-11.05	0.00
04/07/2025	Payment	DD327	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001123	-397.02	-397.02	0.00
04/07/2025	Payment	DD328	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001124	-42.12	-42.12	0.00
04/16/2025	Payment	300000	CHARTER COMMUNICATION S ACH	Inv: 1665027032425	-74.99	-74.99	0.00
04/17/2025	Payment	1371	DEPARTMENT OF HEALTH	Check for Vendor V00048	-560.00	-560.00	0.00
04/17/2025	Payment	1373	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
04/17/2025	Payment	1375	STRALEY ROBIN VERICKER	Check for Vendor V00007	-2,496.63	-2,496.63	0.00
04/17/2025	Payment	1376	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
04/17/2025	Payment	300001	CHARTER COMMUNICATION S ACH	Inv: 1669019040725	-74.99	-74.99	0.00
04/17/2025	Payment	300002	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 041025 7332	-13.19	-13.19	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 04_25

Statement Date 04/30/2025

04/17/2025	Payment	300003	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 7327	-9.22	-9.22	0.00
04/17/2025	Payment	300004	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 7333	-1.86	-1.86	0.00
04/17/2025	Payment	300005	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 8834	-1,242.97	-1,242.97	0.00
04/17/2025	Payment	300006	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 8838	-500.80	-500.80	0.00
04/17/2025	Payment	300007	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 6250	-97.21	-97.21	0.00
04/17/2025	Payment	300008	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 2688	-30.86	-30.86	0.00
04/17/2025	Payment	300009	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 2690	-31.05	-31.05	0.00
04/17/2025	Payment	300010	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 2691	-353.50	-353.50	0.00
04/17/2025	Payment	300011	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 041025 8828	-37.61	-37.61	0.00
04/15/2025	Payment	1377	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
04/22/2025	Payment	1378	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
04/28/2025	Payment	300017	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227466	-18.63	-18.63	0.00
04/28/2025	Payment	300018	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227465	-0.81	-0.81	0.00
04/28/2025	Payment	300021	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227459	-4.86	-4.86	0.00
04/28/2025	Payment	300022	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227458	-1.62	-1.62	0.00
Total Checks					-63,050.42	-63,050.42	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/03/2024	Payment	1210	TECO TAMPA ELECTRIC ACH	Check for Vendor V00043			-1,275.91
03/25/2025	Payment	1348	NICHOLAS J. DISTER	Check for Vendor V00010			-200.00
04/07/2025	Payment	DD315	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001111			-1.62

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 04_25

Statement Date 04/30/2025

04/07/2025	Payment	DD316	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001112	-4.86
04/07/2025	Payment	DD329	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001125	-18.63
04/07/2025	Payment	DD330	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001126	-0.81
04/17/2025	Payment	1372	INFRAMARK LLC	Check for Vendor V00016	-194.45
04/17/2025	Payment	1374	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
04/23/2025	Payment	300012	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22229254	-61.68
04/28/2025	Payment	300013	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227462	-6.48
04/28/2025	Payment	300014	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22229491	-58.32
04/28/2025	Payment	300015	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227711	-905.38
04/28/2025	Payment	300016	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227468	-33.21
04/28/2025	Payment	300019	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227464	-479.52
04/28/2025	Payment	300020	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227460	-80.19
04/28/2025	Payment	300023	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227457	-27.54
04/28/2025	Payment	300024	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227456	-50.22
04/28/2025	Payment	300025	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227455	-9.72
04/28/2025	Payment	300026	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227454	-203.31
04/28/2025	Payment	300027	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22228482	-151.47
04/28/2025	Payment	300028	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227712	-435.14
04/28/2025	Payment	300029	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227467	-38.88
04/28/2025	Payment	300030	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22227463	-1.62
04/28/2025	Payment	300031	TECO TAMPA ELECTRIC ACH	Inv: 051325 9981	-43.90

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 04_25

Statement Date 04/30/2025

04/28/2025	Payment	300032	TECO TAMPA ELECTRIC ACH DOWN TO EARTH	Inv: 042225 6184	-162.60
04/30/2025	Payment	1379	LANDSCAPE & IRRIGATION	Check for Vendor V00025	-22,432.28
04/30/2025	Payment	1380	INFRAMARK LLC	Check for Vendor V00016	-36.85
04/30/2025	Payment	1381	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00
Total Outstanding Checks					-27,199.59

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
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
04/01/2025		JE000578	Reverse Bank recon adj	44.06
04/28/2025	Payment	5652	Deposit No. 5652	150.00
Total Outstanding Deposits				52,582.43

**Down to Earth**

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

Estimate: #118170**Customer Address**

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

Billing Address

Inframark CCD
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

Job

Tree and plant replacement

Estimated Job Start Date

May 15, 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)				\$65.00
Palm Sabal "Booted" Installed (E)	16' CT	3	\$844.10	\$2,532.31
Giant Apostle Iris Installed (E)	3 Gallon	25	\$40.51	\$1,012.75
Confederate Jasmine Installed (E)	3 Gallon	20	\$28.50	\$570.00
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$250.00	\$250.00
Subtotal				\$4,920.06
Estimated Tax				\$0.00
Job Total				\$4,920.06

- Replace dead sable along SR 56, Lockman Rd and Wide water way across from amenity center.
- Add Giant Iris to North water entrance sign.
- Add Jasmin along front entry way to fill in bed.

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

05/12/2025

Date

Agreed & Accepted By:

Jayna Cooper

5-12-25

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/>.

**Down to Earth**

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

Estimate: #118172

Customer Address

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

Billing Address

Inframark CCD
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>
Replace Jasmin along Sunflower and Wide water	May 15, 2025	Dave Towsley	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$450.00
Confederate Jasmine Installed (E)	1 Gallon	300	\$13.52	\$4,056.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$680.00
Miscellaneous Irrigation Parts	Each	1	\$400.00	\$400.00
Subtotal				\$5,586.00
Estimated Tax				\$0.00
Job Total				\$5,586.00

- Replace dying jasmine, This beds have never filled out and look bad. These have been brought to attention to Gary and Carlos in the past. I would recommend replacing all 4 areas and adding in soil. Their is poor soil conditions that could have led to the decline

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:

Agreed & Accepted By:

Dave Towsley05/12/2025

Down to Earth

Date

*Jayna Cooper*5-12-25

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/>.

**Down to Earth**

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

Estimate: #117164**Customer Address**

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

Billing Address

Inframark CCD
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

Job

Removal and transplant of
palmettos

Estimated Job Start Date

May 16, 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)				\$4,500.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$250.00	\$250.00
Subtotal				\$5,090.00
Estimated Tax				\$0.00
Job Total				\$5,090.00

- Remove the outer layer of palmetto's to have a better line of site down the road. An accident occurred at this intersection along Northwater due to a blind spot.
- Transplant palmettos to the Northwater amenity center along the back right hand corner of the parking lot. This is an open spot where the fire bush's arent doing well due to frost damage. No warranty on transplanted plants.
- Modify irrigation at both the center median and amenity center.
- Top dress mulch in median.

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

05/12/2025

Date

Agreed & Accepted By:

Jayna Cooper

5-12-25

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/>.



QUOTATION

Number: QUOT0001
PO Number: INFRAMARK
Date: Apr 29, 2025

FOR:
INFRAMARK (Jayne cooper)

813-608-8242
jayna.cooper@inframark.com
2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

QUOTATION FROM:
MR HandyMan

808-291-3629
mikeromeohandyman@gmail.com
Spring Hill, FL

Description	Quantity	Unit price	TAX	Amount
SIDEWALK REPAIR 20' x 5' cracked sidewalk to be excavated and install new concrete. Brush texture finish.	1	\$1,800.00	8.0 %	\$1,800.00
PVC CAP REPLACEMENT FOR WIRE CONDUIT Replace missing cap	1	\$40.00	8.0 %	\$40.00
STORM DRAIN CURBING REPAIR Repair damaged storm drain curbing	1	\$600.00	8.0 %	\$600.00
MATERIALS High strength concrete mix and supplies	48	\$7.35	8.0 %	\$352.80
SIDEWALK REPAIR 20' x 5' cracked sidewalk to be excavated and install new concrete. Brush texture finish.	1	\$600.00	8.0 %	\$600.00
SUBTOTAL:				\$3,392.80
TAX:				\$271.42
TOTAL:				\$3,664.22
PAID:				\$0.00

Payment instructions

Venmo: MR_HandyMan
Zelle: 8082913629
PayPal: 8082913629

BALANCE DUE
\$3,664.22

Jayne Cooper
District Manager

5/1/2025



Photo 1



Photo 2

Recessed pvc cap replacement - in
[Kircher Dr](#) (Childers community)



Photo 3



Photo 4

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

THIS AMENDMENT is entered into and effective on January 13, 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, on March 13, 2025, the DISTRICT and SERVICE COMPANY executed First Amendment to the Agreement to adjust the field services and adjust SERVICE COMPANY’s compensation; and

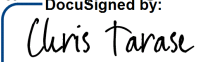
WHEREAS the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adjusting the compensation for field services; and

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:

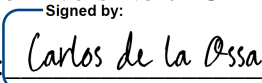
1. The SERVICE COMPANY’S annual fees set forth in Section 4.1 and Schedule B of the Agreement shall be increased by \$85,000.000 effective on January 13, 2025 to compensate SERVICE COMPANY for a full-time dedicated staff member assigned by SERVICE COMPANY for 40 hours weekly onsite. The DISTRICT shall pay SERVICE COMPANY this increased fee in equal monthly installments of \$7,083.33. SERVICE COMPANY shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This fee to the SERVICE COMPANY will be adjusted annually in budget to reflect wage and cost of living increases for staff.
2. Except as provided in this Second 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 Second Amendment and terms of the Agreement, the terms of this Second Amendment shall prevail.
3. This Second 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 Second Amendment as of this 28th day of March 2025.

Inframark, LLC

By: 
Name: Chris Tarase
Title: President

Two Rivers North CDD

By: 
Name: Carlos de la Ossa
Title: Chairperson

Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this “**Storm Addendum**”) is made and entered into as of April 18, 2025, by and between the **Two Rivers North Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated July 20, 2023 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.
2. **Pre-Authorized Hurricane and Storm Clean-Up Services.** Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.
 - a. Contractor shall provide all labor and equipment necessary for these services.
 - b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
 - c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
 - d. Phase 3: Property rebuild.
3. **Additional Compensation for Emergency Clean-Up Services.** Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit A**).
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Storm Addendum effective as of the date written above.

SSS Down to Earth OPCO LLC d/b/a Down to Earth

DocuSigned by:

By: Tom Lazzaro
 Name: Tom Lazzaro
 Title: CEO

**Two Rivers North
Community Development District**

Signed by:

Carlos de la Ossa
 CC0CB251E795481...
 Carlos de la Ossa
 Chair of the Board of Supervisors

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

We are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

We will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we will bring resources to address the situation.

Storm_Prep@down2earthinc.com

EXHIBIT "A"

Pre-Authorize Storm Clean-Up

See our **3-phase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

Authorized Signature

Print Name/ Title

Property Name

Property Address

Emergency Contact Name

Emergency Contact Phone

Sixth Order of Business



Gary Schwartz
Inframark

TWO RIVERS NORTH APRIL MONTHLY INSPECTION REPORT. 4/29/25, 7:27 PM

Childers.

Tuesday, April 29, 2025

Prepared For Board Of Supervisors.

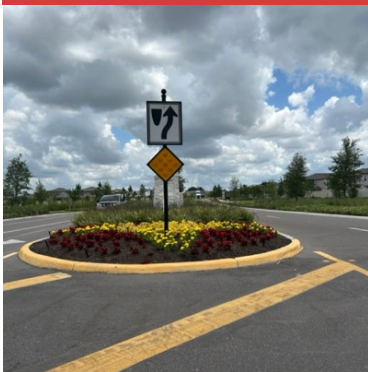
47 Photos Identified



SR 52.

Assigned To DTE.

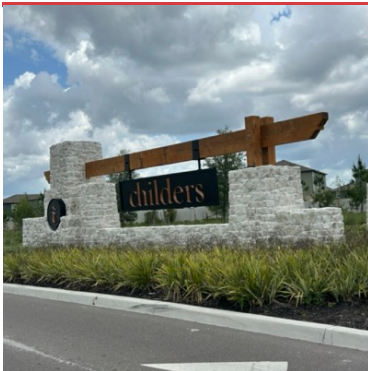
Heading West on the frontage. The Bahia turf is not irrigated.



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 District manager.

The mud on the sidewalk needs to be cleaned.



SR 56.

Assigned To DTE.

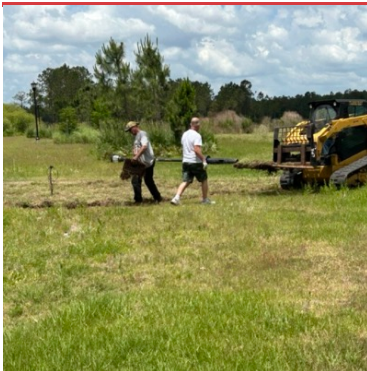
Heading west on the frontage.



CHILDERS WAY.

Assigned To DTE.

Trim the dead area of the Palmetto plant. Submit an estimate for replacement mulch.



SR 56.

Assigned To District manager.

Teco subcontractors are currently grading the area, and installing new turf where the fallen light pole was removed.



SR 56.

Assigned To District manager.

The Teco subcontractors informed me that they were instructed to leave the light pole on the turf.



SR 56.

Assigned To DTE.

The damage to the plant bed was caused by an accident. DTE was informed to repair the drip lines and replace the mulch in the bed.



CHILDERS WAY.

Assigned To DTE.

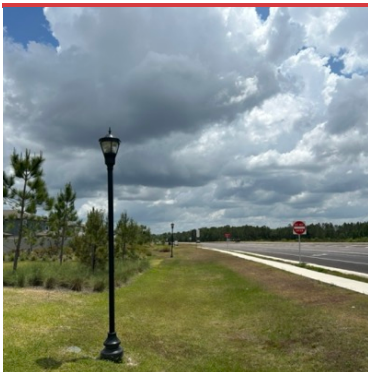
Replace the missing plant material on the west side of the street.



CHILDERS WAY.

Assigned To DTE.

Heading north on the east sidewalk.



SR 56.

Assigned To DTE.

Heading east on the frontage.



CHILDERS WAY.

Assigned To DTE.

Replace the missing Jasmine plants.



POND # 1.

Assigned To Sitex.

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



CHILDERS WAY.

Assigned To DTE.

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



CHILDERS WAY.

Assigned To DTE.

Remove and replace the dead Maple tree.



CHILDERS WAY.

Assigned To DTE.

Trim the dead palm frond.



POND # 3.

Assigned To Sitex.

The pond is well maintained.



POND # 13.

Assigned To Sitex.

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



POND # 14.

Assigned To Sitex.

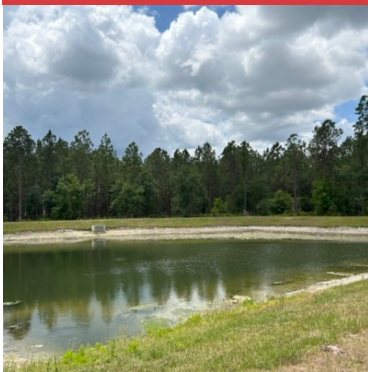
There is turbidity in the pond, but overall the pond is well maintained.



POND # 15.

Assigned To Sitex.

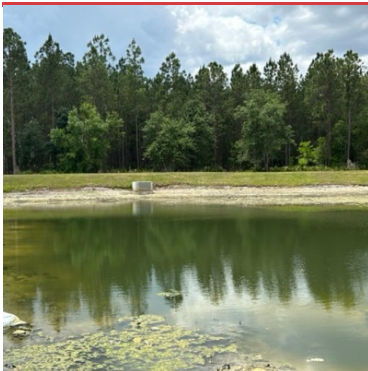
There is filamentous algae in the pond.



POND # 19.

Assigned To Sitex.

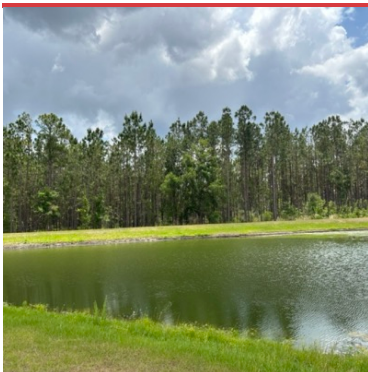
The pond is heavily receded, but overall well maintained.



POND # 18.

Assigned To Sitex.

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



POND # 16.

Assigned To Sitex.

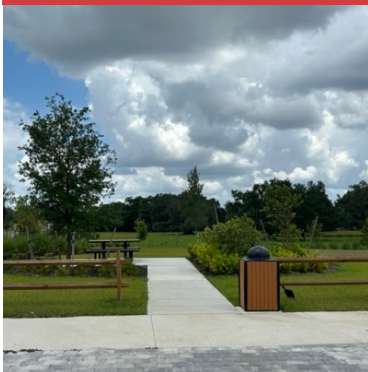
The pond is well maintained.



POND # 17.

Assigned To Sitex.

The pond is well maintained.



LANIER.

Assigned To DTE.

The pocket park is well maintained.



LANIER.

Assigned To DTE.

Submit an estimate to replace the Bahia turf.



LANIER.

Assigned To DTE.

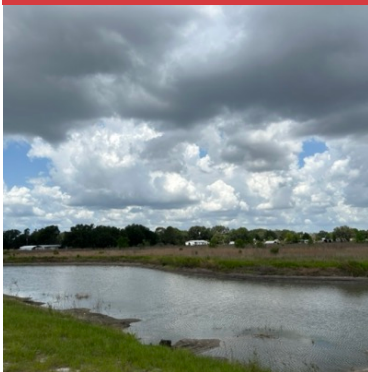
The utility station is well maintained.



POND # 14.

Assigned To Sitex.

The pond is well maintained.



POND # 20.

Assigned To Sitex.

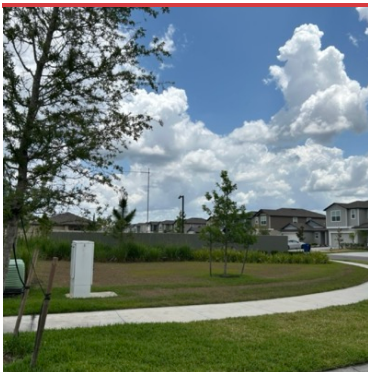
The pond is heavily receded, but overall the pond is well maintained.



POND # 2.

Assigned To Sitex.

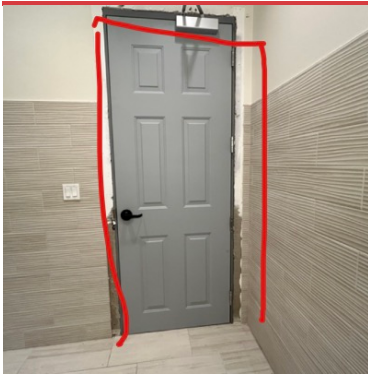
The pond is heavily receded, but overall the pond is well maintained.



ACKLEY.

Assigned To DTE.

The pocket park is well maintained.



LANIER.

Assigned To District manager.

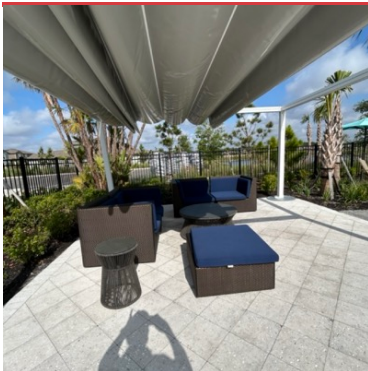
The men's bathroom door is in the process of being repaired.



LANIER.

Assigned To Alchemy.

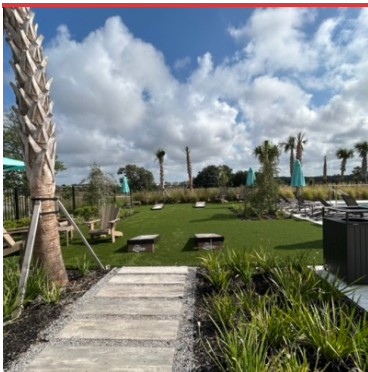
The pool is clear, blue, and well maintained.



LANIER.

Assigned To Clubhouse manager.

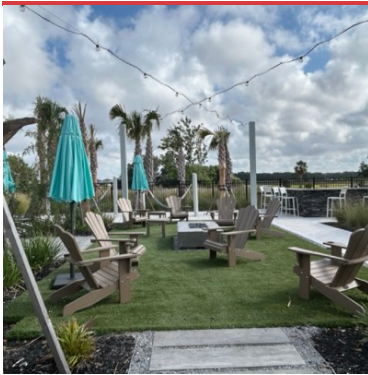
The pool furniture is well maintained.



LANIER.

Assigned To Clubhouse manager.

The featured recreational area is well maintained.



LANIER.

Assigned To Clubhouse manager.

The fire table is well maintained.



LANIER.

Assigned To DTE.

Trim the dead palm fronds.



LANIER.

Assigned To District manager.

Touchup paint is needed for the ceiling.



LANIER.

Assigned To Club manager.

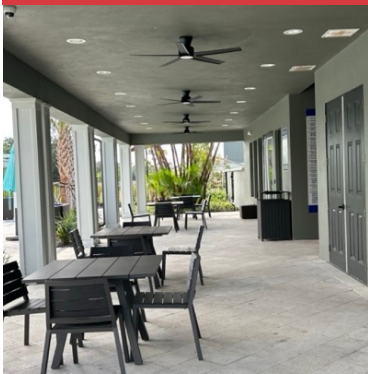
The amenity center clubhouse is well maintained.



LANIER.

Assigned To DTE.

Trim the dead palm fronds.



LANIER.

Assigned To Club manager.

The table and chairs are well-maintained.



LANIER.

Assigned To DTE.

The amenity center parking lot is overall well-maintained. The parking lot will need to be pressure cleaned in the future.



LANIER.

Assigned To DTE.

Treat the weeds with herbicide.



LANIER.

Assigned To DTE.

Treat the weeds with herbicide.



LANIER.

Assigned To DTE.

Trim the dead hanger.



LANIER.

Assigned To Clubhouse manager.

The playground is well maintained.



Gary Schwartz
Inframark

TWO RIVERS NORTH APRIL MONTHLY INSPECTION REPORT. 4/30/25, 8:48 PM

Northwater.

Wednesday, April 30, 2025

Prepared For Board Of Supervisors.

47 Photos Identified



POND # 25.

Assigned To Sitex.

The pond is heavily receded, but overall well maintained.



POND # 7.

Assigned To Sitex.

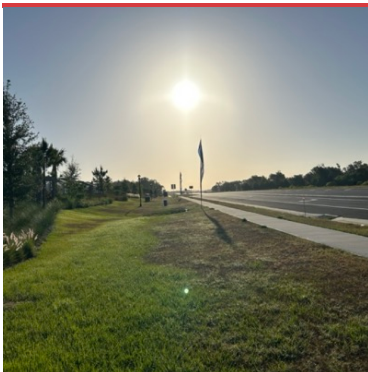
The pond is well-maintained.



SR 56.

Assigned To DTE.

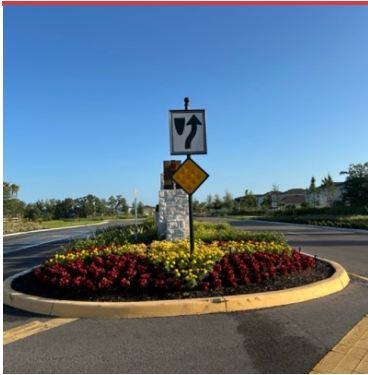
Heading west on the frontage. The Bahia turf is not irrigated.



SR 56.

Assigned To DTE.

Heading east on the frontage.



WIDEWATER WAY.

Assigned To DTE.

The community entrance is well-maintained.



WIDEWATER WAY.

Assigned To DTE.

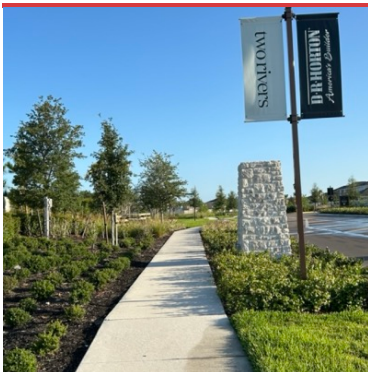
The community entrance façade is well maintained.



SR 56.

Assigned To DTE.

Heading west on the frontage.



WIDEWATER WAY.

Assigned To DTE.

Heading north on the west side sidewalk.



WIDEWATER WAY.

Assigned To DTE.

Bury the drip lines.



WIDEWATER WAY.

Assigned To DTE.

Replace the missing Iris plants.



WIDEWATER WAY.

Assigned To DTE.

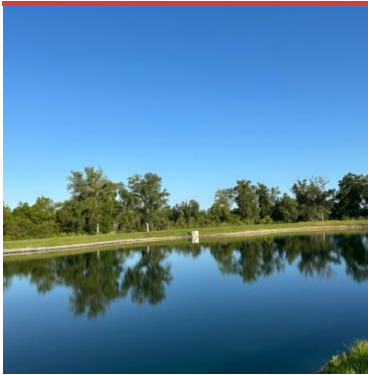
Heading north on the east sidewalk.



WIDEWATER WAY.

Assigned To DTE.

Treat the crack weeds with herbicide.



POND # 4.

Assigned To Sitex.

The pond is well maintained.



WIDEWATER WAY.

Assigned To DTE.

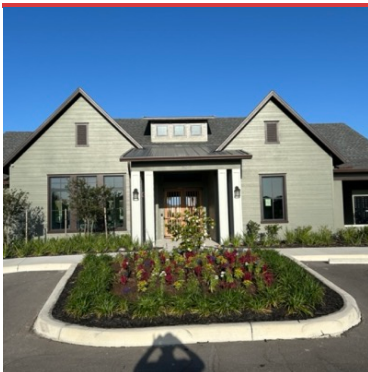
The shell path is well maintained.



WIDEWATER WAY.

Assigned To DTE.

The utility station is well maintained.



WIDEWATER WAY.

Assigned To Clubhouse manager / DTE.

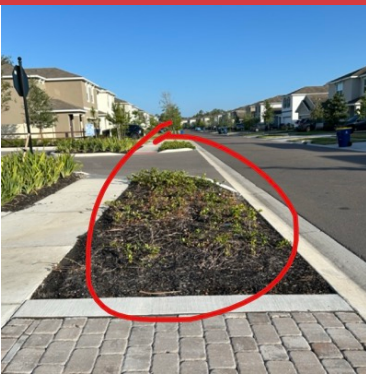
The amenity center is well-maintained. All bathrooms are functional. The plants and trees are healthy and well maintained.



WIDEWATER WAY.

Assigned To DTE.

The mailboxes are well-maintained.



SUNFLOWER HILL.

Assigned To DTE.

The Jasmine plant fertility is declining. Evaluate the plants and report your findings back to Inframark.



SUNFLOWER HILL.

Assigned To DTE.

The amenity center parking lot is well-maintained.



WIDEWATER WAY.

Assigned To DTE.

Rake out the soil on the turf.



WIDEWATER WAY.

Assigned To District manager.

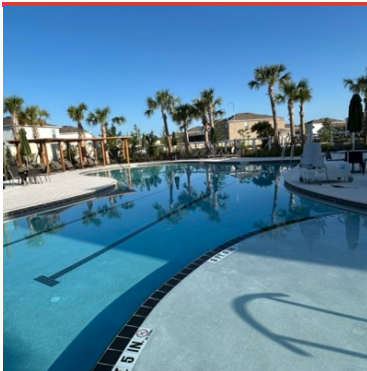
There is an indication of a leak on the ceiling. This should be a warranty issue.



WIDEWATER WAY.

Assigned To Club 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.

Trim the dead palm frond.



WIDEWATER WAY.

Assigned To Clubhouse manager.

The fire table is well maintained.



WIDEWATER WAY.

Assigned To District manager.

The men's room door needs repair.



POND # 8.

Assigned To Sitex.

The filamentous algae in the pond is beginning to die.



POND # 8.

Assigned To DTE.

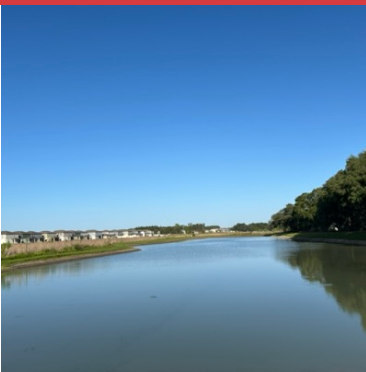
Treat the weeds with herbicide.



POND # 10.

Assigned To Sitex.

The pond is well maintained.



POND # 21.

Assigned To Sitex.

The pond is well maintained.



POND # 22.

Assigned To Sitex.

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



LOCKMAN.

Assigned To DTE.

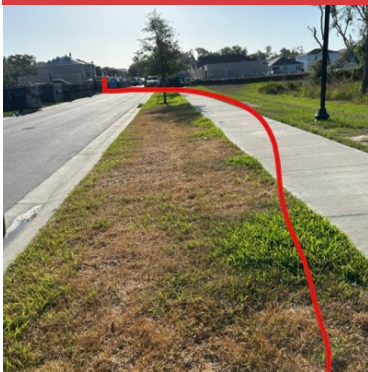
The utility station is well maintained.



LOCKMAN.

Assigned To DTE.

Evaluate the deficient Sabal palm tree, and report your findings back to Inframark. Remove and replace the tree if needed.



LOCKMAN.

Assigned To DTE.

The turf conditions are poor due to low water pressure issues within the county. DTE will follow up on this issue.



POND # 23.

Assigned To Sitex.

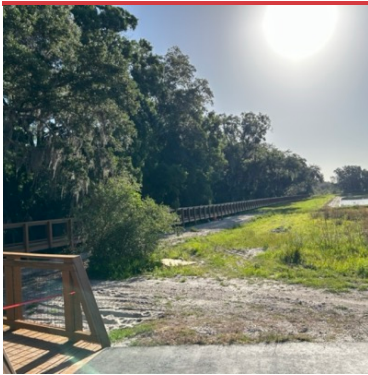
The pond is well maintained.



LOCKMAN.

Assigned To District manager.

The leaning street sign needs to be repaired.



LOCKMAN.

Assigned To District manager.

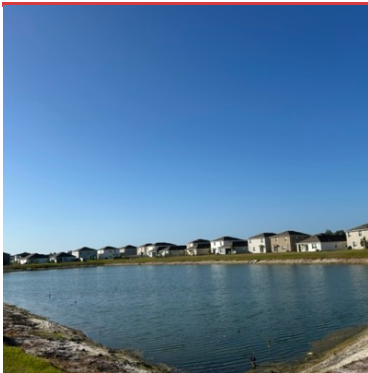
The bridge build is nearing completion.



LOCKMAN.

Assigned To District manager.

The street sign has been knocked down and needs to be repaired.



POND # 5.

Assigned To Sitex.

The receded pond is well maintained.



POND # 5.

Assigned To District manager.

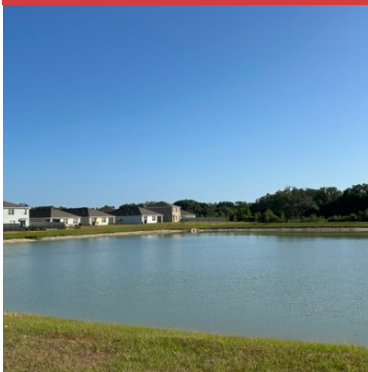
Small wash-out.



POND # 24.

Assigned To Sitex.

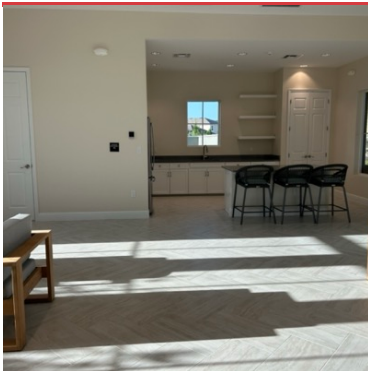
The pond is well-maintained.



POND # 6.

Assigned To Sitex.

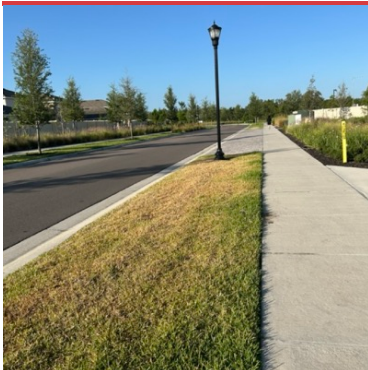
The pond is well maintained.



WIDEWATER WAY.

Assigned To Clubhouse manager.

The amenity Center clubhouse is well maintained.



WIDEWATER WAY.

Assigned To DTE.

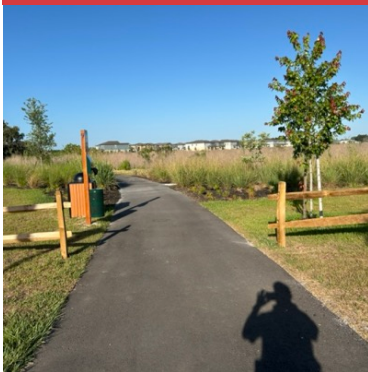
The turf conditions are poor due to low water pressure issues within the county. DTE will follow up on this issue.



SUNFLOWER HILL.

Assigned To DTE.

Trim the ornamental grass off the shell path.



SUNFLOWER HILL.

Assigned To DTE.

The black top path is well-maintained.



BRINEY.

Assigned To DTE.

The pocket park is well maintained.